



INDEPENDENT AUDITOR'S REPORT

To the Councillors of Mackay Regional Council

Report on the current year financial sustainability statement

Opinion

I have audited the accompanying current year financial sustainability statement of Mackay Regional Council (the council) for the year ended 30 June 2020 comprising the statement, explanatory notes, and the certificate of accuracy given by the Mayor and the Chief Executive Officer.

In accordance with section 212 of the Local Government Regulation 2012, in my opinion, in all material respects, the current year financial sustainability statement of Mackay Regional Council for the year ended 30 June 2020 has been accurately calculated.

Basis of opinion

I conducted my audit in accordance with the *Auditor-General Auditing Standards*, which incorporate the Australian Auditing Standards. My responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the current year financial sustainability statement* section of my report.

I am independent of the council in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board APES 110 *Code of Ethics for Professional Accountants* (the Code) that are relevant to my audit of the statement in Australia. I have also fulfilled my other ethical responsibilities in accordance with the Code and the *Auditor-General Auditing Standards*.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Emphasis of matter – basis of accounting

I draw attention to Note 1 which describes the basis of accounting. The current year financial sustainability statement has been prepared in accordance with the Financial Management (Sustainability) Guideline 2013 for the purpose of fulfilling the council's reporting responsibilities under the Local Government Regulation 2012. As a result, the statement may not be suitable for another purpose. My opinion is not modified in respect of this matter.

Other Information

Other information comprises financial and non-financial information (other than the audited financial report) in an entity's annual report.

At the date of this auditor's report, the available other information in Mackay Regional Council's annual report for the year ended 30 June 2020 was the general purpose financial statements and long-term financial sustainability statement.

The councillors are responsible for the other information.



My opinion on the current year financial sustainability statement does not cover the other information and accordingly I do not express any form of assurance conclusion thereon. However, as required by the Local Government Regulation 2012, I have expressed a separate opinion on the general purpose financial report.

In connection with my audit of the financial report, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report and my knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work I have performed, I conclude that there is a material misstatement of this information, I am required to report that fact. I have nothing to report in this regard.

Responsibilities of the councillors for the current year financial sustainability statement

The councillors are responsible for the preparation and fair presentation of the current year financial sustainability statement in accordance with the Local Government Regulation 2012. The councillors' responsibility also includes such internal control as the councillors determine is necessary to enable the preparation and fair presentation of the statement that is accurately calculated and is free from material misstatement, whether due to fraud or error.

Auditor's responsibilities for the audit of the current year financial sustainability statement

My objectives are to obtain reasonable assurance about whether the current year financial sustainability statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this statement.

My responsibility does not extend to forming an opinion on the appropriateness or relevance of the reported ratios, nor on the council's future sustainability.

As part of an audit in accordance with the Australian Auditing Standards, I exercise professional judgement and maintain professional scepticism throughout the audit. I also:

- Identify and assess the risks of material misstatement of the statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the council's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the council.



- Evaluate the overall presentation, structure and content of the statement, including the disclosures, and whether the statement represents the underlying transactions and events in a manner that achieves fair presentation.

I communicate with the council regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.

A handwritten signature in blue ink, appearing to read 'Sri Narasimhan', with a horizontal line extending to the right.

25 November 2020

Sri Narasimhan
as delegate of the Auditor-General

Queensland Audit Office
Brisbane

Mackay Regional Council
Financial Statements
For the year ended 30 June 2020

Long Term Financial Sustainability Statement (Unaudited)

Key financial sustainability metrics	Target	Actual	Projection for the financial year ended								
			2021	2022	2023	2024	2025	2026	2027	2028	2029
Operating surplus ratio (%) Operating result (excluding capital items) as a percentage of operating revenue	0% - 10%	-0.9%	-1.9%	-0.7%	0.1%	0.2%	1.6%	3.2%	3.8%	3.5%	4.3%
Asset sustainability ratio (%) Capital expenditure on renewals divided by depreciation expense	> 90%	58.2%	97.0%	77.0%	85.1%	98.1%	105.6%	104.6%	101.8%	94.6%	101.3%
Net financial liabilities ratio (%) (Total liabilities less current assets) divided by total operating revenue (excluding capital items)	< 60%	17.7%	23.4%	24.1%	25.9%	28.1%	29.5%	30.3%	28.7%	23.2%	24.5%

Mackay Regional Council's financial management strategy

Operating surplus ratio

MRC has initiated significant stimulus measures to be delivered through FY2021, to support the local community and invest in recovery. As a result, small operating deficits are forecast for the first two years of the long-term financial forecast. MRC's robust financial position has facilitated the ability to do this within the short term and return to strong operating surpluses relatively quickly and maintain this position for the remainder of the forecast.

Asset sustainability ratio

MRC continues to invest adequately in asset renewals to ensure continued services to the community over the long term. Due to significant investment in new assets in the past few years, MRC can boast a relatively new infrastructure asset base, which reduces the immediate need for renewal of those assets. Renewals expenditure is calculated based on sound asset management principles and is designed to optimise the costs of operating and maintaining the asset over its useful life. Continuing refinement of MRC's asset management plans will improve the ability to make informed decisions regarding asset management into the future. The ratio is an 'average of the long-term' and while isolated years may be below target, overall, the target is well exceeded for the life of the plan.

Net financial liabilities ratio

MRC's net financial liabilities ratio is within target for the life of the plan. This indicates the capacity to fund liabilities and increase loan borrowings if required. MRC has made a concerted effort to reduce debt and future borrowings in the short term. Despite drawing down on cash reserves and increasing debt in the latter half of the planning horizon to fund significant capital expenditure, MRC remains within the target range for this ratio.



**Mackay Regional Council
Financial Statements
For the year ended 30 June 2020**

**Certificate of Accuracy
Long Term Financial Sustainability Statement (Unaudited)**

This long term financial sustainability statement has been prepared pursuant to s178 of the *Local Government Regulation 2012*.

In accordance with s212(5) of the Regulation, we certify that this long term financial sustainability statement has been accurately calculated.

Mayor Mackay Regional Council
Cr Greg Williamson

24 NOV 2020
Date

Chief Executive Officer
Michael Thomson

24/11/2020
Date

11.3. DEVELOPMENT SERVICES

11.3.1. FACILITATING DEVELOPMENT IN THE MACKAY REGION POLICY REVIEW

Author Infrastructure Planner (Jay Rosenberg)
Responsible Officer Director Development Services (Aletta Nugent)
File Reference 081 - Facilitating Development in the Mackay Region Policy

Attachments 1. Proposed Policy 081 - Facilitating Development in Mackay Region Policy (Version 7) [11.3.1.1 - 31 pages]

Purpose

To present the amended Facilitating Development in the Mackay Region Policy No 081 (Policy) for consideration and adoption by Council.

Related Parties

- Urban Development Institute of Australia – Mackay Whitsunday Branch
- City Centre Reference Group
- Master Builders (Mackay Branch)
- Mackay Tourism
- RPS (planning consultancy)
- Jewell Planning (planning consultancy)
- Mackay Surveys (planning consultancy)
- Development Planning and Approvals (planning consultancy)
- Veris (planning consultancy)
- Pointglen Developments (property developer)

Corporate Plan Linkage

Priority: Economy

Strategy: Activation of the Mackay Waterfront - Work in partnership with the community, government agencies and other stakeholders to deliver an urban waterfront Priority Development Area (PDA).

Enhance the aesthetic and recreational aspects of the Pioneer River system and Binnington Esplanade.

Strategy: Facilitate development - Utilising the Planning Scheme to deliver an integrated approach to the facilitation of development and sustainable growth.

Facilitate catalytic land and infrastructure developments by attracting investment through joint ventures and partnerships with the private sector, and by working with State and Federal governments on joint initiatives.

Background/Discussion

The Facilitating Development in the Mackay Region Policy was first endorsed by Council on 3 December 2014 and became effective on 10 December 2014. The Policy has been reviewed and amended each following year with the last amendment adopted by Council at its meeting on 27 November 2019.

The current schedules of the Policy are listed below:

Schedule 1 – Development within the Mackay Waterfront Priority Development Area (PDA)

Schedule 2 – Major industry development in the Industrial investigation zone

Schedule 3 – Health, Aged care and Retirement living

Schedule 4 – Tourism development

Schedule 5 – Bio-futures industry development

Schedule 6 – Community facilities

A total of 57 applications have been approved through the Policy since its adoption in December 2014. The approved applications have a combined construction value of \$434.893 million which is modelled to generate \$1,012.1 million economic output and 2,026 construction jobs.

If all approvals were to be constructed and completed in accordance with the timeframes and approval conditions, the following concessions would be realised:

- Infrastructure charge concessions - \$9.575 million (initial infrastructure charges were \$28.737 million)
- Development application fee reduction - \$222,497 (applied against infrastructure charges payable)
- Service connection application discount - \$335,000
- Food/trade waste application discount - \$2,485
- Delayed payment available for 29 applicants.

The approved concessions and economic benefits will only be realised if all the developments are completed and have commenced in accordance with the timeframes conditioned as part of an approval, which is within 2 years from the approval. An applicant can make application to Council requesting a further 12-month extension to this time-period, however the decision to grant any extension is at the sole discretion of Council.

Monitoring of the status of approvals indicates that not all developments will be completed within the 2-year approval timeframe and the concessions to be realised will be much less than what has been approved. This ongoing monitoring is an important consideration of the Policy review as it allows for a more accurate representation of the concessions likely to be realised and reduces the risk to Council of approving disproportionate concessions and forfeiting excessive revenue.

Proposed Amendments

Following the 12-month annual Policy review, in response to local market conditions it is proposed that the Policy be amended to include a new schedule (Schedule 7) that promotes the development of other housing options that are not currently being provided in the market. Other minor administrative changes are also proposed to improve the application of the policy.

The proposed new schedule seeks to promote the development of a variety of residential housing such as units, townhouses, dual occupancies, rooming accommodation and relocatable home parks in appropriately urban zoned areas within the Priority Infrastructure Area (PIA). These types of development are already supported within the PDA under Schedule 1 of the Policy. The proposed new schedule would extend concessions for qualifying development to other urban areas.

The proposed new Schedule 7 includes the following key eligibility criteria:

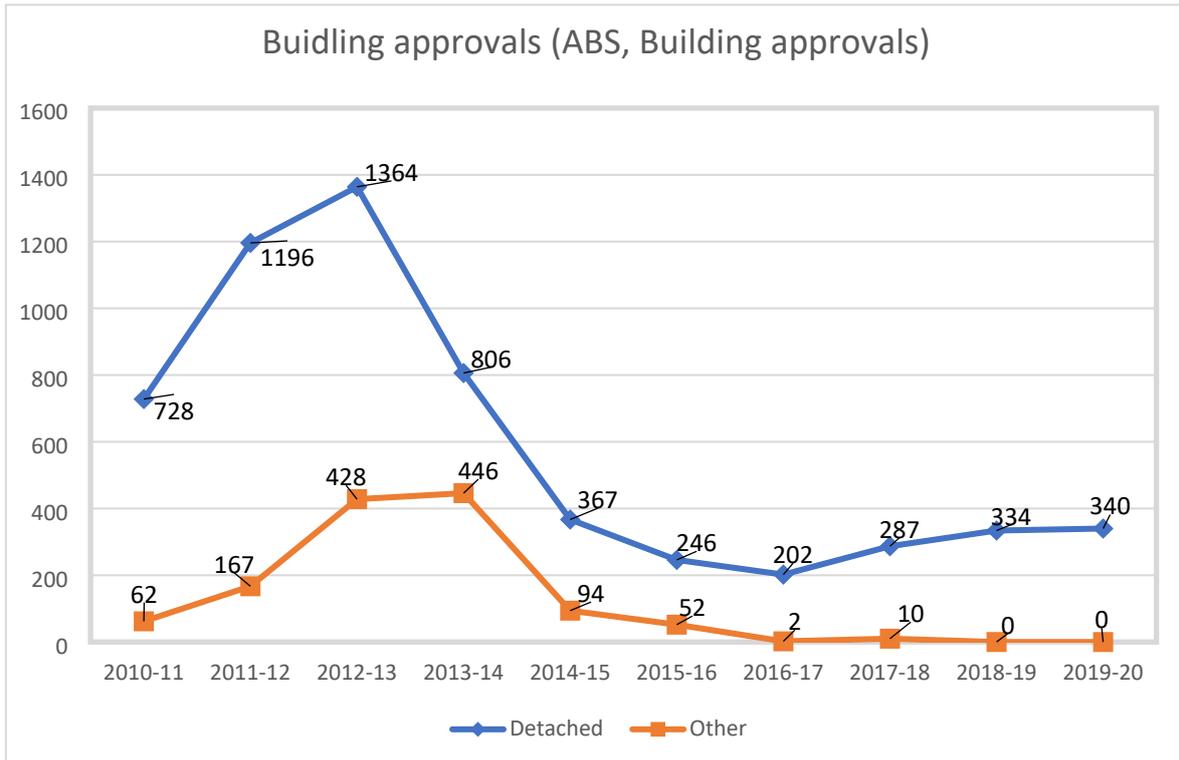
- Applicable land uses as defined in the Mackay Region Planning Scheme 2017 (MRPS) – *Dual occupancy, Multiple dwelling, Rooming accommodation and Relocatable home park*
- Capital investment – minimum of \$500,000
- Located on appropriately zoned land within the PIA where the use is code assessable development.

The proposed incentives for qualifying development under the proposed new Schedule 7 include:

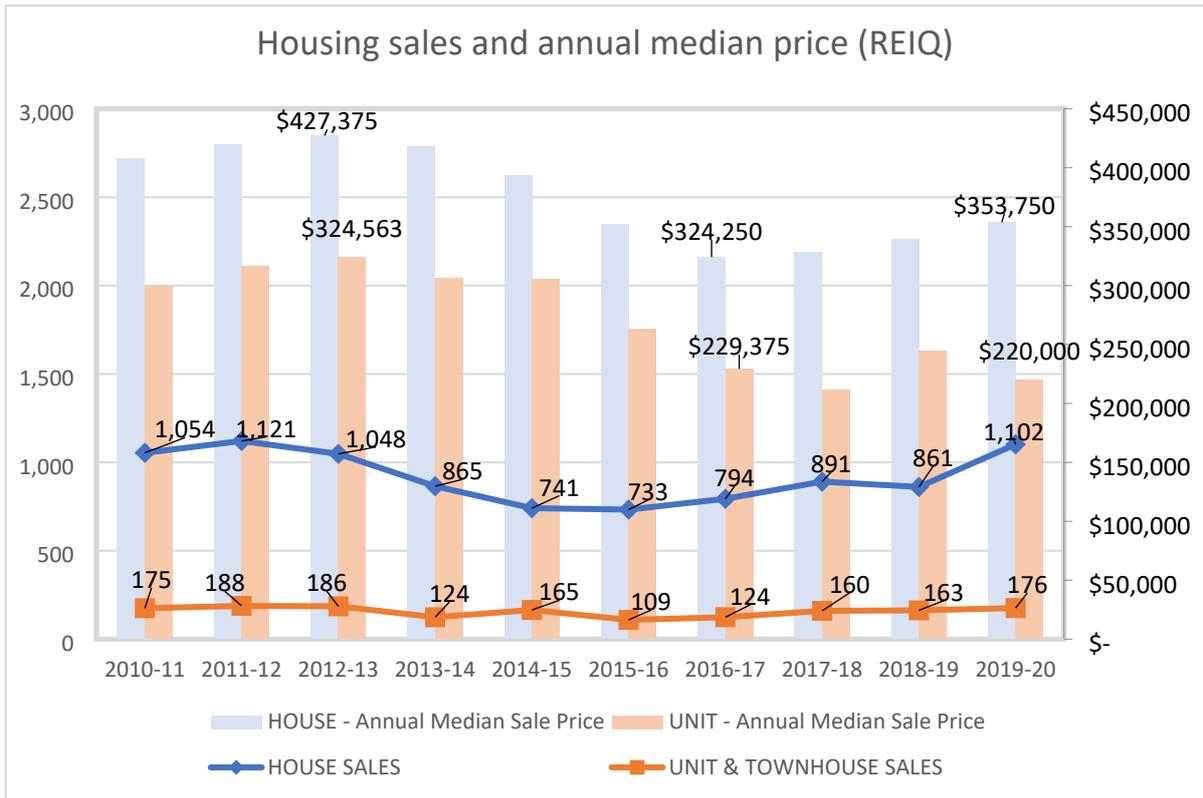
- Reduced infrastructure charges of up to 25% based on the net charge amount and after the application of any offsets, up to a maximum concession value of \$250,000
- Delayed payment of up to 12 months subject to an acceptable infrastructure agreement
- Service connection fee discounts for water and sewerage of 50% up to a maximum of \$500 per network.

The proposed new schedule directly aligns to the MRPS which seeks to achieve a settlement pattern that includes a range of housing to improve housing diversity and choice, is more affordable and achieves greater residential densities than historical patterns of development.

The proposed schedule also responds to a more recent decline in the new supply of housing types such as townhouses, units and attached dwellings. The figure below shows the number of building approvals for detached dwelling and other dwellings since the 2010-2011 financial year (Australian Bureau of Statistics). It highlights that the general trend for detached and other dwellings was relatively similar until 2016-2017, when there was a market recovery for detached dwellings but not for other dwelling types. It also shows that in the last two financial years there were no new recorded building approvals for other residential dwellings.



When considering the market demand over the same 10-year period, the Real Estate Institute of Queensland (REIQ) data shown in the figure below for both sales and annual-median sale price, highlights a similar recovery for house sales from the 2016-2017 financial year. However, for units and townhouses the number of sales has been relatively consistent with variable changes to median sales prices since 2016-2017 financial year. This indicates that the demand for units and townhouses has remained relatively constant, irrespective of changes in median sale price or the supply of new housing to the market.



Since January 2018, Council has received 19 development applications for the types of development proposed to be eligible under the schedule. This has included 10 applications for multiple dwellings (87 new dwellings), 8 applications for dual occupancies (20 new dwellings) and 1 application for an undefined use type (2 new dwellings). There were no applications for rooming accommodation or relocatable home parks. Of these applications, 13 have been approved (85 new dwellings) and 6 are still in the application process (24 new dwellings). The infrastructure charges notices issued on the approved development amount to a net amount of \$528,061.

Noting that the Policy will not directly influence demand, the inclusion of the proposed new schedule and specifically the financial incentives will help to reduce a component of the development costs for the proponent. This reduction will help to improve the return on investment, which could then potentially induce investment for developments that may be deemed marginal.

Other proposed amendments are administrative in nature and include the following:

- Updated reference to the Economic Development Strategy 2020-2025
- Minor re-wording to section 7.0 regarding the application of the Policy.

The proposed amendments do not change the overall intent of the existing Policy – to attract investment in qualifying developments to stimulate growth, diversify and add value to the economy of the region. The focus of the Policy remains to:

- Create new jobs and investment;
- Boost the local economy, making it more sustainable and resilient; and
- Provide key local and regional services.

There are no proposed changes to the general incentives relating to a dedicated point of contact and accelerated development assessment (for qualifying development) or the overall application process. The type of information required to support an application includes:

- Information to demonstrate eligibility under the criteria of the Policy;
- A comprehensive estimate of the capital investment to be made as part of the development (not including the land value/purchase);
- Detail about the creation of temporary and permanent local jobs;
- An assessment of the infrastructure required to service the development to demonstrate that there be no additional infrastructure costs to Council; and
- An economic assessment to clearly identify the anticipated economic benefits of the project.

Consultation and Communication

Internal consultation has been undertaken with Development Services' Economic Development and Tourism, Development Assessment, Development Engineering and Strategic Planning program areas. Councillors were initially consulted at a Councillor briefing on 9 September 2020.

Targeted consultation was then held with the following external stakeholders:

- City Centre Reference Group on 24 September 2020
- Mackay Tourism Board on 1 October 2020
- Urban Development Institute of Australia (Queensland) – Mackay Whitsunday Branch (UDIA) and Canegrowers on 19 October 2020
- Master Builders – Mackay Branch on 26 October 2020.

The UDIA subsequently made a written submission on the review on 26 October 2020. The UDIA submission identified general support for the Policy and recommended that Council consider re-introducing incentives for residential development and supported incentivising medium density built-form outcomes.

Following the external stakeholder engagement and consideration of the UDIA written submission, Councillors were further consulted about the review at a Councillor briefing on 11 November 2020.

Resource Implications

The current resource requirements of the Policy include:

- The Economic Development and Tourism Program to act as a first point of contact for qualifying developments, consideration of business cases submitted by the proponent, determining the required level of facilitation and support and issue documentation containing detail of the specific incentives offered and conditions related to the incentives.
- Infrastructure planning areas to assess the impact of the proposed development on available infrastructure.
- Legal Services may need to facilitate agreements in some circumstances where deferral of charges is requested.
- The Development Assessment Program to accelerate development assessment of development applications of major projects.

Through introducing incentives for targeted development types that are in addition to the existing Policy, the proposed new schedule is likely to result in additional applications under the Policy. These applications may be linked to existing development approvals or new development applications. However, the potential for the proposed new schedule to have a significant impact on resources in the next 12 months is considered unlikely based on the limited demand and supply of these types of development currently in the market.

Risk Management Implications

Currently, a database of applications and approvals is presented as a monthly confidential report in accordance with Section 254J (3) (c) of the *Local Government Regulation 2012*. This monitoring and reporting process will continue to be undertaken and will provide for the regular monitoring of any applications received under the proposed new schedule, as well as the existing schedules. All applications and approvals under the Policy are also considered as part of Council budget processes.

In terms of the financial risk of the proposed new schedule, the key risk is in relation to the potential reduction in infrastructure charges revenue which is identified as 25% reduction, limited to a maximum amount of \$250,000 for each application. Based on the existing rate for a 3 or more bedroom dwelling, the proposed reduction would reduce the charge down from \$29,339.55 to \$22,004.63, or a reduction of \$7,334.92. For the cap to be realised by a single development it would need to include approximately 34 new dwellings. Based on a 1 or 2 bedroom dwelling, the 25% reduction would bring the charge down from \$20,956.80 to \$15,717.60, or \$5,239.20 which would equate to 47 new dwellings for a single development to reach the cap. It should be noted that a separate report to Council is proposing to increase the adopted charges by approximately 3.02% which if adopted will affect the identified reductions.

The proposed schedule seeks to promote development that is not currently being developed in the market. If the Policy is successful in promoting the intended development types to the market, whether new development applications or existing approvals, the financial incentives will impact the charges revenue as outlined above. However, in the absence of the proposed schedule then potentially either the (targeted) development would not occur at all, or an alternative development outcome would be realised that either has less charges revenue overall or provides a lower density for the same area of land.

All Council approvals under the Policy are discretionary and are subject to the application process. This allows Council to evaluate the risks and benefits to ensure that incentives only apply to those developments that are meeting the objectives of the Policy.

The next review of the Policy will commence in mid-late 2021. It is noted however that Council can review the Policy at any time it deems necessary.

Conclusion

To continue to facilitate a range of developments in the Mackay Region and to facilitate development that will contribute to housing diversity and greater residential densities, it is recommended that Council adopt the amended Facilitating Development in the Mackay Region Policy to replace the current policy.

Officer's Recommendation

THAT Council adopt the Facilitating Development in the Mackay Region Policy (Version 7), commencing 14 December 2020 to 3 December 2021.

The Director for Development Service, Aletta Nugent spoke to the Report and provided an overview.

Council Resolution ORD-2020-326

THAT Council adopt the Facilitating Development in the Mackay Region Policy (Version 7), commencing 14 December 2020 to 3 December 2021.

Moved Cr Green

Seconded Cr Mann

Cr Green provided a brief summary of the amendment to the Policy highlighting that it would promote the development of a variety of housing and noting that it was important that our Region continues to provide a

range of affordable housing diversity and choice and increases residential densities in appropriate locations. Cr Green noted that the financial incentive to developers would improve their return on investment and potentially motivate investment for developments which may otherwise have been deemed marginal and not developed in the current market.

Cr Jones spoke against the Motion noting that while giving concessions to developers would assist with economic growth in the Region, every concession given and fee waived is income Council is not receiving which is ultimately a cost to the rate payers of the Region, noting that if fully utilised the cost to Council could be \$10 million. Cr Jones noted that the Policy was introduced during a time when the Region was in a downturn however, this is not the case any more but Council is still subsidising developers.

Cr May noted that it was important for Council to have a Facilitating Development Policy to enable our Region to be competitive across the State and attract people to move here and grow our community.

Cr Seymour spoke in favour of the Motion but advised that he would like there to be more consultation between Council and developers before projects go ahead.

Cr Bonaventura spoke in favour of the Motion but urged Councillors to show caution as the local building market is booming and expressed the view that the concessions must be cut back in the near future.

Cr Bella spoke against the Motion noting that while he was not against facilitating development, he felt Council needed trigger points that can be recognised when certain levels of development are reached in order to have a balance between the number of people in the Region, the quality of lifestyle and the sustainability of the area. Cr Bella suggested that the next time this Policy is reviewed, it include some trigger points so that Council would know when they are reached and if the Policy is required in that area.

Cr Englert spoke in favour of the Motion noting that this Region was in economic competition with every other Local Government in Queensland. Cr Englert noted that Mackay Regional Council has a similar number of rateable properties as Townsville but whereas Townsville City Council covers 50 square kilometres, Mackay Regional Council covers 7,600 square kilometres, with the only way to broaden the impact on our rate payers being to encourage more people to come to the Region.

Cr Bella noted that people move to this Region because it is different to the South East corner and as soon as we lose that difference we have lost the reason why people move here and we need to investigate development verse lifestyle and population. Cr Bella also noted that more rate payers do not necessarily mean Council is better off because in many cases, this means a greater demand for facilities and an upgrade of existing facilities.

Cr Englert acknowledged that there had been a problem in the past when a lot of people moved to the district at the same time and Council had been forced to spend a large amount of money however, that money was spent and the infrastructure is now not used to its capacity. Cr Englert noted that if more people moved to the Region, when infrastructure requires replacement in the future, there would be more people to share the cost.

Cr Green exercised her right of reply and sought to bring the focus back to the intent of the Policy which was targetting the development of a variety of residential housing that is currently not provided to the community which impacts the affordability of housing and to fill in the density gaps in appropriate areas.

CARRIED

Cr Bella and Cr Jones recorded their vote against the Motion.

	COUNCIL POLICY	
	Facilitating Development in the Mackay Region	
	POLICY NO	081
	DEPARTMENT	Office the Mayor and CEO and Development Services
	PROGRAM	Economic Development and Strategic Planning
	ENDORSED BY COUNCIL	TBC

1.0 Scope

The “*Facilitating Development in the Mackay Region Policy*” (the policy) applies to targeted development within the Mackay Regional Council area as defined in the policy. Development that qualifies under this policy will be eligible for the incentives detailed in Section 8.0 and the applicable schedules.

The Schedules include:

- Schedule 1: Development within the Mackay Waterfront Priority Development Area (PDA)
- Schedule 2: Major industry development in the Industrial investigation zone
- Schedule 3: Health, Aged care and Retirement living
- Schedule 4: Tourism development
- Schedule 5: Bio-futures industry development
- Schedule 6: Community facilities
- Schedule 7: Housing diversity.

The policy is effective from 14 December 2020 to 3 December 2021.

2.0 Purpose

The policy provides incentives for developments that will deliver economic development and growth outcomes in alignment with Council’s policy and planning objectives. These include but are not limited to the Mackay Region Planning Scheme, Mackay Waterfront PDA Development Scheme, Economic Development Strategy 2015-2020, development processes, economic development initiatives and City Centre revitalisation objectives.

3.0 References (as amended or replaced from time to time)

- *Economic Development Act 2012*
- *Environmental Protection Act 1994*
- *Environmental Protection Regulation 1998*
- *Planning Act 2016*
- Mackay Region Planning Scheme 2017
- Mackay Waterfront Priority Development Area Development Scheme 2019
- Adopted Charges Resolution
- Economic Development Strategy 2020-2025

4.0 Definitions

To assist in interpretation the following definitions shall apply:

PIA – means the Priority Infrastructure Area as defined in the Mackay Region Planning Scheme's Local Government Infrastructure Plan.

PDA – means the Priority Development Area

FTE – means Full Time Equivalent

MRPS – means the proposed Mackay Region Planning Scheme

Not-for-profit – means an organisation that does not operate for the profit or gain of particular people including its individual members.

Recognised charity – a not-for-profit that is a recognised charity by the Australian Charities and Not-for-profits Commission and/or is recognised as a charity for tax purposes by the Australian Tax Office.

5.0 Background

The policy seeks to attract investment in qualifying developments to stimulate growth, diversify and add value to the economy of the Mackay region. The policy is discretionary and seeks to support projects that will deliver the greatest economic benefits to the area of Mackay Regional Council.

6.0 Policy Statement

The policy seeks to encourage development to occur within prescribed timeframes by conditioning ongoing eligibility on deadlines for completion of the development. The focus of the policy is on developments that will:

- create new jobs and investment;
- boost the local economy, making it more sustainable and resilient; and
- provide a key local and regional service.

The policy does not replace the function or application of the relevant Adopted Charges Resolution or any representations made against an Infrastructure Charge Notice that may result in a Negotiated Infrastructure Charge Notice.

The policy is subject to an applicant demonstrating eligibility and no additional cost to Council by bringing forward costs or new necessary infrastructure as a result of the development. The incentives offered will be linked to the regional economic benefit of development in the short term, availability of infrastructure to service the development and no additional cost to Council.

7.0 Application of Policy

Unless otherwise stated in an approval under this policy, the policy applies to:

- a) Future development that requires development approval from Council, or
- b) Existing development approvals that are subject to an Infrastructure Charges Notice, where infrastructure charges have not yet been paid and construction has not commenced.

8.0 Incentives

8.1 General Incentives

8.1.1 Dedicated point of contact

Council established a dedicated point of contact from within the Economic Development program. The dedicated point of contact will work with proponents to:

- a) Determine the required level of facilitation and support from inception to completion.
- b) Assess the program suitability of the proposed development.
- c) Facilitate access to the relevant departments and officers within the appropriate area of Council to assist with:
 - Identifying the necessary approvals and permitting processes;
 - Assess any relevant Council approvals that are required;
 - Assist with state and federal agencies where applicable; and
 - Work through approval and condition requirements.
- d) Assist with the preparation of the Stage 2 application, including determining the economic benefits of the proposed development to the Mackay Regional Council area.

8.1.2 Accelerated development assessment

Where a development approval is required, Council commits to facilitate accelerated development assessment timeframes, subject to:

- a) The payment of all applicable application fees;
- b) A prelodgement meeting with relevant staff;
- c) The lodgement of a properly made application;
- d) All mandatory and supporting information lodged with the application;
- e) Demonstrated compliance with the relevant planning instrument in force at the time of application, which may include minor discretionary requests;
- f) The application and supporting information demonstrates that the capacity of infrastructure networks, particularly sewerage, water, roads and drainage, can accommodate the development.

8.2 Specific Incentives

The Specific Incentives that may apply are outlined in the relevant Schedules, but may include:

- Reduced infrastructure charges;
- Delayed payment of infrastructure charges;
- Service connection fee discount;
- Planning instrument concessions.

9.0 General Eligibility Criteria

9.1 Timing of development

Unless otherwise stated in an approval under this policy, the development will be completed within 2 years of the approval of the incentives under this policy:

- For a material change of use, the use must commence within 2 years;
- For a reconfiguring a lot, the lots are registered within 2 years.

As outlined in Section 11.1, in the event that an approval under this policy lapses, the approved incentives will no longer apply. Council may consider applications for an extension of up to 12 months where the applicant can demonstrate that the development will be completed within the extended timeframe.

9.2 Government development

Development undertaken by, or on the behalf of State or Federal Government Departments, Agencies or Government Owned Corporations is not eligible for incentives under this policy.

9.3 Infrastructure capacity

The trunk infrastructure requirements of the development can be accommodated by either the existing or planned trunk infrastructure based on the timing of the development.

If the development requires new trunk infrastructure or brings forward the requirement for trunk infrastructure that has a cost to Council, incentives may not be supported by Council.

9.4 Eligibility criteria detailed in the applicable Schedules

Additional eligibility criteria are outlined in each of the Schedules.

10.0 Process

To be eligible for incentives under this policy, the development must be approved as 'qualifying development'. There are two stages of approval as detailed in the table below.

Stage	Purpose
1 – Expression of Interest	Provide general information about the applicant, requested incentives and demonstration that the proposed development will meet the key eligibility criteria
2 - Application	Demonstrate that the development provides sufficient economic benefit and will meet the relevant general eligibility criteria.

The applicant's eligibility will be assessed based on the information provided in the Expression of Interest (EOI) stage.

This application process and Council's assessment is separate to any development application.

Council staff from the Economic Development program can provide assistance to the applicant throughout the process.

10.1 Stage 1 – Expression of interest

The applicant must submit an Expression of Interest in the approved form that addresses, but is not limited to the following:

- a) Key information about the developer or proponent/s;
- b) General information about the proposed development including location and land use;
- c) An estimate of the construction costs and capital investment to be made as part of the development (not including the land value/purchase);
- d) Estimated commencement of use;
- e) Initial assessment of the availability and capacity of infrastructure required to service the development;
- f) Details of prior agreements; and
- g) The General and Specific Incentives being requested.

The Expression of Interest can be lodged at any time, provided the applicant has sufficient information about the proposed development to support their application.

Following an assessment of the application, Council will provide a written notice to the applicant advising them of the outcomes of the Stage 1 application process. The **Stage 1 Notice** will state either of the following:

- a) The development is approved as a qualifying development including the general incentives that will be offered and any other specific conditions; or

- b) The development is approved as a qualifying development and a Stage 2 Application will be accepted for consideration of Specific Incentives; or
- c) The development is not considered eligible and the reasons for this decision.

10.2 Stage 2 – Application

The applicant must submit their Stage 2 application in the approved form for a request for Specific Incentives within 12 months of receiving a **Stage 1 Notice**. The application will need to address, but not be limited to the following:

- a) Demonstrate that the development remains eligible for consideration based on the general eligibility criteria mentioned in Section 9.0 and any specific criteria identified in the applicable Schedules;
- b) Provide a comprehensive estimate of the capital investment, including construction costs to be made as part of the development (not including the land value/purchase);
- c) Submit the number of temporary (construction) and new permanent jobs (in Full Time Equivalent's) based on the construction activity and the proposed use, with assistance from the Economic Development Program;
- d) Include an assessment of the infrastructure required to service the development to demonstrate that there will be no additional infrastructure costs to Council. Where there is no current development approval, any Stage 2 approval under this policy will be contingent upon there being no additional infrastructure costs to Council (including 'bring forward costs') as determined at the development application stage; and
- e) Provide an economic assessment of the project that clearly identifies the anticipated economic benefits of the project. The types of considerations will include:
 - i) The development is facilitating the supply of a product that is required in the overall market and is not already in over-supply;
 - ii) The development facilitates a new business activity to enter the market that currently is not represented in the local economy;
 - iii) The development facilitates innovation and or value-adding to the existing business activity;
 - iv) For a development that is an expansion or relocation of an existing use, there is a net benefit beyond the construction phase of the project.
 - v) Demonstrate a commitment to use of local contractors and suppliers.

Stage 2 Applications will be considered and where supported, approved by the Council at an Ordinary Meeting.

Following an assessment of the Stage 2 application, Council will provide a written notice to the applicant, advising them of the outcomes. The **Stage 2 Notice** will state either of the following:

- a) The development is approved as a qualifying development (Stage 2), for incentives under the Policy, including the Specific Incentives that will be offered and any other specific conditions; or
- b) The development is not supported and the reasons for this decision.

Where the Stage 2 application is not supported, Council will provide feedback and assist the applicant further as necessary.

11.0 Approval under this policy

Any approval for General or Specific Incentives under this Policy is at the sole discretion of Council.

11.1 When the notice lapses

Unless otherwise stated in an approval under this policy, the approved incentives will lapse in any of the following:

- a) The Stage 2 application has not been submitted in the approved form within 12 months of the date of the **Stage 1 Notice**.
- b) Either the approved use has not commenced or the reconfiguring a lot has not been completed within 2 years of the approval of the incentives; or
- c) The conditions of a development approval have not been met by the required time; or
- d) When any other condition or requirement of the **Stage 2 Notice** has not been met.

The Council may consider applications for an extension of up to 12 months, where the applicant can demonstrate that the development will be completed within the extended timeframe. A request for an extension must be made prior to the lapsing of the approved incentives.

11.2 Effect of lapse

In the event that an approval under this policy lapses, the approved incentives will no longer apply to the development.

Any outstanding or future fees or charges applicable to the development will be payable in accordance with Council's adopted fees and charges schedule, the Infrastructure Charges Notice or the Negotiated Infrastructure Charges Notice.

11.3 Prior Agreements

The incentives available under this policy may not be available to applicants who have previously entered into an Infrastructure Agreement for the development.

12.0 Review Timelines

This Policy will be reviewed when any of the following occur:

- a) Within 12 months of the adoption date of this policy; or
- b) At another time at the sole discretion of the Council.

13.0 Responsibilities

Sponsor	Chief Executive Officer
Business and Process Owner	Economic Development in consultation with Development Assessment
Dedicated Point of Contact	Economic Development in consultation with Development Assessment
Accelerated Development Assessment	Development Assessment
Policy Owner	Strategic Planning

Version Control:

Version	Reason / Trigger	Change	Endorsed / Reviewed	Date	DWS
1	New Policy		Council	3/12/2014	5434861
2	Review of Policy	Amendments made to Policy	Council	3/02/2016	
3	Review of Policy	Amendments made to Policy	Council	23/11/2016	
4	Review of Policy	Amendments made to Policy	Council	22/11/2017	
5	Review of Policy	Amendments made to Policy	Council	28/11/18	
6	Review of Policy	Amendments made to Policy	Council	27/11/19	
7	Review of Policy	Amendments made to Policy	Council	TBC	

**Schedule 1:
Development within the Mackay Waterfront Priority Development Area**

1.0 Rationale

The Mackay Waterfront Priority Development Area (PDA) was declared by regulation on 25 May 2018 under the *Economic Development Act 2012*. The PDA establishes an overarching framework that will support the future development and community outcomes in the area. The PDA provides:

- opportunities to redevelop public spaces along the Pioneer River and Binnington Esplanade waterfronts;
- establishes a precinct for innovation and knowledge industries;
- promotes the city centre as a key business hub; and
- provides for exciting and activated streets, places and attractions that improve the city's liveability, tourism appeal and investment attraction.

Council is committed to the development of Mackay Waterfront PDA and this schedule provides for a range of incentives to promote and support development in the PDA.

2.0 Eligibility criteria

The proposed development is within the PDA and demonstrates:

- Compliance with the Mackay Waterfront Priority Development Area Development Scheme, as relevant to the PDA at the time
- Generates an increase in one or a combination of the following in the Mackay Waterfront PDA:
 - High quality public spaces that promote economic and social activity;
 - permanent residential population; or
 - workforce population; or
 - short-term accommodation offerings; or
 - commercial activities (office, shop, restaurant, café and the like).

2.1 Economic investment

There is no minimum capital investment, however the applicant must demonstrate how the development will contribute to the overall objectives of the Mackay Waterfront PDA and the broader economy of Mackay during construction and when operational.

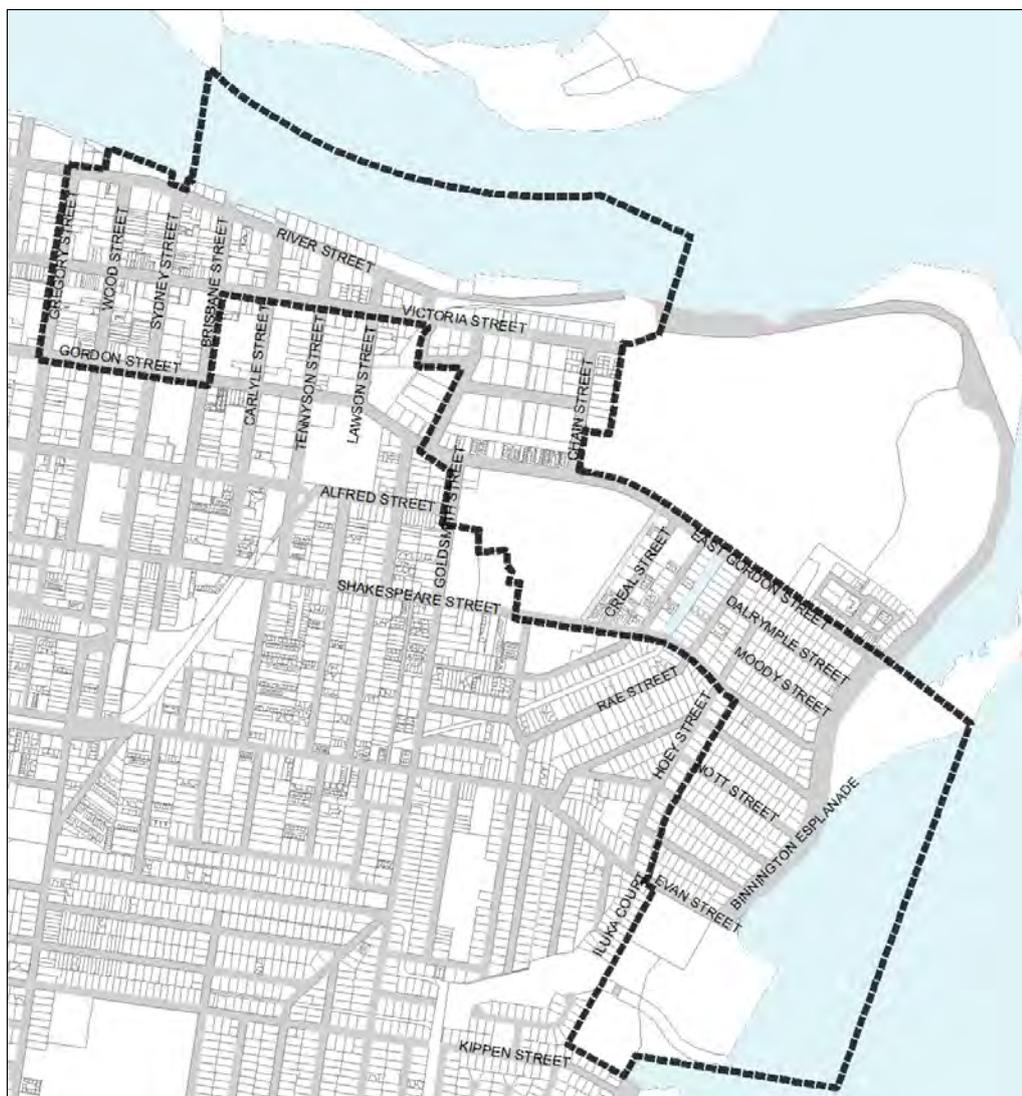
2.2 Employment generation

The Stage 2 application must provide detail and supporting information about the number of construction jobs and ongoing jobs created by the development.

The number of jobs shall be measured in Full Time Equivalent (FTE) positions.

2.3 Applicable Area

This schedule is applicable to development on land within the bounds of Mackay Waterfront PDA are shown in the map below.



2.4 Applicable Land Uses

The policy applies to making a material change of use (MCU) or carrying out building works for any residential or non-residential land uses provided for by the Mackay Waterfront Priority Development Area Development Scheme, as relevant to the PDA at the time.

3.0 Location Specific Incentives: Mackay Waterfront PDA

3.1 Reduction in Infrastructure Charges

Infrastructure charges may be reduced up to 75% based on the net charge amount identified on the Infrastructure Charges Notice and after the application of any offsets,

to a maximum concession value of \$2,000,000. The maximum concession value will include any previous stages of the development, or other development of the site, that has been approved under the policy.

Council may consider reductions in infrastructure charges beyond 75%, for applications that will fast track their development and/or can demonstrate that they will:

- Generate significant long-term economic benefits, job creation and have transformative outcomes that will support the objectives of the PDA;
- Be designed and delivered to provide exemplar design outcomes that are high quality, innovative, engaging and positively contribute to the character and identity of a place within the PDA;
- Promote a human-centred approach and delivery of smart city initiatives and opportunities through design to meet the needs of people and end users;
- Contributes to public art in accordance with Mackay Region's Public Art Strategy policy and/or guidelines, as current at the time of application.

3.2 Delayed payment

Delayed payment of the infrastructure charges payable under the Infrastructure Charges Notice may be considered as per the table below.

Development type	Typical payment trigger	Potential delayed trigger
Material Change of Use	Prior to the commencement of the use	For residential development - at the time of sale of each dwelling unit, or within 12 months of commencement of the use, whichever occurs first. For other development – within 12 months of the commencement of the use.

Delayed payment of infrastructure charges will be subject to an acceptable infrastructure agreement between the Developer, Landowner and Council.

3.3 Concession on residential and non-residential car parking rates

Council may grant parking concessions for qualifying developments for residential and non-residential activities within the PDA on a case by case basis, where development:

- demonstrates a no worsening effect to on-street parking;
- incorporates substantial end of trip facilities for the building occupants, and including creative, efficient and safe public bicycle parking areas within the streetscape for visitors and patrons; and

- demonstrates compliance with the intended development intensity and built form parameters of the Mackay Waterfront PDA Development Scheme.

3.4 Construction outside of normal hours

The timing of construction activity is mostly governed by the provisions of the Environmental Protection Act 1994 (Division 3). Under s440R, a person must not carry out building work in a way that makes an audible noise:

- on a business day or Saturday, before 6.30am or after 6.30pm; or
- on any other day, at any time.

Except in extraordinary circumstances, this requirement will be the default condition on any qualifying development's Work Permits and Development Approvals, where construction works are a part of the approved or permitted activity as defined.

Where it is considered important to the success of the development and sufficient justification is provided demonstrating the need for exemptions or concessions from these provisions, Council will assist the applicant to obtain exemptions or concessions under the terms of the *Environmental Protection Act 1994*.

This will require the submission of a construction program highlighting likely works required to be undertaken outside of normal construction hours and separate approval or permits will be required for each occurrence of out of hours work.

3.5 Reduction in Food License and Trade Waste Fees

A reduction in the annual food license and commercial trade waste fees may be provided for eligible development, as per the table below.

Application	Discount	Timing
1 st year of operation	100% discount	Applied at the time when the fees would be payable for the activity
2 nd year of operation	50% discount	Calculated at the anniversary date of the 1 st year of operation, when the fees would be due for the activity.

3.6 Service connection fee discount

The applicable costs for service connections may be discounted as per the table below.

Connection fees	Discount	Timing
Water	50% discount up to maximum of \$500	Applied at the time when the fees would be payable for the activity
Sewerage	50% discount up to maximum of \$500	Applied at the time when the fees would be payable for the activity

3.7 Facilitation of footpath activity

Qualifying development will be offered assistance through the dedicated point of contact, for any application proposed under the Footpath Trading and Structures Policy Guideline 2015.

3.8 Facade Improvement Scheme

Qualifying development will be offered assistance through the dedicated point of contact, for any application proposed under the Facade Improvement Scheme.

**Schedule 2:
Major Industry Development in Industry investigation zone.**

1.0 Rationale

Council recognises the strategic importance of the region's industrial sector and the significant economic benefits it delivers to the region through employment and economic output.

Council continues to invest in infrastructure projects that ensure future industrial areas are supported through high levels of service, including accessibility for a diverse range of industrial activities and services.

2.0 Eligibility criteria**2.1 Economic investment**

The applicant must demonstrate that the minimum capital investment in the development is equal to or greater than \$1 million.

Where the capital investment is less than the threshold, the policy may still be applicable where there is a demonstration that the development is providing a significant positive contribution to the economy.

1.1 Employment generation

To be eligible for financial incentives as per this Schedule, the Stage 2 application must provide detail and supporting information about the number of construction jobs and ongoing jobs created by the development.

The number of jobs shall be measured in Full Time Equivalent (FTE) positions.

1.2 Applicable Area

For eligible development, the policy is applicable to land within the bounds of the Industry investigation zone areas as detailed in the MRPS zoning maps.

1.3 Applicable Land Uses

The policy applies to material change of use (MCU) consistent with the following "applicable land uses" (refer to the applicable land uses table below).

MACKAY REGIONAL COUNCIL AREA
Mackay Region Planning Scheme
<ul style="list-style-type: none"> • High impact industry • Low impact industry • Medium impact industry • Research and technology industry • Service industry • Special industry • Transport depot • Warehouse

3.0 Location specific incentives: Industry investigation zone

3.1 Reduction in Infrastructure Charges

Infrastructure charges may be reduced up to 50% based on the net charge amount identified on the Infrastructure Charges Notice and after the application of any offsets, to a maximum concession value of \$1,000,000. The maximum concession value will include any previous stages of the development, or other development of the site, that has been approved under the policy.

Council may consider reductions in infrastructure charges beyond 50%, for applications that will fast track their development and/or can demonstrate that they will generate significant long-term economic benefits, job creation and have transformative outcomes that will diversify the existing economic base of the region.

3.2 Delayed payment

Delayed payment of the infrastructure charges payable under the Infrastructure Charges Notice may be considered as per the table below.

Development type	Typical payment trigger	Potential delayed trigger
Material Change of Use	Prior to the commencement of the use	Within 12 months of the commencement of the use.

Delayed payment of infrastructure charges will be subject to an acceptable infrastructure agreement between the Developer, Landowner and Council.

3.3 Service connection fee refund

The applicable costs for service connections may be refunded as per the table below.

Connection fees	Discount	Timing
Water	50% discount up to maximum of \$500	Applied at the time when the fees would be payable for the activity
Sewerage	50% discount up to maximum of \$500	Applied at the time when the fees would be payable for the activity

**Schedule 3:
Schedule 3: Health care, Aged care and Retirement living**

1.0 Rationale

With decreasing mortality rates (people living longer) and reducing fertility rates (less births), the population of Australia is ageing. For the Mackay Regional Council area, it is forecast that the number of residents aged over 65 years of age will increase from a proportion of 10.6% of the population (12,265) in 2011 to 15.2% in the year 2036 (30,164). These demographic changes will have a significant impact on the community. The ageing population will create a shift in the demand for housing types, lifestyle opportunities, increased services and different infrastructure.

Mackay Regional Council recognises that with a growing and ageing population, the demand for health care services will continue to increase to support this population. To help ensure that Mackay is positioned to support its population, Council will incentivise a range of health care, aged care and retirement developments. It is expected that in the short term there will be an increase in construction and investment as well as new jobs created to run and operate new facilities.

2.0 Eligibility criteria**2.1 Economic investment**

The applicant must demonstrate that the minimum capital investment in the development is equal to or greater than \$1 million.

Where the capital investment is less than \$1 million, the Policy may still be applicable where there is demonstration that the development is providing a significant positive contribution to the economy.

2.2 Employment generation

To be eligible for financial incentives as per this Schedule, the Stage 2 application must provide detail and supporting information about the number of construction jobs and new ongoing jobs created by the development.

The number of jobs shall be measured in Full Time Equivalent (FTE) positions.

2.3 Applicable Area

Appropriately zoned land located within the Priority Infrastructure Area.

2.4 Applicable Land Uses

The policy applies to material change of use (MCU) for uses that are targeted towards accommodation and/or the provision of services associated with the ageing population. The uses must be consistent with the following "applicable land uses" (refer to the applicable land uses table below) as defined below.

Should there be instances where the below land uses are also identified under another Schedule, it will be at the discretion of Council to determine the most appropriate Schedule for which concessions will be assessed against.

MACKAY REGIONAL COUNCIL AREA
Mackay Region Planning Scheme
<ul style="list-style-type: none"> • Community care centre • Community residence • Health care services • Hospital • Residential care facility • Retirement facility

3.0 Location specific incentives

3.1 Reduction in Infrastructure Charges for Material Change of Use

Infrastructure charges may be reduced up to 50% based on the net charge amount identified on the Infrastructure Charges Notice and after the application of any offsets, to a maximum concession value of \$1,000,000. The maximum concession value will include any previous stages of the development, or other development of the site, that has been approved under the policy.

Infrastructure charges may be reduced up to 100% based on the net charge amount identified on the Infrastructure Charges Notice including application of any offsets, for Not-for-profit groups that are a Recognised charity, to a maximum concession value of \$1,000,000.

Council may consider reductions in infrastructure charges beyond 50%, for applications that will fast track their development and/or can demonstrate that they will generate significant long-term economic benefits, job creation and have transformative outcomes that will diversify the existing economic base of the region.

3.2 Delayed payment

Delayed payment of the infrastructure charges payable under the Infrastructure Charges Notice may be considered as per the table below.

Development type	Typical payment trigger	Potential delayed trigger
Material Change of Use	Prior to the commencement of the use	For Retirement facility - at the time of sale of each dwelling unit, or within 12 months of commencement of the use, whichever occurs first. For other development – within 12 months of the commencement of the use.

Delayed payment of infrastructure charges will be subject to an acceptable infrastructure agreement between the Developer, Landowner and Council.

3.3 Service connection fee discount

The applicable costs for service connections may be discounted as per the table below.

Connection fees	Discount	Timing
Water	50% discount up to maximum of \$500	Applied at the time when the fees would be payable for the activity
Sewerage	50% discount up to maximum of \$500	Applied at the time when the fees would be payable for the activity

Schedule 4: Tourism development

1.0 Rationale

Tourism is a major economic and lifestyle driver for the Mackay Region which supports several industry sectors. The Policy seeks to support private investment in tourism related business which encourage tourists to visit and stay in the Mackay region.

In urban areas it is the intent of the Policy to promote development that will support increased tourism to the region and/or enhance the reputation of the Mackay Region as a tourist destination.

In rural areas it is the intent of the Policy to promote development in the local tourism industry and the diversification in the use of rural properties to support new business opportunities that will take advantage of the environment or natural assets.

Anticipated benefits include:

- Increased tourism activity and expenditure in region
- Alternative income source and increased profitability of rural business
- Rural and environmental education

The types of development that are anticipated include:

- On-farm tours
- Accommodation such as tourist parks, bed and breakfast, nature retreats or farm-stays
- Dining and entertainment facilities
- Low-impact small scale tourism developments

2.0 Eligibility criteria

2.1 Economic investment

The level of economic investment will be assessed on a case by case basis.

2.2 Employment generation

To be eligible for financial incentives as per this Schedule, the Stage 2 application must provide detail and supporting information about the number of construction jobs and new ongoing jobs created by the development.

The number of jobs shall be measured in Full Time Equivalent (FTE) positions.

2.3 Applicable Area

In urban areas, appropriately zoned land that supports the development of tourism-uses or accommodation options that principally services short-stay needs.

In rural areas, appropriately zoned land located outside established urban areas of Mackay, Marian, Mirani, Walkerston and Sarina.

2.4 Applicable Land Uses

The policy applies to material change of use (MCU) for uses that are consistent with the following “applicable land uses” (refer to the applicable land uses table below).

Should there be instances where the below land uses are also identified under another Schedule, it will be at the discretion of Council to determine the most appropriate Schedule for which concessions will be assessed against.

MACKAY REGIONAL COUNCIL AREA
Mackay Region Planning Scheme – rural areas
<ul style="list-style-type: none"> • Bar • Environment facility • Food and drink outlet • Function facility • Hotel • Market • Motor sport facility • Nature-based tourism • Resort complex • Roadside stall • Short-term accommodation • Tourist attraction • Tourist park • Winery
Mackay Region Planning Scheme – urban areas
<ul style="list-style-type: none"> • Function facility • Market • Resort complex • Short-term accommodation • Tourist attraction • Tourist park

3.0 Location specific incentives

3.1 Reduction in Infrastructure Charges for Material Change of Use

Infrastructure charges may be reduced up to 100% based on the net charge amount identified on the Infrastructure Charges Notice and after the application of any offsets, to a maximum concession value of \$1,000,000. The maximum concession value will include any previous stages of the development, or other development of the site, that has been approved under the policy.

In consideration of a request for a 100% concession, Council may consider the impacts the development will have on long-term economic benefits, job creation and/or the enhancement of the Mackay Region's profile as a tourism destination.

3.2 Delayed payment

Delayed payment of the infrastructure charges payable under the Infrastructure Charges Notice may be considered as per the table below.

Development type	Typical payment trigger	Potential delayed trigger
Material Change of Use	Prior to the commencement of the use	Within 12 months of the commencement of the use.

Delayed payment of infrastructure charges will be subject to an acceptable infrastructure agreement between the Developer, Landowner and Council.

3.3 Service connection fee discount

The applicable costs for service connections may be discounted as per the table below.

Connection fees	Discount	Timing
Water	50% discount up to maximum of \$500	Applied at the time when the fees would be payable for the activity
Sewerage	50% discount up to maximum of \$500	Applied at the time when the fees would be payable for the activity

3.4 Reduction in Food License and Trade Waste Fees

A reduction in the annual food license and commercial trade waste fees may be provided for eligible development, as per the table below.

Application	Discount	Timing
1 st year of operation	100% discount	Applied at the time when the fees would be payable for the activity
2 nd year of operation	50% discount	Calculated at the anniversary date of the 1 st year of operation, when the fees would be due for the activity.

Schedule 5: Biofutures industry development

1.0 Rationale

The biofutures industry provides a major opportunity for diversification of the regional economy through the creation of significant high-value and high-knowledge jobs and economic output.

In accordance with the State Government Queensland Biofutures 10-Year Roadmap and Action Plan, the biofutures sector *'focuses on the development and manufacturing of products from sustainable organic and/or water resources, rather than fossil fuels. It encompasses a spectrum of innovative scientific and industrial technologies designed to convert sustainable feedstocks or waste into a diverse range of bioproducts'*.

The industry is a growing global market and one that the Mackay region is well positioned to capitalise on given our access to feedstock, climate and established involvement in the sector. Council seeks to attract development that supports domestic and international investment, research and commercialisation of products in the biofutures industry.

2.0 Eligibility criteria

2.1 Economic investment

The applicant must demonstrate that the minimum capital investment in the development is equal to or greater than \$1 million.

Where the capital investment is less than \$1 million, the Policy may still be applicable where there is demonstration that the development is providing a significant positive contribution to the economy.

2.2 Employment generation

To be eligible for financial incentives as per this Schedule, the Stage 2 application must provide detail and supporting information about the number of construction jobs and new ongoing jobs created by the development.

The number of jobs shall be measured in Full Time Equivalent (FTE) positions.

2.3 Applicable Area

Appropriately zoned land suitable for the proposed use.

2.4 Applicable Land Uses

The policy applies to material change of use (MCU) for biofutures industry uses across the council area. The uses should be consistent with the following "applicable land uses" (refer to the applicable land uses table below) and must be related to the biofutures industry (industrial biotechnology and bioproducts sectors).

MACKAY REGIONAL COUNCIL AREA
Mackay Region Planning Scheme
<ul style="list-style-type: none"> • High impact industry • Low impact industry • Medium impact industry • Research and technology industry • Special industry

3.0 Location specific incentives

3.1 Reduction in Infrastructure Charges for Material Change of Use

Infrastructure charges may be reduced up to 50% based on the net charge amount identified on the Infrastructure Charges Notice and after the application of any offsets, to a maximum concession value of \$1,000,000. The maximum concession value will include any previous stages of the development, or other development of the site, that has been approved under the policy.

Council may consider reductions in infrastructure charges beyond 50%, for applications that will fast track their development and/or can demonstrate that they will generate significant long-term economic benefits, job creation and have transformative outcomes that will diversify the existing economic base of the region.

3.2 Delayed payment

Delayed payment of the infrastructure charges payable under the Infrastructure Charges Notice may be considered as per the table below.

Development type	Typical payment trigger	Potential delayed trigger
Material Change of Use	Prior to the commencement of the use	Within 12 months of the commencement of the use.

Delayed payment of infrastructure charges will be subject to an acceptable infrastructure agreement between the Developer, Landowner and Council.

3.3 Service connection fee discount

The applicable costs for service connections may be discounted as per the table below.

Connection fees	Discount	Timing
Water	50% discount up to maximum of \$500	Applied at the time when the fees would be payable for the activity
Sewerage	50% discount up to maximum of \$500	Applied at the time when the fees would be payable for the activity

Schedule 6: Community facilities

1.0 Rationale

The expansion and/or development of new community facilities will ultimately increase the availability and/or type of services available to the community. These facilities will typically be not-for-profit and provide a range of opportunities and benefits to support local communities and improve the liveability of the region. The development and construction phase can also create jobs and in most cases there will be ongoing job opportunities.

2.0 Eligibility criteria

2.1 Community Impact

The applicant must demonstrate that the project will enhance the lifestyle and liveability of the region and contribute towards community development.

2.2 Economic investment

The applicant must demonstrate that the minimum capital investment in the development is equal to or greater than \$100,000.

Where the capital investment is less than \$100,000, the Policy may still be applicable where there is demonstration that the development is providing a significant positive contribution to the community.

2.3 Employment generation

To be eligible for financial incentives as per this Schedule, the Stage 2 application must provide detail and supporting information about the number of construction jobs and new ongoing jobs created by the development.

The number of jobs shall be measured in Full Time Equivalent (FTE) positions.

2.4 Applicable Area

Appropriately zoned land.

2.5 Applicable Land Uses

The policy applies to material change of use (MCU) for uses that will provide new or additional facilities that support the community. The uses must be consistent with the following “applicable land uses” (refer to the applicable land uses table below).

Should there be instances where the below land uses are also identified under another Schedule, it will be at the discretion of Council to determine the most appropriate Schedule for which concessions will be assessed against.

MACKAY REGIONAL COUNCIL AREA
Mackay Region Planning Scheme
<ul style="list-style-type: none"> • Child care centre • Club • Community use • Crematorium • Educational establishment • Environment Facility • Funeral parlour • Health care services • Hospital • Outdoor sport and recreation • Place of worship

3.0 Location specific incentives

3.1 Reduction in Infrastructure Charges for Material Change of Use

Infrastructure charges may be reduced as follows:

- Up to 75% based on the net charge amount identified on the Infrastructure Charges Notice and after the application of any offsets, for not-for-profit groups to a maximum concession value of \$1,000,000;
- Depending on the nature of the proposal in relation to the intent of the policy, up to 100% based on the net charge amount identified on the Infrastructure Charges Notice and after the application of any offsets, for Not-for-profit groups that are a Recognised charity, to a maximum concession value of \$1,000,000;
- In any other scenario up to 50% based on the net charge amount identified on the Infrastructure Charges Notice and after the application of any offsets, to a maximum concession value of \$1,000,000.

The maximum concession value above, will include any previous stages of the development, or other development of the site, that has been previously approved under the policy.

Council may consider reductions in infrastructure charges beyond 75% or 50%, for applications that will fast track their development and/or can demonstrate that they will generate significant long-term economic benefits, job creation and have transformative outcomes that will diversify the existing economic base of the region.

3.2 Delayed payment

Delayed payment of the infrastructure charges payable under the Infrastructure Charges Notice may be considered as per the table below.

Development type	Typical payment trigger	Potential delayed trigger
Material Change of Use	Prior to the commencement of the use	Within 12 months of the commencement of the use.

Delayed payment of infrastructure charges will be subject to an acceptable infrastructure agreement between the Developer, Landowner and Council.

3.3 Service connection fee discount

The applicable costs for service connections may be discounted as per the table below.

Connection fees	Discount	Timing
Water	50% discount up to maximum of \$500	Applied at the time when the fees would be payable for the activity
Sewerage	50% discount up to maximum of \$500	Applied at the time when the fees would be payable for the activity

Schedule 7: Housing diversity

1.0 Rationale

A residential housing market that provides a range of options and choices for buyers and renters can help to create more affordable housing, better meet local demands and increase diversity within communities. Council already promotes the development of smaller residential lots of less than 550m² through its Adopted Charges Resolution, however this schedule is about promoting the development of different housing types such as dual occupancy and multiple dwelling development. In new development areas, ideally these types of development are integrated into the design of new subdivisions.

2.0 Eligibility criteria

2.1 Community Impact

The applicant must demonstrate that the project will enhance the lifestyle and liveability of the region and contribute towards community development.

2.2 Economic investment

The applicant must demonstrate that the minimum capital investment in the development is equal to or greater than \$500,000.

Where the capital investment is less than \$500,000, the Policy may still be applicable where there is demonstration that the development is providing a significant positive contribution to the community.

2.3 Employment generation

To be eligible for financial incentives as per this Schedule, the Stage 2 application must provide detail and supporting information about the number of construction jobs and new ongoing jobs created by the development.

The number of jobs shall be measured in Full Time Equivalent (FTE) positions.

2.4 Applicable Area

In relevant zones within the PIA where the applicable land uses are Code assessable development.

2.5 Applicable Land Uses

The uses must be consistent with the following “applicable land uses” (refer to the applicable land uses table below).

Should there be instances where the below land uses are also identified under another Schedule, it will be at the discretion of Council to determine the most appropriate Schedule for which concessions will be assessed against.

MACKAY REGIONAL COUNCIL AREA
Mackay Region Planning Scheme
<ul style="list-style-type: none"> • Dual occupancy • Multiple dwelling • Rooming accommodation • Relocatable home park

3.0 Location specific incentives

3.1 Reduction in Infrastructure Charges for Material Change of Use

Infrastructure charges may be reduced as follows:

- Up to 25% based on the net charge amount identified on the Infrastructure Charges Notice and after the application of any offsets, up to a maximum concession value of \$250,000;

The maximum concession value above, will include any previous stages of the development, or other development of the site, that has been previously approved under the policy.

Council may consider reductions in infrastructure charges beyond 50%, for applications that will fast track their development and/or can demonstrate that they will generate significant long-term economic benefits, job creation and have transformative outcomes that will diversify the existing economic base of the region.

3.2 Delayed Payment

Delayed payment of the infrastructure charges payable under the Infrastructure Charges Notice may be considered as per the table below.

Development type	Typical payment trigger	Potential delayed trigger
Material Change of Use	Prior to the commencement of the use	Within 12 months of the commencement of the use.

Delayed payment of infrastructure charges will be subject to an acceptable infrastructure agreement between the Developer, Landowner and Council.

3.3 Service connection fee discount

The applicable costs for service connections may be discounted as per the table below.

Connection fees	Discount	Timing
Water	50% discount up to maximum of \$500	Applied at the time when the fees would be payable for the activity
Sewerage	50% discount up to maximum of \$500	Applied at the time when the fees would be payable for the activity

11.3.2. PROPOSED ADOPTED CHARGES RESOLUTION 2020

Author Infrastructure Planner (Jay Rosenberg)
Responsible Officer Director Development Services (Aletta Nugent)
File Reference Adopted Charges Resolution – Amendment

Attachments 1. Proposed Adopted Charges Resolution - December 2020 [11.3.2.1 - 26 pages]

Purpose

To amend the Adopted Charges Resolution (ACR) to:

- Update the adopted infrastructure charges in line with the prescribed amount in Schedule 16 of the *Planning Regulation 2017* (Planning Regulation).
- Changes to the method of calculation for tourist parks with more than 3 tent/caravan sites.
- Minor wording changes to short-term and long accommodation to better align to the Planning Regulation.
- Change the adopted infrastructure charge for Service industry uses from Commercial (retail) category to High Impact Industry category.
- Inclusion of the option for determining establishment cost by agreement.
- Change to the method of indexation for previously paid contributions and refunds, to a three-yearly moving average quarterly percent change of Consumer Price Index (CPI).

Related Parties

- Urban Development Institute of Australia – Mackay Whitsunday Branch
- City Centre Reference Group
- Master Builders (Mackay Branch)
- Mackay Tourism
- RPS (planning consultancy)
- Jewell Planning (planning consultancy)
- Mackay Surveys (planning consultancy)
- Development Planning and Approvals (planning consultancy)
- Veris (planning consultancy)
- Pointglen Developments (property developer)

Corporate Plan Linkage

Priority: Infrastructure and Transport

Strategy: Planning for growth - Plan for the delivery of public infrastructure and services to match the needs of our changing population.

Background/Discussion

In accordance with the Planning Act 2016 (Act), Council can adopt charges by resolution for providing trunk infrastructure for development. The existing Adopted Charges Resolution December 2019 (ACR 2019) was adopted by Council at its Ordinary Meeting on 27 November 2019 with a commencement date of 2 December 2019.

Typically, the adopted charges resolution is reviewed at, or around the same time, as the Facilitating Development in the Mackay Region Policy. Following a review of ACR 2019, a number of amendments are proposed as part of the proposed Adopted Charges Resolution December 2020 (ACR 2020), included as Attachment 11.4.2.1.

The adopted charges that were adopted in Schedule 1 of the ACR 2019 reflected the maximum adopted charge rates that could have been adopted by Council at that time. The maximum adopted charges are prescribed in Schedule 16 of the Planning Regulation and are identified as the 'prescribed amount'.

The State government has indexed the prescribed amounts in accordance with the Act, and these became effective on 28 September 2020 through the Planning Regulation (published 30 September 2020). The effect of the indexation is that the new prescribed amount is approximately 3.02% higher than the previous amount. It is proposed that the ACR 2020 and specifically Schedule 1 of the resolution be amended to be equal to the prescribed amounts in Schedule 16 of the Planning Regulation.

ACR 2019 currently provides for the indexation of previous payments when applicable to the calculation of a credit (section 5.3.1(b)) and for the indexation of any outstanding refund payments (section 8.3). The current method is the same as for the automatic increase of levied charges, which uses the 3-yearly moving average quarterly percent change of the Roads Bridge and Construction Index (RBCI). The RBCI is typically used to represent the change in the cost of construction over time, however for previous payments and outstanding refunds, these relates to monetary amounts at a point in time. It is proposed to amend the method of indexation for previously paid contribution and/or refunds to the 3-yearly moving average quarterly percent change of the CPI.

When trunk infrastructure is conditioned to be provided as part of a development approval by way of a necessary infrastructure condition, the costs can be offset against the charges. In some circumstances the costs of the trunk works are not known at the time of the development approval and both the Act and the resolution provide for methods to determine the establishment costs. This often occurs by way of agreement, rather than the method identified in the resolution. A new section (7.4(a)) is proposed to formalise the option to allow for the establishment cost of trunk infrastructure, provided by a developer to be worked out by agreement.

A number of changes are proposed to Schedule 1 in relation to the wording for Column 3 regarding short term and long term accommodation. These changes are mostly to improve clarity and better align to the wording in Schedule 16 of the Planning Regulation. For tent/caravan sites, an additional change is proposed to the method such that it is calculated first by applying the rate for each 3 sites and then a single site rate for the remaining sites. This is to improve the legibility of the current wording in the existing ACR 2019 and the Planning Regulation.

Currently the adopted infrastructure charge rate for Service industry is categorised in the commercial (retail) category. Based on the proposed new adopted charge, this would be \$194.30 per m² of GFA. It is proposed to change the category to the high impact industry category, which will be \$75.60 per m² of GFA. This change is proposed to reduce the charge rate for Service industry uses to better reflect the level of impact of this use. It will also affect the calculation of credits for any further development of land within the industrial zones, which are calculated based on the potential use being Service industry at the commercial (retail) rate. This is not considered appropriate as the likelihood of industrial zoned land being used for service industries is less likely than industrial uses and the infrastructure demand is not commensurate with commercial/retail uses.

Consultation and Communication

Internal consultation has been undertaken with Development Services' Economic Development, Development Assessment, Development Engineering and Strategic Planning program areas. Councillors were initially consulted at a Councillor briefing on 9 September 2020. Targeted consultation was then held with the following external stakeholders:

- City Centre Reference Group on 24 September 2020;
- Mackay Tourism on 1 October 2020;
- Urban Development Institute of Australia (Queensland) – Mackay Whitsunday Branch (UDIA) on 19 October 2020; and

- Master Builders – Mackay Branch on 26 October 2020.

The UDIA subsequently made a written submission on 26 October 2020 but did not provide any specific feedback in relation to the review of the charges resolution.

Following the external stakeholder engagement, Councillors were further consulted about the review at a Councillor briefing on 11 November 2020.

Resource Implications

The proposed amendments as part of the proposed ACR 2020 will not impact Council resources. Adopting infrastructure charges as per the prescribed amounts in Schedule 16 of the Planning Regulation will result in increased charges revenue from development approved after commencement, with an increase of approximately 3.02% over the existing adopted charges. The other proposed amendments will not impact current resource requirements in relation to the resolution.

Risk Management Implications

The increase to adopted charges may be perceived negatively by the development industry, however the increase represents the current prescribed amounts, as regulated by the State and increased in accordance with the Act.

The proposed use of CPI instead of PPI to index previously paid contributions for a credit calculation, or a refund amount payable by Council, better reflects the change in value of an amount as opposed to the escalation of the costs of construction over time.

The reduction in the proposed adopted charge for a Service industry use from commercial (retail) category (\$194.30 /m² GFA) to high impact industry category (\$75.60 /m² GFA) will potentially result in lower charges revenue from these uses. However, the proposed lower rate is more consistent with the likely infrastructure demands and will better reflect the potential use of land within the industrial zones when calculating the credit value of existing uses (where additional development is proposed).

Conclusion

The proposed amendments to the ACR 2020 include the following:

- Amending the adopted infrastructure charges rates in Schedule 1 to reflect the prescribed amounts as listed in Schedule 16 of the Planning Regulation.
- When credit is calculated based on previously paid contribution or outstanding refund payments, the amount to be indexed using CPI instead of RBCI.
- Adding information that when an applicant notifies Council in writing that offset or refund information need not be included in the ICN, then the establishment cost is to be worked out by agreement.
- Changing the charge category for Service Industry from Commercial (retail) to High Impact Industry.
- Minor wording changes to Schedule 1 for long and short-term accommodation and changes to the method for tent/van sites.
- Other minor changes to correct reference errors and consequential amendments to reflect the new version.

Officer's Recommendation

THAT Council adopts the proposed *Adopted Charges Resolution – December 2020* in Attachment 11.4.2.1, in accordance with section 113 of the *Planning Act 2016*, with a commencement date of 14 December 2020.

The Director for Development Services, Aletta Nugent provided an overview of the Proposed Adopted Charges Resolution 2020.

Council Resolution ORD-2020-327

THAT Council adopts the proposed *Adopted Charges Resolution – December 2020* in Attachment 11.4.2.1, in accordance with section 113 of the *Planning Act 2016*, with a commencement date of 14 December 2020.

Moved Cr Englert

Seconded Cr Hassan

Cr Englert summarised items which have been changed in this document.

CARRIED

MACKAY REGIONAL COUNCIL – Adopted Charges Resolution December 2020

1. Relevant legislation

- (a) This resolution is made in accordance with section 113 of the *Planning Act 2016* (PA) to adopt a charges resolution.

2. Application to local government area

- (a) This resolution declares that an adopted charge applies to the entire Mackay Regional Council local government area however, in accordance with section 113(3) of the PA, this resolution does not apply to:
- (i) Works or use of premises authorised under the Greenhouse Gas Storage Act 2009, the Mineral Resources Act 1989, the Petroleum Act 1923 or the Petroleum and Gas (Production and Safety) Act 2004;
 - (ii) Development in a priority development area under the Economic Development Act 2012; or
 - (iii) Development by a department, or part of a department, under a designation; or
 - (iv) Development for a non-State school under a designation.
- (b) In relation to 2.(a)(ii), in accordance with the *Economic Development Act 2012* a special rate or charge may be levied in a priority development area in a way the Minister for Economic Development Queensland considers appropriate. In these circumstances, the charge may be based on the local government infrastructure charges instrument in force at that time.

3. When resolution has effect

- (a) This resolution has effect on and from 14 December 2020.
- (b) This resolution replaces Council's *Adopted Charges Resolution 2019*, which took effect 2 December 2019.

4. Relationship to Local Government Infrastructure Plan

- (a) This resolution includes references to the Local Government Infrastructure Plan (LGIP) which is included as part of the Mackay Region Planning Scheme 2017. The LGIP includes the following information:
- (i) Planning assumptions;
 - (ii) Priority Infrastructure Area (PIA);
 - (iii) Desired standards of service; and
 - (iv) Plans for trunk infrastructure including schedules of works.

5. Levying of charges

- (a) Infrastructure charges will be levied by Council based on the following calculation method for the total development:

- (i) $LC = \text{sum} (AC \times (1 - SD)) - C$, where:

LC = Levied charge for the total development inclusive of all development types

AC = Adopted infrastructure charge for each development type

SD = Service discount (%)

C = Credit

5.1. Adopted charge

- (a) The adopted charge will be calculated for the total development in accordance with the calculation methods included in section 5.1.1 and 5.1.2 below.
- (b) For the calculation methods, the adopted charge for development approved under the Mackay Region Planning Scheme 2017 will be based on the use identified in Schedule 1.
- (c) For development applications approved under the superseded planning schemes, Schedule 2 will be used to determine the equivalent SPRP use category to be applied in Schedule 1.

5.1.1. Material change of use

- (a) For development that is a material change of use, the adopted infrastructure charge will be determined based on the following calculation method:

- (i) $AC_{MCU} = \text{sum} (GFA \times UR) + (IA \times IR)$, where:

AC_{MCU} = Adopted charge for the sum of all uses

GFA = Gross floor area for each applicable use (m²)

UR = Applicable use rate shown in Schedule 1, column 3 (\$/m²) for each applicable use in Schedule 1, column 2, or as determined by council where not specified.

IA = Impervious area for the total development (m²)

IR = Applicable impervious rate shown in Schedule 1, column 3 (\$/m²) for each applicable use, or as determined by council where not specified.

5.1.2. Reconfiguring a lot

- (a) For development that is reconfiguring a lot, the adopted infrastructure charge will be determined based on the following calculation method:

- (i) $AC_{ROL} = \text{sum} (UR_{3+\text{dwelling}} \times LSF)$, where:

AC_{ROL} = Adopted charge for the sum of all lots

$UR_{3+\text{dwelling}}$ = Adopted charge shown in Schedule 1, column 3, for a 3 or more bedroom residential dwelling, for each lot that will generate demand on any trunk infrastructure network.

LSF = Lot Size Factor as per table below.

Lot size	Lot Size Factor
>550m ²	1
450-549m ²	0.9
<450m ²	0.75

5.2. Service discount

- (a) A service discount (SD) will be applied to the calculation for both Material Change of Use and Reconfiguration of a lot development where there is no access to, or no planned local government provision for reticulated water or sewerage service. The SD will be calculated as follows:
- (i) Development with access to, or planned access to reticulated water infrastructure and sewerage infrastructure – SD = 0
 - (ii) Developments with no access or planned access to reticulated water infrastructure – **SD = 10%**;
 - (iii) Developments with no access or planned access to reticulated sewerage infrastructure – **SD = 20%**;
 - (iv) Developments with no access or planned access to reticulated water infrastructure and sewerage infrastructure – **SD = 30%**.

5.3. Credits

- (a) Section 120 of the PA provides that a levied charge may be only for additional demand placed upon trunk infrastructure that the development will generate. Subject to section 5.3(b) below, in working out additional demand the demand on trunk infrastructure generated by the following must not be included:
- (i) An existing use on the premises, if the use is lawful and already taking place on the premises;
 - (ii) A previous use that is no longer taking place on the premises, if the use was lawful at the time it was carried out;
 - (iii) Other development on the premises if the development may be lawfully carried out without the need for a further development permit.
- (b) The demand generated by:
- (i) A use or development stated in section 5.3(a)(i) and 5.3(a)(ii) may be included in a levied charge if an infrastructure requirement that applies, or applied to the use or development, has not been complied with; and
 - (ii) Development stated in section 5.3(a)(iii) may be included in a levied charge if an infrastructure requirement applies to the premises on which the development will be carried out and the infrastructure requirement was imposed on the basis of development of a lower scale or intensity being carried out on the premises.
- (c) To ensure that only additional demand is levied as part of a charge, a credit (C) will be applied to a levied charge, as calculated in accordance with section 5.3.1.

- (d) The credit amount applied to the calculation of the Levied Charge (LC) at 5.3.1 cannot be greater than the adopted charge taking into account any service discounts, i.e. $C \leq (AC \times (1 - SD))$.

5.3.1. Calculating a credit

- (a) The credit (C) amount to be applied to the calculation will be determined as per the below method.
- (i) Where the premises is subject to an existing lawful use taking place on the premises (as per 5.3(a)(i)), or a previous lawful use that is no longer taking place (as per 5.3(a)(ii)), the greater of the following:
- i. The same calculation method as AC_{MCU} at section 5.1.1 including any applicable service discount as per section 5.2; or
 - ii. The amount of previously paid contributions or infrastructure charges for development of the premises.
- (ii) For other development on the premises, if the development may be lawfully carried out without the need for a further development permit (as per 5.3(a)(iii)), the greater of the following:
- i. The same calculation method as AC_{MCU} at section 5.1.1 for the use including any applicable service discount as per section 5.2; or
 - ii. The same calculation method as AC_{ROL} at section 5.1.2 including any applicable service discount as per section 5.2; or
 - iii. The amount of previously paid contributions or infrastructure charges for development of the premises
- (iii) For other development on the premises that requires a further development permit, the Applicant may seek a credit for previously paid contributions or infrastructure charges relating to the premises, where there has been no increase in demand for infrastructure as a result of the use of the premises.
- (b) Where the applicant is seeking a credit to be calculated based on an amount of previously paid contributions or infrastructure charges, the onus is on the Applicant to provide all necessary information to support their request. In calculating the credit, previously paid contributions or infrastructure charges that are eligible to be used in the calculation will be subject to indexation in using the CPI (Consumer Price Index – Brisbane), adjusted to the 3-yearly CPI moving average quarterly percent change, for the period:
- (i) starting on the day of the contribution or infrastructure charge was previously paid; and
 - (ii) the day of the current calculation.

6. Automatic increase provision

- (a) The levied charge may be increased after the charge is levied and before the levied charge is paid to the local government, provided the charge does not exceed the maximum adopted charge that the local government could have levied for the development when the charge is paid.

- (b) Council will calculate the increase using the PPI (Road & Bridge Construction Index – Queensland, index 3101), adjusted to the 3-yearly PPI moving average quarterly percent change, for the period:
 - (i) starting on the day the levied charge was levied; and
 - (ii) ending on the day the charge is paid.
- (c) Council will calculate the automatic increase based on the DILGP – PPI index calculation spreadsheet, available at: <http://www.dilgp.qld.gov.au/resources-ilgp/forms-templates-checklists/infrastructure-charges.html> or an equivalent method developed by Mackay Regional Council.

7. Establishment costs

- (a) For trunk infrastructure subject of a necessary infrastructure condition that is the same as infrastructure identified in the LGIP, the establishment cost will be as identified in the LGIP or as recalculated in accordance with section 7.1 of this resolution.
- (b) Where the trunk infrastructure subject of a necessary trunk infrastructure condition is different to the infrastructure identified in the LGIP or is not identified, the establishment cost will be calculated in accordance with section 7.1 of this resolution.
- (c) The establishment cost will be stated in the Infrastructure Charges Notice (ICN), except where the Applicant has notified the local government in writing under section 121(2) PA that the information stated in section 121(1)(f) is not required.

7.1. Calculating establishment cost

- (a) This section provides the method that local government will use to calculate the establishment cost for trunk infrastructure for the purposes of section 116 of the PA, for working out the cost of trunk infrastructure that is the subject of an offset or refund.
- (b) The local government will at its cost prepare the following in relation to the trunk infrastructure that is works:
 - (i) A scope of works;
 - (ii) A bill of quantities; and
 - (iii) A first principles estimate for the cost of designing, constructing and commissioning the trunk infrastructure as specified in the bill of quantities.
- (c) The first principles estimate referred to in paragraph 7.1(b)(iii) is the establishment cost of the trunk infrastructure that is works.
- (d) The local government will appoint a certified practicing valuer at its cost to prepare a valuation of the trunk infrastructure that is land. The valuer will apply the valuation methodology in accordance with sections 7.2.4(b) to (e)
- (e) The amount of the valuation referred to in paragraph 7.1(d) is the establishment cost of the trunk infrastructure that is land:

7.2. Recalculating establishment cost

- (a) This section outlines the method in accordance with section 116 of the PA for recalculating the establishment cost of trunk infrastructure for an offset or refund included in an ICN where the Applicant does not agree with the amount of the establishment cost that is the subject of the offset or refund.

7.2.1. When this section applies

- (a) In accordance with section 137 of the PA, the Applicant can require the local government to recalculate the establishment cost, where:
- (i) A development approval requires the applicant to provide trunk infrastructure; and
 - (ii) The local government has given the applicant an ICN that includes information about an offset or refund under this part relating to the establishment cost of the trunk infrastructure; and
 - (iii) The applicant does not agree with the amount of the establishment cost.

7.2.2. Applicant gives notice

- (a) The Applicant must provide a notice to the local government under section 137(2) of the PA, before the levied charge under the ICN becomes payable in accordance with the ICN, requiring the local government to recalculate the establishment cost of trunk infrastructure using the method in this resolution.

7.2.3. Method for infrastructure that is works

- (a) For trunk infrastructure that is works, the local government must provide to the Applicant the *scope of works*.
- (b) The Applicant must at their cost, submit to the local government:
- (i) A *bill of quantities* for the design, construction and commissioning of the trunk infrastructure in accordance with the scope of works; and
 - (ii) A *cost estimate* for the works based on a first principles estimate for the cost of designing, constructing and commissioning the trunk infrastructure specified in the *bill of quantities*.
- (c) The local government will review the proposed *bill of quantities* against the scope of works and the *cost estimate* for the works;
- (d) If the local government accepts the proposed *bill of quantities* and *cost estimate*, the *cost estimate* is the establishment cost for the infrastructure that is works.
- (e) If the local government does not accept the proposed *bill of quantities* and the *cost estimate*, the local government will notify the Applicant in writing that it will have an assessment undertaken at its own cost by an appropriately qualified person to:
- (i) Determine whether the *bill of quantities* is in accordance with the *scope of works*;
 - (ii) Determine whether the *costs estimate* is consistent with current market costs calculated by applying a first principles estimating approach to the *bill of quantities*; and
 - (iii) Provide an *amended cost estimate* using a first principles estimating approach.

- (f) Council will provide the assessment undertaken under 7.2.3(e) to the Applicant for consideration to negotiate the *cost estimate*;
- (g) If agreement is reached about the *cost estimate*, the agreed *cost estimate* is the establishment cost for the infrastructure that is works.
- (h) If agreement is not reached, the local government will consult with the Applicant to appoint an independent qualified person to:
 - (i) Determine whether the *bill of quantities* is in accordance with the scope of works;
 - (ii) Determine whether the *cost estimate* is consistent with current market costs calculated by applying a first principles estimating approach to the bill of quantities; and
 - (iii) Provide an *amended cost estimate* using a first principles estimating approach.
- (i) Where an independent qualified person is required to be appointed, the costs will be shared equally between the Applicant and the local government;
- (j) Following the receipt of the *amended cost estimate*, the value of the *amended cost estimate* is the establishment cost for the infrastructure that is works.

7.2.4. Method for infrastructure that is land

- (a) For trunk infrastructure that is land, the Applicant at their own cost must provide to the local government a *valuation* for the specified land in accordance with the following requirements:
 - (i) The *valuation* must be prepared by a *certified practicing valuer*;
 - (ii) The *certified practicing valuer* must act professionally as a neutral and independent expert;
 - (iii) The *certified practicing valuer* is to provide to Council evidence of their current certification with the Australian Property Institute.
- (b) If the land infrastructure has been identified in the LGIP – a valuation must be undertaken to determine the market value that would have applied on the day the development application, which is the subject of a condition to provide trunk infrastructure, first became properly made.
- (c) If the land infrastructure has not been identified in the LGIP – a valuation must be undertaken to determine the market value that would have applied on the day the development application that resulted in a condition to provide trunk infrastructure was approved.
- (d) The *valuation* of land infrastructure must be undertaken using the before and after method of valuation by:
 - (i) Determining the value of the original land before any land is transferred to a local authority;
 - (ii) Determining the value of the remaining land that will not be transferred to a local authority; and
 - (iii) Subtracting the value determined for the remaining land that will not be transferred to a local authority from the value determined for the original land.

- (e) A supporting *valuation report* must be provided as part of the *valuation*. The *valuation report* must:
- (i) Include supporting information regarding the highest and best use of the land which the valuer has relied on to form an opinion about the value;
 - (ii) Identify the area of land that is above the Q100 (1% AEP) flood level and the area that is below the Q100 (1% AEP) flood level;
 - (iii) Identify and consider all other real and relevant constraints including:
 - i. vegetation protection;
 - ii. ecological values including riparian buffers and corridors;
 - iii. stormwater or drainage corridors;
 - iv. slope;
 - v. bushfire and landslide hazards;
 - vi. heritage
 - vii. airport environs;
 - viii. coastal erosion;
 - ix. extractive resources;
 - x. flooding;
 - xi. land use buffer requirements;
 - xii. tenure related constraints; and
 - xiii. restrictions such as easements, leases, licences and other dealings whether or not registered on title; and
 - xiv. contain relevant sales evidence and clear analysis of how those sales and any other information was relied upon in forming the valuation assessment
- (f) The local government will review the valuation of the land and the supporting valuation report;
- (g) If the local government accepts the valuation, the value will be the establishment cost of the infrastructure that is land;
- (h) If the local government does not accept the valuation provided by the Applicant, the local government must engage an alternate certified practicing valuer, at its own cost, to prepare an alternate valuation and alternate valuation report in accordance with the same requirements identified in section 7.2.4(d) and (e).
- (i) Council will provide the Applicant with a copy of the alternate valuation and alternate valuation report for consideration to negotiate any outstanding matters relating to the alternate valuation;

- (j) If agreement is reached about the alternate valuation, then the agreed value will be the establishment cost of the infrastructure that is land;
- (k) If agreement is not reached in relation to the value of the land, the Council will consult with the Applicant to appoint an independent certified practicing valuer to prepare an independent valuation and independent valuation report. The independent valuation must be prepared in accordance with the requirements identified in section 7.2.4(d) and 7.2.4(e).
- (l) Where an independent certified practicing valuer is required to be appointed, the costs will be shared equally between the Applicant and the local government.
- (m) Following the receipt of the independent valuation and independent valuation report, the value of the independent valuation will be the establishment cost of the land.

7.2.5. Amended Infrastructure Charges Notice

- (a) Following the recalculation of the establishment cost, Council will issue an amended ICN. The amended ICN will state the following:
 - (i) The value of the establishment cost of the infrastructure which has been indexed to the date stated in the amended ICN;
 - (ii) That the establishment cost of the infrastructure stated in the amended ICN is indexed from the date that it is stated in the amended ICN to the date it is to be offset against the levied charge. Indexation will be calculated using the same method as the automatic increase provision in section 6, for the relevant indexation period. If the indexation period includes any period prior to September 1998, (commencement of the PPI – Road & Bridge Construction Index, Queensland), the CPI Brisbane index will be used in the calculation for that part of the period.

7.3. Indexation of establishment cost

- (a) The establishment cost will be subject to indexation from the date of the ICN.
- (b) Indexation will be calculated using the same method as the automatic increase provision in section 6, for the relevant indexation period. If the indexation period includes any period prior to September 1998, (commencement of the PPI – Road & Bridge Construction Index, Queensland), the CPI Brisbane index will be used in the calculation for that part of the period.

7.4. Determining the establishment cost by agreement

- (a) Where the Applicant has notified the local government in writing under section 121(2) PA that the information stated in section 121(1)(f) is not required, the establishment cost may be determined in accordance with section 7.2.3 and 7.2.4 or an alternate methodology that is agreed between the Applicant and Council.

8. Refund payment timing

- (a) To better integrate Council's land use and infrastructure planning and to implement the funding of trunk infrastructure in a financially sustainable manner, the timing of any refunds will be undertaken in accordance with this part of the resolution.

8.1. Refund eligibility

- (a) Trunk infrastructure that is subject to an offset or refund, as identified in the ICN will be eligible for a refund payment:
- (i) If the establishment cost of the trunk infrastructure required to be provided under the development approval is more than the levied charge for the development;
 - (ii) The trunk infrastructure that is works, has been completed in accordance with the requirements of the development approval and accepted 'on-maintenance' by Mackay Regional Council;
 - (iii) The trunk infrastructure that is land, has transferred to Council or is dedicated as reserve;
and
 - (iv) An offset has been applied to the levied charge in relation to the development approval.

8.2. Refund payments

- (a) The payment timing and scope of the eligible refund payment will be determined based on the following:
- (i) Where the scope of the subject works is consistent with the LGIP, or the scope is different but delivers the same standard of service as identified in the LGIP and is completed no earlier than identified in the LGIP –
 - i. For works having an establishment cost up to, or equal to \$3m – refund payment by 31 December of the financial year following the works being accepted 'on-maintenance';
 - ii. For works having an establishment greater than \$3m – two equal refund payments to be made annually over two financial years by 31 December in each financial year commencing in the financial year following the works being accepted 'on-maintenance'.
 - (ii) Where the scope of the subject works is consistent with the LGIP, or the scope is different but delivers the same standard of service as the LGIP and if required, an extra payment condition about a bring forward cost in relation to the works has been paid –
 - i. For works having an establishment cost up to, or equal to \$3m – refund payment by 31 December of the financial year following the works being accepted 'on-maintenance';
 - ii. For works having an establishment greater than \$3m – two equal refund payments to be made annually over two financial years by 31 December in each financial year commencing in the financial year following the works being accepted 'on-maintenance'.
 - (iii) Where the subject works have not been identified in the LGIP –
 - i. For works having an establishment cost up to, or equal to \$3m – refund payment in by 31 December in the financial year that Council estimates that the infrastructure would have been planned to be provided;

- ii. For works having an establishment greater than \$3m –two equal refund payments to be made annually over two financial years by 31 December in each financial year commencing in the financial year that Council estimates that the infrastructure would have been planned to be provided.

8.3. Indexation of refund

- (a) Any outstanding refund payments that have not yet been paid by Council to the Applicant will be subject to indexation, calculated between the time of the subject works being accepted 'on maintenance' and the time of the refund payment by Council is due.
- (b) Indexation will be calculated using the same method as the provisions in section 5.3.1(b).

9. Trunk conversions

- (a) This section outlines:
 - (i) The process to apply for a conversion application where non-trunk infrastructure has been conditioned as part of a development application and the Applicant considers the non-trunk infrastructure to be trunk infrastructure; and
 - (ii) The criteria for deciding a conversion application.

9.1. Application to convert non-infrastructure to trunk infrastructure

- (a) An application to convert particular non-trunk infrastructure to trunk infrastructure may be made to the Council only where the following applies:
 - (i) The Council has required non-trunk infrastructure to be provided in a particular condition of a development approval under section 145 of the PA; and
 - (ii) The construction of the non-trunk infrastructure has not started; and
 - (iii) The conversion application is made in writing to council, within one (1) year after the development approval starts to have effect, in accordance with section 139 of the PA.
- (b) When Council is deciding the application, Council must consider the decision criteria outlined in section 9.2 below, and section 140 and 141 of the PA.

9.2. Criteria for deciding conversion application

- (a) Under section 117 of the PA, the criteria that must be considered by Council when deciding a conversion application made under section 139 of the PA is outlined below:
 - (i) The infrastructure services premises in an area which is intended to be serviced with development infrastructure networks and that will accommodate growth up to 2031;
 - (ii) The infrastructure has capacity to service other developments in the area;
 - (iii) The function and purpose of the infrastructure is consistent with other trunk development infrastructure identified in the LGIP;
 - (iv) The infrastructure is not consistent with non-trunk infrastructure for which conditions may be imposed in accordance with section 145 of the PA;

- (v) The type, size and location of the infrastructure is the most cost-effective option for servicing multiple users in the area; and
- (vi) The infrastructure is consistent with the desired standards of service.

9.2.1. Most cost-effective option

- (a) The most cost effective option referred to at 9.29.2(a)(v) is the least cost option based upon the life cycle cost of the infrastructure required to service future urban development in the area at the desired standard of service.

10. Dictionary

- (a) Where words and terms used in this resolution have the meaning given in the PA or the Minister's Guidelines and Rules or the Mackay Region Planning Scheme.
- (b) The following terms have specific meaning, as follows:
 - (i) *Amended ICN* – is the amended infrastructure charges notice issued after the recalculation of the establishment cost in accordance with this resolution.
 - (ii) *Annual Exceedance Probability (AEP)* – is the probability of the occurrence of a flood of a given discharge within a period of one year, generally expressed as a percentage.
 - (iii) *Alternate certified practicing valuer* – the *certified practicing valuer* engaged by Council to prepare the *alternate valuation*.
 - (iv) *Alternate valuation* – The value of establishment cost that is land, determined by the *alternate certified practicing valuer*.
 - (v) *Alternate valuation report* – the report prepared by the *alternative certified practicing valuer*.
 - (vi) *Amended cost estimate* – the estimate prepared by the appropriately qualified person.
 - (vii) *Bill of quantities* – defines the scope of the infrastructure requirements based on the *scope of works* with sufficient detail to enable the preparation of the cost estimate for the infrastructure that is works,
 - (viii) *Certified practicing valuer* – the *certified practicing valuer* engaged by the Applicant to prepare the *valuation*.
 - (ix) *Cost estimate* – the estimate of the value of the establishment cost for infrastructure that is works based on the *first principles estimate*.
 - (x) *First principles estimate* – the method used to determine the *cost estimate* using the market cost of infrastructure items using the *bill of quantities*.

The following items may be included in the *first principles estimate*:

- i. Design costs to facilitate the construction;
- ii. Construction costs at applicable market rates;
- iii. Contingency in accordance with Mackay Regional Council's *Cost Estimating Manual*;

- iv. Project owners' costs including project management, contract management and relevant approvals.

The following items cannot be included in the *first principles estimate*:

- i. GST, unless otherwise agreed
- (xi) *Impervious area* – an area within a site which does not allow natural infiltration of rainfall to the underlying soil and the majority of rainfall would become runoff. For example, roadways, car parks, footpaths, roofed area, hardstand area (sealed and unsealed), compacted and other such spaces.
- (xii) *Independent certified practicing valuer*– the *certified practicing valuer* engaged in consultation by Council and the Applicant to prepare the *independent valuation*.
- (xiii) *Independent valuation* – the value of establishment cost that is land, determined by the *independent certified practicing valuer*.
- (xiv) *Independent valuation report* – the report prepared by the *independent certified practicing valuer*.
- (xv) *ICN* - means the infrastructure charges notice, amended infrastructure charges notice, negotiated notice, or an infrastructure charges notice mentioned in section 301 of the Planning Act 2016, that applies to the development approval.
- (xvi) *Infrastructure requirement* – an infrastructure charges notice, or a condition of a development approval, that requires infrastructure or a payment in relation to demand on trunk infrastructure.
- (xvii) *LGIP* – means the Local Government Infrastructure Plan as adopted in the Mackay Region Planning Scheme 2017.
- (xviii) *Scope of works* – the required works for the trunk infrastructure including the standard to which the trunk infrastructure is to be provided and the location of the trunk infrastructure that does not include:
 - i. Non-trunk infrastructure;
 - ii. Works that are a requirement of an extra payment condition;
 - iii. Decommissioning, removal and rehabilitation of infrastructure not made necessary in the delivery of the *scope of works*; and
 - iv. Temporary works that are not made necessary in the delivery of the *scope of works*.
- (xix) *Valuation* – the value of establishment cost that is land, determined by the *certified practicing valuer*.
- (xx) *Valuation report* – the report prepared by the *certified practicing valuer*.

Schedule 1 – Adopted infrastructure charges for Mackay Region Planning Scheme 2017

Column 1 Adopted infrastructure charge category	Column 2 Use	Column 3	
		Adopted infrastructure charge	Adopted infrastructure charges for stormwater network
Residential	<ul style="list-style-type: none"> Dwelling house Dual occupancy Caretaker's accommodation 	\$21,590.50 per dwelling unit for a 1 or 2 bedroom dwelling	N/A
	<ul style="list-style-type: none"> Multiple dwelling Dwelling unit 	\$30,226.70 per dwelling unit for a 3 or more bedroom dwelling	N/A
Accommodation (short term)	<ul style="list-style-type: none"> Hotel Short-term accommodation Resort complex Tourist park 	For a tent or caravan site in a tourist park: \$15,113.30 per 3 tent/caravan sites and then \$5,397.60 for each tent/caravan site after	N/A
		For a cabin in a tourist park: \$10,795.20 per cabin with 1 or 2 bedrooms \$15,113.30 per cabin with 3 or more bedrooms	
		For a hotel or short-term accommodation: \$10,795.20 per suite with 1 or 2 bedrooms \$15,113.30 per suite with 3 or more bedrooms \$10,795.20 per bedroom when not within a suite	

Column 1 Adopted infrastructure charge category	Column 2 Use	Column 3	
		Adopted infrastructure charge	Adopted infrastructure charges for stormwater network
Accommodation (long term)	<ul style="list-style-type: none"> • Community residence • Relocatable home park • Retirement facility • Rooming accommodation • Rural workers' accommodation 	For a community residence or retirement facility: \$21,590.50 per suite with 1 or 2 bedrooms \$30,226.70 per suite with 3 or more bedrooms \$21,590.50 per bedroom when not within a suite	N/A
		For a relocatable home park: \$21,590.50 per relocatable dwelling site with 1 or 2 bedrooms \$30,226.70 per relocatable dwelling site with 3 or more bedrooms	N/A
		For rooming accommodation or rural workers' accommodation: \$21,590.50 per suite with 1 or 2 bedrooms \$30,226.70 per suite with 3 or more bedrooms	N/A
Places of assembly	<ul style="list-style-type: none"> • Club • Community use • Function facility • Funeral parlour • Place of worship 	\$75.60 per m ² of Gross Floor Area (GFA)	\$10. 80 per impervious m ²
Commercial (bulk goods)	<ul style="list-style-type: none"> • Agricultural supplies store • Bulk landscape supplies • Garden centre • Hardware and trade supplies • Outdoor sales • Showroom 	\$151.15 per m ² of GFA	\$10. 80 per impervious m ²

Column 1 Adopted infrastructure charge category	Column 2 Use	Column 3	
		Adopted infrastructure charge	Adopted infrastructure charges for stormwater network
Commercial (retail)	<ul style="list-style-type: none"> • Adult store • Food and drink outlet • Service station • Shop • Shopping centre 	\$194.30 per m ² of GFA	\$10. 80 per impervious m ²
Commercial (office)	<ul style="list-style-type: none"> • Office • Sales office 	\$151.15 per m ² of GFA	\$10. 80 per impervious m ²
Education facility	<ul style="list-style-type: none"> • Child care centre • Community care centre • Educational establishment 	\$151.15 per m ² of GFA No charge for an educational establishment for the Flying Start for Qld Children program	\$10. 80 per impervious m ²
Entertainment	<ul style="list-style-type: none"> • Bar • Hotel (non-residential component) • Nightclub entertainment facility • Theatre • Party house 	\$215.90 per m ² of GFA	\$10. 80 per impervious m ²
Indoor sport and recreational facility	<ul style="list-style-type: none"> • Indoor sport and recreation 	\$215.90 per m ² of GFA, court areas at \$21.55 per m ² of GFA	\$10. 80 per impervious m ²
Industry	<ul style="list-style-type: none"> • Low impact industry • Medium impact industry • Research and technology industry • Rural industry • Warehouse • Marine industry 	\$54.00 per m ² of GFA	\$10. 80 per impervious m ²

Column 1 Adopted infrastructure charge category	Column 2 Use	Column 3	
		Adopted infrastructure charge	Adopted infrastructure charges for stormwater network
	<ul style="list-style-type: none"> • Car Wash 		
High impact industry	<ul style="list-style-type: none"> • High impact industry • Special industry • Service industry • Transport depot 	\$75.60 per m ² of GFA	\$10.80 per impervious m ²
Low impact rural	<ul style="list-style-type: none"> • Animal husbandry • Cropping • Permanent plantations 	Nil Charge	
High impact rural	<ul style="list-style-type: none"> • Aquaculture • Intensive animal industries • Intensive horticulture • Wholesale nursery • Winery 	\$21.55 per m ² of GFA	N/A
Essential services	<ul style="list-style-type: none"> • Emergency services • Health care services • Hospital • Residential care facility • Veterinary services 	\$151.15 per m ² of GFA	\$10.80 per impervious m ²
Specialised uses	<ul style="list-style-type: none"> • Air services • Animal Keeping • Brothel • Crematorium • Detention facility • Extractive industry • Environment facility • Major sport, recreation and entertainment facility 	The maximum adopted infrastructure charge is the charge (in column 3) for the charge category (in column 1) (other than this row) that the local government determines should apply for the use at the time of assessment.	

Column 1 Adopted infrastructure charge category	Column 2 Use	Column 3	
		Adopted infrastructure charge	Adopted infrastructure charges for stormwater network
	<ul style="list-style-type: none"> • Major electricity infrastructure • Motor sport facility • Nature-based tourism • Non-resident workforce accommodation • Outdoor sport and recreation • Outstation • Parking station • Port services • Renewable energy facility • Tourist attraction • Utility Installation 		
Minor uses	<ul style="list-style-type: none"> • Cemetery • Home-based business • Landing • Market • Park • Roadside stall • Telecommunications facility 	Nil charge	
Any other use	A use not otherwise listed in column 2, including a use that is unknown because the development application does not specify a proposed use	The maximum adopted infrastructure charge is the charge (in column 3) for the charge category (in column 1) (other than this row) that the local government determines should apply for the use at the time of assessment.	

Schedule 2 – Superseded planning scheme use categories and SPRP (adopted charges) charge categories

Superseded planning scheme use categories			Equivalent SPRP (adopted charge) categories – Schedule 1	
Column 1	Column 2	Column 3	Column 4	Column 5
Mackay City Planning Scheme 2006	Sarina Shire Planning Scheme 2005	Mirani Shire Plan 2007	Use	Adopted infrastructure charge category
Dwelling house	Dwelling house	Dwelling house	Dwelling house	Residential
Dependent person's accommodation	Relative's apartment	Dependent person's accommodation	Dwelling unit	
Residential storage shed	Second house	Oversized shed(s)		
	Dwelling House (Outbuildings)			
Dual occupancy	Dual occupancy	Dual occupancy	Dual occupancy	
Caretaker's residence	Caretaker's residence	N/A	Caretaker's accommodation	
Multiple dwelling units	Multiple dwelling (town house, unit, apartment)	Multiple dwelling units	Multiple dwelling	
Hotel (accommodation component)	Licensed premises (accommodation component)	Licensed premises (accommodation component)	Hotel	Accommodation (short term)
	Motel			
Accommodation units (temporary accommodation)	Host home accommodation	Tourist accommodation	Short-term accommodation	
Motel	Motel			
	Rural tourist facility (accommodation component)			
Caravan park (temporary accommodation)	Caravan park (temporary accommodation)	Tourist accommodation	Tourist park	
Tourist facility (including accommodation)	Camping ground	Caravan park		

Superseded planning scheme use categories			Equivalent SPRP (adopted charge) categories – Schedule 1	
Column 1 Mackay City Planning Scheme 2006	Column 2 Sarina Shire Planning Scheme 2005	Column 3 Mirani Shire Plan 2007	Column 4 Use	Column 5 Adopted infrastructure charge category
N/A	N/A	Accommodation units (works camp)	Non-resident workforce accommodation	
Accommodation units (permanent accommodation)	N/A	Accommodation units	Community residence	Accommodation (long term)
Accommodation units (permanent accommodation)	Multiple dwelling (hostel)	Accommodation units	Rooming accommodation	
Caravan park (permanent accommodation)	Caravan park (permanent accommodation)	N/A	Relocatable home park	
Accommodation units (permanent accommodation)	Multiple dwelling (retirement village)	Retirement housing (independent living)	Retirement facility	
N/A	N/A	Accommodation units	Rural workers' accommodation	
Indoor entertainment (Club)	Indoor entertainment (Club) Licensed premises	Indoor recreation and entertainment (Club) Licensed premises	Club	Places of assembly
Local community facility Educational establishment (art gallery, cultural centre, museum, library, lecture hall)	Community facilities (community hall or centre, senior citizens centre, youth centre,) Indoor entertainment (museum)	Community facilities (community centre / hall, library, museum)	Community use	
Indoor entertainment (convention centre)	Indoor entertainment (exhibition centre) Licensed premises	Indoor recreation and entertainment (Convention centre)	Function facility	

Superseded planning scheme use categories			Equivalent SPRP (adopted charge) categories – Schedule 1	
Column 1 Mackay City Planning Scheme 2006	Column 2 Sarina Shire Planning Scheme 2005	Column 3 Mirani Shire Plan 2007	Column 4 Use	Column 5 Adopted infrastructure charge category
Cemetery (chapel, columbarium) Commercial premises	Community facilities	Community facilities	Funeral parlour	
Place of worship	Community facilities (church, chapel, synagogue, temple)	Community facilities (place of worship)	Place of worship	
N/A	N/A	Rural business	Agricultural supplies store	Commercial (bulk goods)
Bulk landscape supplies	Warehouse (bulk landscaping supply)	Building or landscape supplies	Bulk landscape supplies	
Plant nursery (retail)	Plant nursery (retail)	Plant nursery (retail)	Garden centre	
Hardware store	Commercial premises (hardware)	Hardware shop	Hardware and trade supplies	
Outdoor sales premises Vehicle hire	Vehicle showroom (where outdoors)	Outdoor sales premises	Outdoor sales	
Retail showroom Machinery and vehicle sales showroom	Vehicle showroom (where indoors)	N/A	Showroom	
Shop	Commercial premises (adult store)	Shop/Shopping centre	Adult store	
Catering Shop	Commercial premises (restaurant, cafe)	Restaurant	Food and drink outlet	
Service industry	Industry (low impact)	Light industry	Service industry	
Service station	Service station	Service station	Service station	
Shop	Commercial premises (shop, detached bottle shop, local store, hairdressers, pharmacy)	Shop/Shopping centre	Shop	
Shopping centre	Commercial premises	Shop/Shopping centre	Shopping centre	
Commercial premises	Commercial premises (professional offices)	Office building	Office	Commercial (office)

Schedule 2

Mackay Regional Council – Adopted Charges Resolution – December 2020

Page 3

Superseded planning scheme use categories			Equivalent SPRP (adopted charge) categories – Schedule 1	
Column 1 Mackay City Planning Scheme 2006	Column 2 Sarina Shire Planning Scheme 2005	Column 3 Mirani Shire Plan 2007	Column 4 Use	Column 5 Adopted infrastructure charge category
N/A	N/A	N/A	Sales office	
Child care centre	Community facilities (child care centre)	Community facilities (child care facilities)	Child care centre	Education facility
Local community facility	Community facilities	Community facilities	Community care centre	
Educational establishment (school, college, university, sheltered workshop)	Community facilities (school, college, university and other learning facilities)	Community facilities (educational facilities)	Educational establishment	
Hotel (non-residential component)	Licensed premises (non-accommodation component)	Licensed premises	Hotel (non-residential component)	Entertainment
Indoor entertainment (theatre)	Indoor entertainment (cinemas)	Indoor recreation and entertainment (cinema)	Theatre	
Hotel	Nightclub	Licensed premises	Nightclub	
Sport and recreation (where indoors) Indoor entertainment (amusement parlour, gymnasium)	Indoor entertainment (amusement centres, indoor sporting centres, gymnasiums)	Indoor recreation and entertainment (amusement parlour or centre, indoor bowling, cinema, gymnasium, or sport and fitness centre, theatres) Sport and recreation (where indoors)	Indoor sport and recreation	Indoor sport and recreational facility
Car repair workshop	Industry (low impact)	Repair workshop	Low impact industry	Industry
N/A	Industry (medium impact)	Commercial vehicle parking Special purpose (depot or workshop facility)	Medium impact industry	
Transport depot Heavy vehicle parking	Transport depot	Commercial vehicle parking	Transport depot	
N/A	N/A	N/A	Research and technology industry	

Superseded planning scheme use categories			Equivalent SPRP (adopted charge) categories – Schedule 1	
Column 1	Column 2	Column 3	Column 4	Column 5
Mackay City Planning Scheme 2006	Sarina Shire Planning Scheme 2005	Mirani Shire Plan 2007	Use	Adopted infrastructure charge category
Rural industry	N/A	Rural industry	Rural industry	
Warehouse	Warehouse	Warehouse	Warehouse	
Bulk store	Self-storage			
Maritime Services	N/A	N/A	Marine Industry	
Noxious, offensive or hazardous industries	N/A	Noxious or hazardous industry	Special industry	High impact industry
General industry	Industry (high impact)	General industry	High impact industry	
Concrete batching plant Junk yard		External storage yard		
Animal husbandry (excluding depasturing or stabling)	Animal husbandry (excluding depasturing or stabling)	Animal husbandry (excluding depasturing or stabling)	Animal husbandry	Low impact rural
Agriculture	Agriculture	Agriculture	Cropping	
Forestry	Agriculture	Forest plantation	Permanent plantations	
N/A	N/A	N/A	Renewable energy facility	
Aquaculture	Aquaculture (minor impact) Aquaculture (significant impact)	Aquaculture	Aquaculture	High impact rural
Intensive animal husbandry	Intensive animal industry	Intensive animal husbandry	Intensive animal industries	
Stockyard	Animal husbandry (including depasturing or stabling)	Animal husbandry (including depasturing or stabling)		
Animal husbandry (including depasturing or stabling)		Stock saleyard		
Agriculture	Agriculture	Agriculture	Intensive horticulture	
Plant nursery (wholesale)	Plant nursery (wholesale)	Plant nursery (wholesale)	Wholesale nursery	
Agriculture	Agriculture	Agriculture	Winery	

Superseded planning scheme use categories			Equivalent SPRP (adopted charge) categories – Schedule 1	
Column 1	Column 2	Column 3	Column 4	Column 5
Mackay City Planning Scheme 2006	Sarina Shire Planning Scheme 2005	Mirani Shire Plan 2007	Use	Adopted infrastructure charge category
Special purpose	Community facilities (ambulance station, fire brigade, police station, emergency services depot)	Special purposes	Emergency services	Essential services
Public utility	Utility local Utility public	Major utility	Substation	
Special purpose Health care centre	Commercial premises (Medical clinic, pharmacy)	Health care centre	Health care services	
Hospital	Community facilities (hospital)	Community facilities (hospital)	Hospital	
Institution Hospital	N/A	Retirement housing (non-independent living)	Residential care facility	
Veterinary hospital	Commercial premises	Veterinary centre	Veterinary services	
Airport	N/A	N/A	Air services	
Kennels Stable	Kennels and catteries Stables	Kennels Stable	Animal keeping	
Car park	N/A	Car park	Parking station	
N/A	N/A	N/A	Car wash	
Crematorium	Community facilities (crematorium)	Community facilities (crematorium)	Crematorium	
Institution	Community facilities	Special purposes	Detention Facility	
Park	Open space	Conservation area	Environment facility	
Extractive industry	Extractive industry	Extractive industry	Extractive industry	
Public utility	Utility local Utility public	Major utility	Major electricity infrastructure	

Superseded planning scheme use categories			Equivalent SPRP (adopted charge) categories – Schedule 1	
Column 1	Column 2	Column 3	Column 4	Column 5
Mackay City Planning Scheme 2006	Sarina Shire Planning Scheme 2005	Mirani Shire Plan 2007	Use	Adopted infrastructure charge category
Outdoor entertainment	Outdoor entertainment	Sport and recreation	Major sport recreation and entertainment facility	
Outdoor entertainment	Outdoor entertainment	Sport and recreation	Motor sport facility	
Tourist facility	Rural tourist facility	Tourist accommodation	Nature based tourism	
Sport and recreation (where outdoors)	Outdoor entertainment	Sport and recreation (where outdoors)	Outdoor sport and recreation	
N/A	N/A	N/A	Outstation	
Marina Maritime services Transport terminal	Utilities public	Major utility	Port services	
N/A	N/A	N/A	Resort complex	
Tourist facility (excluding accommodation)	Rural tourist facility (excluding accommodation)	N/A	Tourist attraction	
Public utility Rail transport terminal	Utilities local Utilities public	Local utility Major utility	Utility installation	
Cemetery	Community facilities (cemetery)	Community facilities (cemetery)	Cemetery	
Home based business Home occupation Bed and breakfast accommodation Family day care	Home based business Host home accommodation	Home based business Home occupation Bed and breakfast accommodation	Home based business	
N/A	N/A	N/A	Landing	
N/A	N/A	N/A	Market	
Park	Open space	Community facilities (park)	Park	

Schedule 2

Page 7

Mackay Regional Council – Adopted Charges Resolution – December 2020

Superseded planning scheme use categories			Equivalent SPRP (adopted charge) categories – Schedule 1	
Column 1	Column 2	Column 3	Column 4	Column 5
Mackay City Planning Scheme 2006	Sarina Shire Planning Scheme 2005	Mirani Shire Plan 2007	Use	Adopted infrastructure charge category
Roadside stall	Roadside stall	Produce Sales	Roadside stalls	
Telecommunications facilities	Telecommunications facility	Major Utility (telecommunications facilities)	Telecommunications facility	

11.3.3. DECIDE TO ADOPT PROPOSED AMENDMENTS TO THE TRADEABLE DEVELOPMENT RIGHTS COUNCIL POLICY (POLICY 091)

Author Principal Planner – Local Planning (Andrew Schembri)
Responsible Officer Director Development Services (Aletta Nugent)
File Reference SPRP-045

Attachments

1. Council Policy 091 - Tradeable Development Rights [**11.3.3.1** - 8 pages]
2. Summary of Matters Raised During Consultation And How They Were Considered [**11.3.3.2** - 3 pages]

Purpose

The purpose of this report is to present to Council for consideration:

- amendments to the Tradeable Development Rights Policy (TDR Policy);
- written submissions on the amendments to the TDR policy.

Related Parties

The related parties include:

- Urban Development Institute of Australia (UDIA) Mackay Whitsunday Branch
- Master Builders (Mackay Branch)
- Canegrowers Mackay
- Mackay Sugar Limited
- RPS (planning consultancy)
- Jewell Planning (planning consultancy)
- Mackay Surveys (planning consultancy)
- Development Planning and Approvals (planning consultancy)
- Veris (planning consultancy)

Corporate Plan Linkage

Priority: Economy

Strategy: Facilitate development - Utilising the Planning Scheme to deliver an integrated approach to the facilitation of development and sustainable growth.

Facilitate catalytic land and infrastructure developments by attracting investment through joint ventures and partnerships with the private sector, and by working with State and Federal governments on joint initiatives.

Background/Discussion

The Tradeable Development Rights (TDR) Policy has been in effect since 2016. The Policy was last reviewed and amended in 2018, with changes to the Policy adopted by Council resolution. The Policy has come up for review in 2020, which provides the opportunity to ensure it is fit for purpose and achieves the intended development outcomes.

The purpose and primary objectives of the Policy are to:

- provide alternative acceptable outcomes for the management and protection of Rural zoned land affected by Agricultural land overlays that comply with the relevant performance outcomes of the planning scheme; and

- promote the protection and consolidation of agricultural land through the amalgamation of titles, whilst providing opportunity for rural landowners to realise value from titles by the trading of development rights that transfers a title right to a location that does not impact or diminish productive agricultural land.

The recent review of the TDR Policy found that:

- since the commencement of the TDR policy in 2016, there have been 29 enquiries made of which:
 - six were not supported;
 - 24 were given in-principle support, where 16 were approved and two are under assessment (at the time of this report);
 - eight approvals have been finalised (lots sealed);
- the existing intent of the Policy including scope and application are not as clearly stated as it should be;
- the Policy needed to strengthen the link to development assessment under the planning scheme and Planning Act 2016;
- the majority of sending lots that were amalgamated achieved the Policy intent to consolidate land in the agricultural land overlay;
- finding suitable locations for receiving lots proved challenging, with some outcomes not meeting the Policy intent (for example, fragmenting agricultural land in another location or significantly extending rural lifestyle nodes).

Council was briefed on 8 July 2020 on Rural and Rural Residential development activity and planning scheme intent and the performance review of the TDR policy since its commencement in 2016.

Proposed amendments were made to the TDR policy based on the review. The proposed amendments seek to:

- strengthen and clarify the existing intent and scope of the Policy in line with the policy intent of the planning scheme relating to the Rural zone and protecting agricultural land;
- improve the link to relevant planning scheme requirements and use of the Policy in development assessment;
- provide additional terms and definitions to assist in the interpretation of the Policy; and
- provide further clarity around the assessment process set out in the Policy.

A copy of the proposed amended TDR Policy was provided to key stakeholders (listed above as related parties) prior to an industry information session held on 19 October 2020. Submissions closed on 26 October 2020.

Written submissions were received from the UDIA and RPS (planning consultant). The submissions raised the following key matters:

- *Concern that the level of prescriptiveness to comply with performance outcomes of the planning scheme would reduce intent and flexibility of policy.*
- *Request to adjust the number of lots that define a 'rural lifestyle node' from 6 lots to 3 lots.*
- *Providing an option to demonstrate that land is or is not productive agricultural land.*
- *Reviewing the proposed maximum 160ha combined area for sending lots.*
- *Concern that the requirement for receiving lot to have access to a public road "that is constructed to Council standards" will limit the ability to propose a receiving lot at a rural lifestyle node that is accessed by a gravel standard rural road.*

A summary of matters raised, how they were considered and if changes were made to the proposed amended policy are provided in Attachment 11.4.3.2.

Consultation and Communication

Internal consultation has been undertaken with Development Services' Development Assessment, Development Engineering and Strategic Planning program areas. Councillors were initially consulted during the review at a Councillor Briefing on 8 July 2020.

Targeted consultation on the proposed amendments to the TDR Policy was held with key stakeholders (listed above as related parties) during October 2020. This consultation was not a statutory requirement. A copy of the proposed amended TDR Policy was provided prior to an industry information session held on 19 October 2020 with submissions closing 26 October 2020.

Written submissions were received from the UDIA and RPS (planning consultant). Both submitters identified general support for the policy and raised several matters for consideration as part of the review process.

Following the external stakeholder engagement and consideration of the UDIA and RPS (planning consultant) written submissions, Councillors were further consulted about the review at a Councillor briefing on 11 November 2020.

Resource Implications

The process for reviewing and amending the TDR Policy has been managed by the Strategic Planning program and funded from the current operational budget.

Planning enquiries and development applications are managed and assessed through Council's standard development assessment processes.

Risk Management Implications

The risk of not undertaking the proposed amendments, include the Policy not being clearly linked to development assessment under the planning scheme (and the *Planning Act 2016*) and further ensuring the Policy is being appropriately applied to meet the policy intent of the Rural zone and protection of agricultural land under the planning scheme (and *State Planning Policy*).

Proposed amendments to the TDR Policy will ensure the Policy remains fit for purpose in order to:

- protect, consolidate and better manage agricultural land, avoid further fragmentation, and maintain the utility, accessibility and productive capacity of agricultural land;
- ensure potential conflicts between rural (including agricultural activities) and non-rural uses are minimised; and
- ensure the intended development outcomes can be achieved.

Conclusion

The TDR Policy is proposed to be amended as part of the 2020 policy review. The proposed amendments seek to:

- strengthen and clarify the existing intent of the Policy in line with the policy intent of the planning scheme relating to the Rural zone and protecting agricultural land; and
- improve the link to relevant planning scheme requirements and use of the Policy in development assessment.

It is recommended that Council adopt the proposed amendments to the TDR Policy (version 3 of the policy) to ensure the policy is fit for purpose and achieves the intended development outcomes.

Officer's Recommendation

THAT Council adopt the Tradeable Development Rights Policy (Version 3), commencing 14 December 2020.

Mayor Williamson noted that there had been a correction to the Report which has been distributed to Councillors via the agenda and Council would now vote on the updated document including the Risk Management Implications section.

The Director of Development Services, Aletta Nugent provided an overview of the proposed Amendments to the Tradeable Development Rights Policy.

Mayor Williamson noted that there has been internal and targetted consultation, written submissions and briefings to Council on this matter.

Council Resolution ORD-2020-328

THAT Council adopt the Tradeable Development Rights Policy (Version 3), commencing 14 December 2020.

Moved Cr May	Seconded Cr Englert
<p>Cr May noted that these proposed amendments were to bring the Policy more in line with the Planning Scheme and strengthen the protection of rural agricultural land.</p> <p>Cr Bonaventura spoke in favour of the Motion but urged Councillors and staff to show caution, noting that gains may be made with the amalgamation of Titles, but Council has some way to go in relation to the the loss of valuable parcels of good agricultural land. Cr Bonaventura asked the Director of Development Services to continue to work on more controls to prevent the loss of good quality agricultural land.</p> <p>Cr Englert expressed the view that Council Officers are doing the best they can to address legacy issues and noted that some good agricultural land may be lost in order to put parcels back together to facilitate a sustainable land use plan.</p>	
	<u>CARRIED</u>

	COUNCIL POLICY	
	Tradeable Development Rights	
	POLICY NO	091
	DEPARTMENT	Development Services
	PROGRAM	Development Assessment
APPROVED BY COUNCIL	TBC, Folio 60451	

1.0 Scope and application

This policy applies to land within the Rural zone and the Agricultural land overlay(s) under the Mackay Region Planning Scheme 2017 (planning scheme) and involves reconfiguring a lot.

This policy does not apply to land within:

- the Investigation area precinct (precinct no. RU1) under the Rural zone, where involving a receiving development rights lot (receiving lot)¹; and
- all zones, other than the Rural zone, in all circumstances.

Use of this policy may be applied where the sending development rights lot (sending lot) component of development (relating to reconfiguring a lot) triggers assessment against the Agricultural land overlay code under the planning scheme and where the eligibility criteria in section 6.2 of this policy is met.

The eligibility criteria in section 6.2 of this policy act as alternative acceptable outcomes and can be used in the assessment of a development application to address the following relevant performance outcomes (amongst others) in the planning scheme:

Planning scheme code	Performance outcomes
6.2.17 Rural zone code	PO2
8.2.2 Agricultural land overlay code	PO5 and PO6
9.4.3 Reconfiguring a lot code	PO7, PO8 and PO15

This policy does not replace or override the zone, overlay and other relevant development requirements of the planning scheme, which prevail over the content of this policy in all circumstances.

Where there is a conflict between this policy and the planning scheme, the planning scheme will prevail in all circumstances to the extent of the conflict.

¹ Sending development rights lots (sending lots) may come from land within the Investigation area precinct (precinct no. RU1) under the Rural zone.

2.0 Purpose

The purpose and primary objectives of this policy are to:

- provide alternative acceptable outcomes for the management and protection of Rural zoned land affected by Agricultural land overlays that comply with the relevant performance outcomes of the planning scheme.
- promote the protection and consolidation of agricultural land through the amalgamation of titles, whilst providing opportunity for rural landowners to realise value from titles by the trading of development rights that transfers a title right to a location that does not impact or diminish productive agricultural land.

The purpose of this policy is not to:

- create rural lifestyle allotments to a degree that would compromise landowners with existing rights to further subdivide their land in the Rural residential zone. Where receiving rights are being offered on the market for sale, approvals under this policy may be limited on an annual basis to a volume which does not impact the market function in delivering new lots within the Rural residential zone; and
- reinstate or replicate former 'family subdivision' policies and associated requirements / outcomes on farming lots and must not be treated as such.

3.0 Related documents

The following documents are related to this policy:

- State Planning Policy (as amended and replaced from time to time), including supporting guidelines and reference material, specifically State Planning Policy - state interest guidance material – Agriculture
- Mackay Region Planning Scheme 2017 (as amended and replaced from time to time), in particular:
 - 6.2.17 Rural zone code;
 - 8.2.2 Agricultural land overlay code;
 - 9.4.1 General development requirements code;
 - 9.4.3 Reconfiguring a lot code;
 - SC2.3 Zone maps; and
 - SC2.5 Overlay maps - Agricultural land overlay maps.

The above documents have particular relevance through all codes, policies and assessment benchmarks dealing with agricultural land, Rural zoned land and reconfiguring a lot.

4.0 Definitions

To assist in interpretation, the following definitions apply. All other terms have the same meaning as they would in the planning scheme or applicable planning legislation. Terms not defined have their common meaning.

Agricultural land means:

- Good quality agricultural land (GQAL); or
- Agricultural Land Class A and B (ALCAB); or
- Locally important agricultural land (LIAA); or
- Short cycle cropping land (SCCL); or
- Strategic cropping land (SCL); or
- any combination or derivative of the above; or
- any other title given to agricultural land by a planning instrument for the purposes of identification or classification.

Council means the Mayor and Councillors of Mackay Regional Council.

MRC means Mackay Regional Council.

Planning scheme means the Mackay Region Planning Scheme as amended and replaced from time to time.

Receiving development rights lot means the lot to be created by the traded title right outside of agricultural land areas.

Rural lifestyle lot means a small lot in the Rural zone that is used for a dwelling house not primarily associated with an agricultural use. The size of rural lifestyle lots are typically 1ha or consistent with the average size of lots within the rural lifestyle node and are usually too small for agricultural use.

Rural lifestyle node means a cluster of six (6) or more rural lifestyle lots within the Rural zone with, or intended for, a dwelling house. Rural lifestyle nodes are not zoned Rural residential.

Sending development rights lots means the lots entirely within agricultural land to be amalgamated and where a title right is transferred to a receiving development rights lot.

Title right means a registered lot that is used as a subdivision credit in the trading of a development right from one location to another.

5.0 Background

Development in the Rural zone is often contested with conflicting interests of agriculture and incompatible non-rural activities or urban expansion. Farmers face particular issues of succession planning, financing and raising capital to remain on the land. Sugar is the region's oldest industry which suffers from loss of land under production each year due to a range of factors such as changing agricultural activities or the sale of farming land to non-farmers. Whilst sugar is the dominant form of agriculture in the region, there are a range of other high value and productive agricultural activities (either cropping or animal related) that can be undertaken in a range of formats and occur in place of sugar.

The planning scheme protects agricultural land by requiring a minimum lot size of 100 hectares in the Rural zone and through the mapping of the most productive agricultural land in overlays with associated requirements. Local and state planning policies seek to protect valuable agricultural land through limiting development opportunity. The reconfigured lot arrangement as per this policy (i.e. the amalgamation of sending lots and the creation of receiving lots) is supported where the configuration of lots for the sending lots and receiving lot(s) does not:

- result in lot sizes that fragment, alienate or result in the loss or diminished productive capacity of Class A or Class B agricultural land; and
- reduce the utility and accessibility of rural land for rural activities (including agricultural activities); and
- increase the potential conflict between rural (including agricultural activities) and non-rural land uses.

The achievement of these goals is problematic for single landowners. Facilitating the transfer of title rights through multiple parties with the commitment of all stakeholders can potentially satisfy the range of goals from protection of agricultural land to farm succession planning.

The situation in the Mackay region is particularly acute, with the existing lot configuration in the rural area having a high level of fragmentation due to historic smaller farm holdings and manual farming practices. The urban settlement occurring on the most productive agricultural land for cane production adjacent to the Pioneer River represents a small proportion of the total land available for agricultural and rural activities. When agricultural land is required for urban growth through the planning scheme, it is taken on a measured and considered basis. As a cumulation of these factors, there is a heightened need to protect and manage this resource and recognising the significant need to reduce further fragmentation of agricultural land from a local and state-wide economic, employment and food security perspective.

MRC may support the trade of development rights (in the form of titles rights) located on agricultural land (where an improvement in agricultural production outcomes can be demonstrated) to an area in the Rural zone where the outcome does not reduce or compromise the productive capacity of agricultural land, whilst maintaining the overall intent and requirements of the Rural zone code and Agricultural land overlay code under the planning scheme. This is to be achieved through the amalgamation of agricultural land into a single parcel and the transfer

(and sale) of the development rights (i.e. title right) to another party on Rural zoned land where the relocated title does not reduce or compromise the productive capacity of agricultural land and is sited within or directly adjoining a rural lifestyle node.

6.0 Policy statement

6.1 Application

This policy can only be applied to land set out in section 1.0 of this policy and can only be executed through the:

- eligibility criteria set out in section 6.2 of this policy; and
- process set out in sections 6.3, 6.4, 6.5 and 6.6 of this policy.

6.2 Eligibility criteria (alternative acceptable outcomes)

To be eligible under this policy, the following criteria must be met:

- (a) the sending development rights lots (sending lots) and receiving lot are zoned Rural under the planning scheme;
- (b) the sending lots are within the Agricultural land overlay, including Agricultural land class A and B and Locally important agricultural land mapping layers;
- (c) the sending lots must be capable of siting a dwelling house and when amalgamated demonstrate an improvement to the utility and agricultural productivity of the land;
- (d) the combined area of the sending lots does not exceed 160 hectares;
- (e) the sending lots do not result in an amalgamation which straddles a road reserve or relies upon a vinculum or multiple parts;
- (f) the receiving lot must be located within or directly adjoining (not opposite or nearby) a recognisable rural lifestyle node of rural lifestyle lots with, or intended for, a dwelling house;
- (g) the receiving lot must be compliant (or capable of achieving compliance through conditions of approval) with the relevant planning scheme provisions for rural residential development as though it were supported by the planning scheme in force at the time;
- (h) the receiving lot must have direct frontage and access to a constructed public road and not rely on an easement for access;
- (i) the receiving lot must not:
 - (i) significantly expand or extend an existing rural lifestyle node;
 - (ii) be isolated from existing rural lifestyle nodes resulting in the fragmentation of a new area;
 - (iii) reduce or compromise the utility and productive capacity of agricultural land;
 - (iv) increase the potential conflict between rural (including agricultural activities) and non-rural land uses; and

- (v) be on land which is overly constrained by environmental matters to a degree that concessions would be required to develop the lot.

6.3 Pre-lodgement meeting and confirmation of acceptance

Once commercial agreement is reached between the private parties, (MRC is not involved in the commercial terms of the trade between landowners) the parties must undertake the following acceptance process:

- (a) the parties book a pre-lodgement meeting with Development Services to confirm eligibility and that the policy can be applied; and
- (b) preliminary plans of the proposal must be presented showing existing lot boundaries, proposed lot boundaries and any other information that is relevant for MRC to confirm support such as:
 - (i) details of the sending lots such as size (before and after amalgamation), access, existing buildings, structures and infrastructure, and benefit / improvement from trading the development right(s) and resulting amalgamation; and
 - (ii) details of the receiving lot such as size, access, topography and particular characteristics; and
 - (iii) surrounding lots and land uses for the receiving lot.

A preliminary assessment will be made of the suitability of the sending lots against the eligibility criteria in section 6.2 of this policy and the receiving lot/s against the provisions of the planning scheme as though it were in the Rural residential zone and the relevant planning provisions.

Development Services will confirm acceptance of the proposal under the terms of this policy in writing. The supporting correspondence will confirm that the policy can be applied, the sending and receiving lots are suitable, any changes to be made to the proposal plans and any other planning advice deemed appropriate.

6.4 Expiration of written support

The parties must act upon Development Services written support (i.e. written confirmation of acceptance) for trading development rights through lodgement of a development application within three months of the date of the written pre-lodgement support. An extension may be considered by Development Services upon written request. After this time, the support confirmation is withdrawn, and the parties will need to recommence the process where the policy remains in place.

6.5 Development application process

The parties must lodge a development application as follows:

- (a) a single development application must be lodged as a Reconfiguring a lot (Tradeable Development Rights Policy);
- (b) the application is subject to:
 - (i) all fees and charges applicable at the time; and
 - (ii) assessment of the relevant provisions of the planning scheme in force at the time of application; and
 - (iii) demonstrated compliance with the eligibility criteria (section 6.2) of this policy; and
 - (iv) developer contributions (if applicable) in accordance with the policy at the time; and
 - (v) reasonable and relevant conditions of approval.

To be clear, this means that all relevant assessable matters and benchmarks under the planning scheme must be addressed in any application such as development, infrastructure and/or environmental matters which may involve supporting reports, referral to state agencies and demonstrating that development is appropriate.

The confirmation that an application can be lodged is in relation to this policy only and in no way infers the terms of approval. MRC will provide appropriate advice on matters within its jurisdiction in accordance with section 6.3.

In determining whether or not to approve the development application, MRC will have regard to the specific context of the sending lots and the capacity of the receiving lot to accommodate the additional development to achieve the relevant outcomes of the planning scheme.

- (c) The development permit is subject to all relevant legislation under which the permit is issued.

6.6 Permit execution

Once the permit is issued, the parties must comply with the conditions of approval on the development permit which may relate to infrastructure connections, access, building envelopes, contributions and other matters set out in the conditions of approval. The parties must adhere to all relevant MRC standards and processes when executing the development permit such as operational works or compliance permits and the survey plan lodgement process.

A copy of the registered survey plan and the new title for the amalgamated sending lots (on agricultural land) must be included in the lodgement of the plan of survey for the receiving lot. MRC will hold the plan of survey for the creation of the new lot until amalgamation of the sending lots is confirmed through issue of a new title.

7.0 Review of Policy

This policy will be reviewed when any of the following occur:

1. The related documents identified in section 3.0 are amended or replaced.
2. Other circumstances as determined from time to time by a resolution of council.

Notwithstanding the above, this policy is to be reviewed at intervals of no more than two (2) years.

Version Control:

Version	Reason / Trigger	Change	Endorsed / Reviewed	Date
1	New Policy	New Policy	Council	27.01.16
2	2018 Review of Policy	Amendments to Policy	Council	12.12.18
3	2020 Review of Policy	Amendments to Policy	Council	TBC

Summary of matters raised during consultation and how they were considered

#	Matter raised	Consideration	Proposed change to policy								
TDR council policy review											
1.	<p>Concern for the level of prescriptiveness included in the policy to comply with performance outcomes of the planning scheme, which will reduce the intent and flexibility of the policy.</p> <p>Suggest changes to direct compliance with specific performance outcomes which will permit some flexibility from the provisions.</p>	<p>An assessment against the relevant code provisions of the planning scheme has been a requirement of the policy since its commencement in 2016. The proposed amendments do not change this.</p> <p>Further, the policy does not and cannot replace the development assessment process under the <i>Planning Act 2016</i> or ignore other parts of the planning scheme triggered for assessment.</p> <p>The planning system in Queensland, including the planning scheme, adopts a performance-based approach, which provides for some flexibility in achieving appropriate development outcomes. The intent and outcomes sought by the policy work within the parameters of this.</p> <p>It is the intent of amendments to provide a clearer development assessment link between the policy and the planning scheme. In doing so, there is merit in providing further clarity around:</p> <ul style="list-style-type: none"> the intent for eligibility criteria to act as alternative acceptable outcomes in assessment linking the eligibility criteria to the relevant performance outcomes in the planning scheme. <p>However, assessment against all other relevant code provisions will remain.</p>	<p>New paragraph in section 1.0 links the eligibility criteria to the relevant performance outcomes in the planning scheme.</p> <p><i>The eligibility criteria in section 6.2 of this policy act as alternative acceptable outcomes and can be used in the assessment of a development application to address the following relevant performance outcomes (amongst others) in the planning scheme:</i></p> <table border="1"> <thead> <tr> <th>Planning scheme code</th> <th>Performance outcomes</th> </tr> </thead> <tbody> <tr> <td>6.2.17 Rural zone code</td> <td>PO2</td> </tr> <tr> <td>8.2.2 Agricultural land overlay code</td> <td>PO5 and PO6</td> </tr> <tr> <td>9.4.3 Reconfiguring a lot code</td> <td>PO7, PO8 and PO15</td> </tr> </tbody> </table>	Planning scheme code	Performance outcomes	6.2.17 Rural zone code	PO2	8.2.2 Agricultural land overlay code	PO5 and PO6	9.4.3 Reconfiguring a lot code	PO7, PO8 and PO15
Planning scheme code	Performance outcomes										
6.2.17 Rural zone code	PO2										
8.2.2 Agricultural land overlay code	PO5 and PO6										
9.4.3 Reconfiguring a lot code	PO7, PO8 and PO15										
2.	<p>Adjust the number of lots that define a 'rural lifestyle node' within the definition from 6 lots to 3 lots as it may prevent the consolidation of Rural zoned land.</p>	<p>Defining the number of rural lifestyle lots in a rural lifestyle node does not:</p> <ul style="list-style-type: none"> limit the number of sending lots; prevent the consolidation of sending lots. 	<p>No change.</p>								

#	Matter raised	Consideration	Proposed change to policy
		Further, 6 lots is considered to be an appropriate number of minimum lots as a rural lifestyle node. Upon review of the cadastral layout of rural areas within the region, the majority of nodes consist of more than 6 lots. Therefore, the cadastral layout of rural areas within the region supports setting this minimum.	
3.	Identify what the alternative acceptable outcomes are and which performance outcomes they address.	<p>It is the intent of amendments to provide a clearer development assessment link between the policy and the planning scheme.</p> <p>In doing so, there is merit in providing further clarity around:</p> <ul style="list-style-type: none"> • the intent for eligibility criteria to act as alternative acceptable outcomes in assessment • linking the eligibility criteria to the relevant performance outcomes in the planning scheme. <p>However, assessment against all other relevant provisions will remain.</p>	<p>New paragraph in section 1.0 provides further clarity of the application of the eligibility criteria as alternative acceptable outcomes to address specific performance outcomes in the planning scheme.</p> <p><i>See Matter 1 for amendment details.</i></p>
4.	<p>Overlay mapping is to alert planning scheme users to a potential issue. As the overlay is generally broad-scale and can have inaccuracies based on changes to the landscape over time.</p> <p>There should be an option to demonstrate land is or isn't productive agricultural land.</p>	It is considered that proposed amendments and relevant performance outcomes in the planning scheme provide the opportunity to demonstrate that land is or isn't productive agricultural land. Further minor changes will be made to proposed amended statements in section 5.0 to improve clarity.	<p>Proposed changes to paragraph 5 include:</p> <p><i>MRC may support the trade of development rights (in the form of titles rights) located on agricultural land (where an improvement in agricultural production outcomes can be demonstrated) to an area in the Rural zone where the outcome that does not reduce or compromise the productive capacity of agricultural land, whilst maintaining the overall intent and requirements of the Rural zone code and Agricultural land overlay code under the planning scheme. This is to be achieved through the amalgamation of agricultural land into a single parcel and the transfer (and sale) of the development rights (i.e. title right) to another party on Rural zoned land where the relocated title that is outside of does not reduce or compromise the productive capacity of agricultural land overlays and is sited within or directly adjoining a rural lifestyle node.</i></p>

#	Matter raised	Consideration	Proposed change to policy
5.	For consistency, include within or adjacent to when referring to siting with a 'rural lifestyle node'.	The suggestion raised is consistent with eligibility criteria 6.2(f).	In section 5.0, amend wording in paragraph 5 to be consistent with eligibility criteria 6.2(f), to read: <i>'within or directly adjoining'</i>
6.	Remove the word 'entirely' from eligibility criteria 6.2(b) as this will be a problem for sending lots as many situations contain both agricultural land and non-agricultural land (i.e. vegetated hillsides)	The suggestion raised is consistent with proposed amendments in other parts of the policy to consider a wider range of potential sending lot combinations and receiving lot locations.	Remove the word 'entirely' from eligibility criteria 6.2(b).
7.	Eligibility criteria 6.2(c) needs to refer to the amalgamation of sending lots improving utility and productivity of agricultural land.	The wording of this criteria will be improved to further clarify the intent for the amalgamation of sending lots to improve the utility and productivity of agricultural land.	Amend 6.2(c) to read: <i>'each the sending lots must be capable of siting a dwelling house and when amalgamated demonstrate an tangible improvement to the utility and agricultural productivity of the land'</i>
8.	Review the maximum 160ha combined area for sending lots as it may unnecessarily stop a sending lot being amalgamated with a larger sending lot that can already be further subdivided.	The intent of criteria 6.2(d) is to limit the ability for amalgamated lots (i.e. at or close to 200ha) to be further subdivided and then potentially be re-used as a sending lot. Given this intent, it is not considered appropriate to amend or remove criteria 6.2(d). The example sighted in the submission may be considered on a case by case basis.	No change.
9.	Concern that the requirement 'road that is constructed to Council standards' will limit the ability to propose a receiving lot at a rural lifestyle node that is accessed by a gravel standard rural road.	The intent of this criteria is to ensure receiving lots have direct access to a constructed public road. Therefore, the wording in the criteria will be simplified to better reflect this intent.	In eligibility criteria 6.2(h), amend 'a public road that is constructed to Council standards' to 'a constructed public road' to read: <i>'the receiving lot must have direct frontage and access to a constructed public road that is constructed to Council standards and not rely on an easement for access'</i>

11.3.4. VOLUNTARY MECHANISM FOR STORMWATER QUALITY MANAGEMENT POLICY REVIEW (POLICY 087)

Author Principal Engineer - Waterways (Robyn Birkett)
Responsible Officer Director Development Services (Aletta Nugent)
File Reference SPSW-003

Attachments 1. Proposed Policy 087 - Voluntary Mechanism for Stormwater Quality Management [11.3.4.1 - 10 pages]

Purpose

To present the Voluntary Mechanism for Stormwater Quality Management Policy for consideration and adoption by Council, and to endorse the associated project proposed for 2020/2021.

Related Parties

- Urban Development Institute of Australia (UDIA) Mackay Whitsunday Branch
- Development Industry
- Farm Assist

Corporate Plan Linkage

Priority: Environment

Strategy: Natural Environment – Work in partnership with the community to protect and enhance the Mackay region's natural assets and its biodiversity.

Priority: Infrastructure and Transport

Strategy: Asset management – Ensure that asset management aligns to the council's strategic direction and that effective asset management practices are in place to optimise the use of council's assets required to deliver services to the community.

Background/Discussion

Council has been working towards improving the quality of urban stormwater for over 20 years, as outlined in the Urban Stormwater Quality Management Plan for Mackay adopted by council in March 2017.

The State Planning Policy (SPP) requires that development is located, designed, constructed, and operated to avoid or minimise adverse impacts on environmental values of receiving waters. Council's Voluntary Mechanism for Stormwater Quality Management Policy (Policy) was developed to set water quality objectives for the operational phase of development. The Policy was first adopted by Council in 2014 and reviewed and updated in 2016.

The voluntary mechanism for stormwater quality management was developed to improve the efficiencies of developments' stormwater quality management by making available cost-effective alternative solutions for development that does not achieve stormwater quality objectives. The mechanism is viewed as a locally appropriate approach to water quality management requirements that reflects the SPP's objectives.

The Policy provides an alternative mechanism to achieve a development's on-site operational phase stormwater quality objectives via regional water quality improvements, including regional wetlands, rehabilitation of waterways, improved on-farm practices, water quality monitoring, education and other initiatives to improve stormwater quality run-off. Depending on the receiving environment developments may, on application, be able to transfer part or all of their operational phase stormwater quality management requirements to regional

stormwater quality solutions. An internal working group oversees the implementation of projects funded through the voluntary mechanism.

Developments, where the voluntary mechanism has been applied, still need to achieve their construction phase stormwater quality objectives and manage their stormwater quantity in accordance with the SPP, Planning Scheme and the Queensland Urban Drainage Manual.

The benefits of implementing the Policy include:

- Reduced loss of developable land.
- More cost-effective implementation, whereby constructed wetlands can be located in existing flood plain zones which are likely to be former wetland areas prior to rural development (restoring natural systems).
- Outcomes in relation to stormwater quality, revegetated waterways, linear open spaces, restoration of weed infested floodplains etc.
- Avoids poorly integrated local stormwater quality solutions in new developments.
- Reduced lifecycle costs for stormwater quality management through a reduced number of distributed assets.

Participation in the stormwater quality mechanism is voluntary and an interested developer must make application to utilise the mechanism. The application is assessed based on the receiving environment (as mapped in the Policy) of the applicable development.

The Policy is reviewed on a regular basis to ensure that it delivers cost effective and improved water quality outcomes for the region.

Council and the development industry have been briefed on the Policy and comments on the proposed projects was sought from the UDIA Mackay Branch. There are no changes proposed to the current version of the Policy that was adopted in 2016.

Future projects that have been investigated internally for funding under the Policy include:

- Woodlands naturalised waterway (commencing from Broomdykes Drive) - \$200,000
- McCreedy's Creek South (Holts Rd) Regional Wetland Stage 1 - \$3,900,000
- Camilleri Street Park vegetated swale - <\$80,000
- On-farm practice change (Class C/D to Class A/B) - \$100,000

The proposed project for 2020/2021 is on-farm practice change as complementary funding is not currently available for the other projects.

Consultation and Communication

Internal consultation was undertaken between the Parks, Environment and Sustainability, Strategic Planning, Development Engineering and Design Services Programs. Council was briefed on the Policy on 29 July 2020 prior to consultation with the UDIA and Farm Assist.

The UDIA responded to advise of their support for the Policy and preference that Council pursue as a project funded through the voluntary mechanism Stage 1 of the McCreedy's Creek south (Holts Road) regional wetland. The UDIA also requested monitoring and reporting back to industry to understand how well projects are serving their intended purpose. Further projects and reporting will be considered as part of the next review of the Policy.

Resource Implications

There is minimal impact on Council resources through implementation of the Policy. There is sufficient funding collected in accordance with the Policy to implement the on-farm practice project proposed for 2020/2021/2022.

Risk Management Implications

There are minimal risks associated with continuing to implement the Policy.

The Policy reduces the amount of stormwater quality assets such as bioretention basins that would be constructed by the development industry and handed over to Council. The Policy therefore avoids poorly integrated local stormwater quality solutions in new developments and reduced lifecycle costs for stormwater quality management through a reduced number of distributed assets.

Conclusion

The voluntary mechanism for stormwater quality enables developers to utilise alternative mechanisms to on-site treatment to achieve their stormwater quality objectives. The quantum of on-site treatment that can be exchanged for regional solutions depends on the receiving environment. The alternative solutions form a coordinated approach to delivering targeted water quality outcomes throughout the region and is considered more cost effective and reduce long term maintenance costs, while still achieving the SPP's water quality objectives.

There are no changes proposed to the current version of the Policy, however a major review of the Policy and projects is proposed as part of the next review. The project proposed for 2020/2021 is on-farm practice change.

To continue to provide alternative mechanisms to manage stormwater quality related to development in the Mackay Region, it is recommended that Council re-adopt the current Policy and endorse the proposed on-farm practice change project for implementation.

Officer's Recommendation

THAT Council adopts the Voluntary Mechanism for Stormwater Quality Management Policy (Version 3), commencing 14 December 2020.

THAT Council endorses the on-farm practice change project using the funds collected from the voluntary mechanism for stormwater quality management.

Mayor Williamson noted that there had been consultation and briefings to Council on this Policy review.

Council Resolution ORD-2020-329

THAT Council adopts the Voluntary Mechanism for Stormwater Quality Management Policy (Version 3), commencing 14 December 2020.

THAT Council endorses the on-farm practice change project using the funds collected from the voluntary mechanism for stormwater quality management.

Moved Cr Hassan

Seconded Cr Jones

Cr Hassan highlighted the intent of the Policy Review including the expected outcomes.

Cr Bonaventura endorsed Cr Hassan's comments and looks forward to work being undertaken in the McCready's Creek area which he believes will be a big plus for the Region.

CARRIED

	COUNCIL POLICY	
	Voluntary Mechanism for Stormwater Quality	
	POLICY NO	087
	DEPARTMENT	Development Services
	PROGRAM	Strategic Planning
ENDORSED BY COUNCIL	[Date & Minute number]	

1.0 Scope

Stormwater quality management is a mandatory requirement for development in Mackay under the current Urban Stormwater Quality Management Plan and the *State Planning Policy (SPP)*.

The interim development assessment requirements for the State interest – water quality in the SPP will apply to development applications for any of the following:

- 1) A material change of use for urban purposes that involves a land area greater than 2500 square metres that:
 - a) Will result in an impervious area greater than 25% of the net developable area, or
 - b) Will result in six or more dwellings, or
- 2) Reconfiguring of a lot for urban purposes that involves a land area greater than 2500 square metres and will result in six or more lots, or
- 3) Operational works for urban purposes that involve disturbing more than 2500 square metres of land.

The voluntary mechanism (the mechanism) for stormwater quality management provides an alternative for managing stormwater pollutants (on-site) for the post-construction phase of development.

The mechanism allows developers to make a payment to Council in lieu of providing stormwater quality management within their development. Payments made to Council will fund the delivery of regional stormwater quality improvements.

The mechanism is voluntary and as such, does not constitute an infrastructure charge. Following the mechanism payment to Council, the developer will be deemed to comply with the stormwater quality management requirements of the Planning Scheme and *State Planning Policy*. It must be noted that this does not exempt developers from their responsibilities to manage stormwater design objectives during the construction phase, or flooding in accordance with the Planning Scheme, *State Planning Policy* and the Queensland Urban Drainage Manual (QUDM).

This document outlines the mechanism scenarios, rates and application and compliance requirements.

2.0 Reference

- Voluntary Mechanism for Stormwater Quality Management Maps (4 in total)
- *State Planning Policy* – State Interest Water Quality
- Urban Stormwater Quality Planning Guidelines (DERM 2010)
- Mackay City Planning Scheme
- Urban Stormwater Quality Management Plan for Mackay

3.0 Definitions

To assist in interpretation the following definitions shall apply:

Development Area shall mean the total site contained in the development application excluding drainage reserves and open space.

Greenfield Development shall mean development of land that is currently undeveloped, in a city or rural area either used for agriculture, landscape design or natural uses.

GPT shall mean Gross Pollutant Trap.

Infill Development shall mean development of unused or under-utilized land within existing urban areas.

4.0 Mechanism Scenarios

The mechanism maps, identify three scenarios for urban development in Mackay.

No Mechanism

No mechanism will be considered where the local receiving waterway is highly valued for ecosystem or social value. In this case Mackay Regional Council requires stormwater management to occur on-site in accordance with the Planning Scheme and the State Planning Policy.

Level 1

Level 1 applies where the local receiving waterway is resilient to nutrient loading. In this case, treatment of stormwater from the development is required to achieve the Total Suspended Solids objective (i.e. 75% removal of annual average TSS load) prior to discharge from the development site.

Level 2

Level 2 applies where the local receiving waterway is disturbed or where the development area is <0.5ha.

5.0 Gross Pollutant Traps for Industrial and Commercial Development

Where developers wish to apply the mechanism to commercial and industrial developments, a GPT(s) **must** be installed to capture litter and coarse sediment. The developer must provide a detailed maintenance plan for the ongoing maintenance and operation of the GPT.

6.0 Mechanism Rates

Table 1 presents the mechanism rates and Table 2 provides multipliers that are applied to these rates. The mechanism payments are defined as follows:

Mechanism payment (\$) = development area (ha) X mechanism rate (\$/ha) X multiplier

Table 1 - Mechanism Rates

Mechanism Scenario	Mechanism Rate (\$/ha)
Level 1	15,000
Level 2	42,000

Table 2 - Mechanism Landuse Multipliers

Land use	Multiplier
Rural residential* lots (<2,000m ² , assumed f _i 50%)	1.0
Rural residential* lots (between 2,000m ² and 4,000m ² , assumed f _i 25%)	0.75
Low density residential	1.0
Medium density residential	1.1
High density residential	1.7
Commercial/Industrial	2.0
Community facilities (schools, sports facilities, recreation etc)	0.75

* Rural residential lots greater than 4,000m² have an assumed fraction impervious (f_i) of <25% therefore not triggering the State interest for water quality in the SPP. Note: The minimum lot size for rural residential lots is 1ha under the current Planning Scheme.

7.0 Applying to Utilize the Mechanism for Stormwater Quality Management

Developers must submit an application form (Appendix A) to Council for consideration as part of the Reconfiguration of Lot / Material Change of Use (RoL/MCU) development application. Council will determine the merit of the application and appropriate mechanism where applicable. For level 1, a stormwater management plan is to be submitted to Council that provides on-site treatment to achieve 75% TSS.

8.0 Payment of the Mechanism

Following approval, Council will enter into an agreement with the developer for payment of the mechanism. For RoL applications, payment of the mechanism will occur at plan sealing or signed survey stage. For MCU applications payment of the

mechanism will occur prior to commencement of use. The mechanism rate (\$/ha) cannot be negotiated.

9.0 Review of Policy

This policy is to be reviewed annually. The review process will include an assessment of actual costs of stormwater quality projects and further consultation with industry (UDIA) to ensure the intent and functionality of the policy is being met.

10.0 Mechanism Calculation Examples

The following provides examples of how the voluntary mechanism for stormwater quality management would be applied:

Example 1: Greenfield development in Level 2

Level 2 – developer pays \$42,000 per hectare of development.

Example 2: Greenfield development in Level 1

Level 1 plus onsite treatment – developer pays \$15,000 per hectare and submits a stormwater management plan to Council that provides on-site treatment to achieve the 75% TSS objective. This will require, for example, a swale at 10m per hectare and wetland area at 2% of the development area.

Example 3: Infill low density residential development <0.5ha in Level 2

Level 2 – developer pays \$42,000 per hectare of development.

Example 4: Commercial or industrial development in Level 2

Level 2 offset (with multiplier) plus GPT – developer pays \$42,000/ha x 2 = \$84,000 and installs a GPT on-site.

11.0 Review of Policy

This policy will be reviewed when any of the following occur:

1. The related documents are amended or replaced.
2. Other circumstances as determined from time to time by a resolution of Council

Notwithstanding the above, this policy is to be reviewed at intervals of no more than two years.

Version Control:

Version	Reason / Trigger	Change	Endorsed / Reviewed	Date
1	New Policy		Council	13.08.14
2	Policy Reviewed		Council	23.11.16
3	Policy Review		Council	14.12.20

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12.0 Appendix A

Application for the Mechanism for Stormwater Quality Management

Details of Owner/Applicant

Name: _____
Contact address: _____
Email: _____
Phone: _____

Details of Development

Estate name/stage: _____
No. of lots/area of subdivision: _____ / _____
Address (if applicable): _____
Lot reference: _____
Area: _____

PROPOSED OVERALL DEVELOPMENT LAYOUT AND DEVELOPMENT AREA TO BE SUBMITTED WITH THIS APPLICATION.
Development statistics to be provided including landuse split, development stages; number of allotments, area and type; passive open space area; drainage and road areas per stage of development.

13.0 Request for Mechanism

Mechanism Level	Area (ha)	Land Use	Multiplier	Mechanism Amount
Level 1		Rural residential (<2000m ² , assumed f _i 50%)	1.0	
Level 1		Rural residential (between 2000m ² and 4000m ² , assumed f _i 25%)	0.75	
Level 1		Low density residential	1.0	
Level 1		Medium density residential	1.1	
Level 1		High density residential	1.7	
Level 1		Commercial / Industrial	2.0	
Level 1		Community facilities (schools, sports facilities, recreation etc)	0.75	
Level 2		Rural residential (<2000m ² , assumed f _i 50%)	1.0	
Level 2		Rural residential (between 2000m ² and 4000m ² , assumed f _i 25%)	0.75	
Level 2		Low density residential	1.0	
Level 2		Medium density residential	1.1	
Level 2		High density residential	1.7	
Level 2		Commercial / Industrial	2.0	
Level 2		Community facilities (schools, sports facilities, recreation etc)	0.75	
TOTAL		Mechanism Payment		\$

14.0 Application Checklist

Has the development been mapped as Level 1?	
Has the development been mapped as Level 2?	
Has a development plan been provided that shows the area of landuse used to calculate the mechanism payment?	
If Level 1, has a Site Based Stormwater Management Plan provided?	

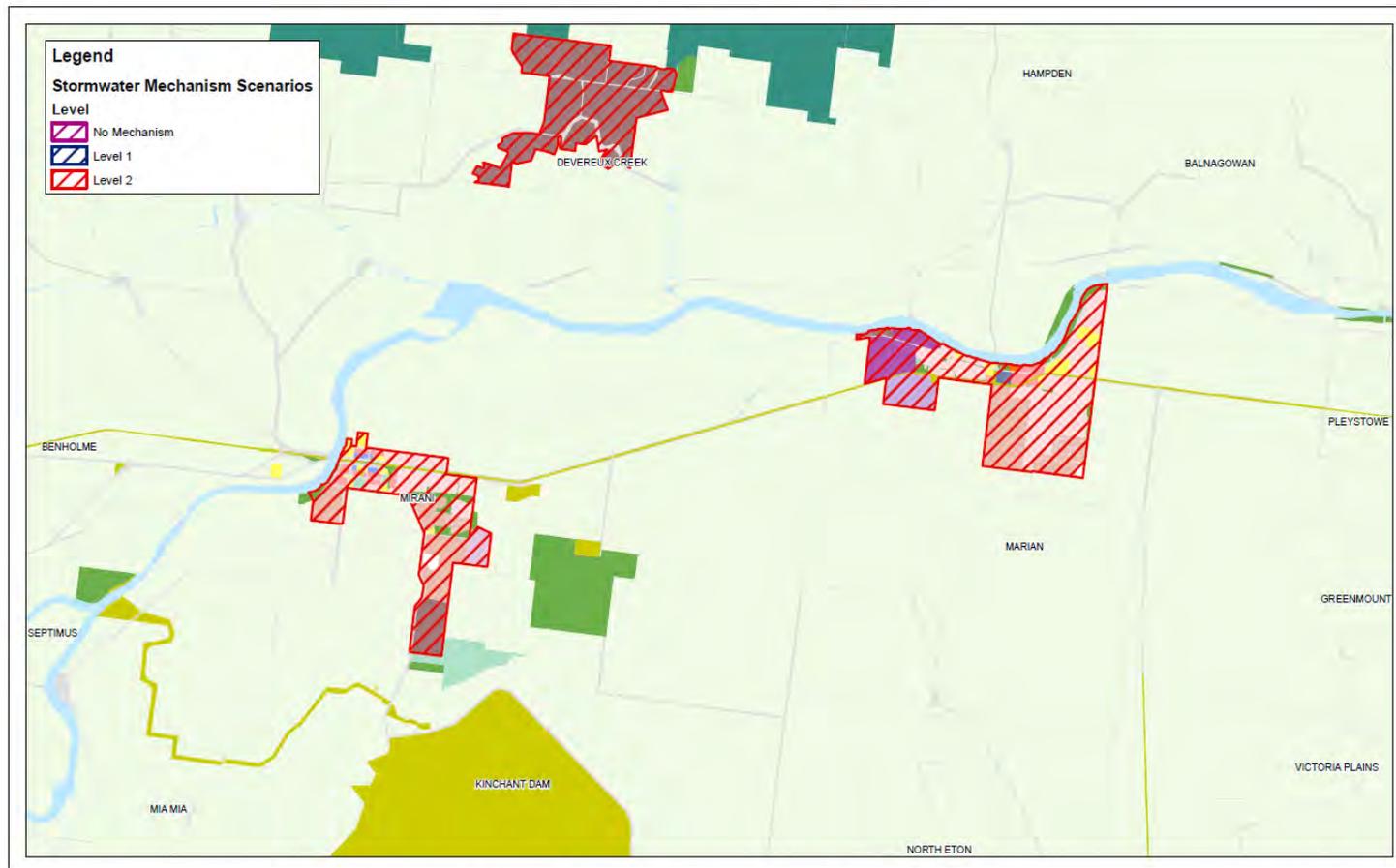
For more information, please refer to the voluntary mechanism for stormwater quality management, scenario maps (4 in total).

Declaration:

I _____ declare that the information provided in this application is correct and will enter into a mechanism payment agreement with Mackay Regional Council should this application be approved.

Signature of owner/applicant: _____ Date: _____

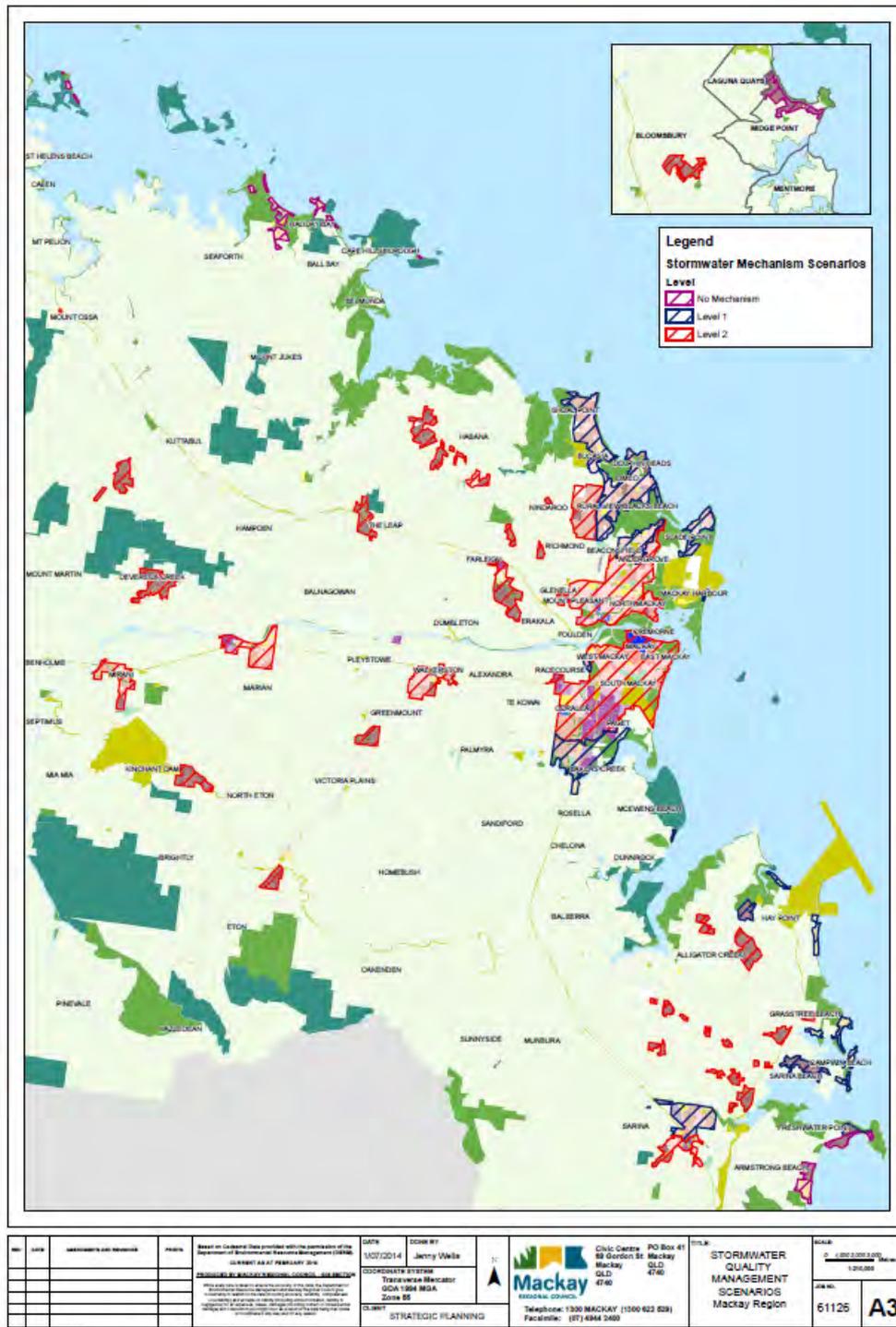
Office use only:



REV No	DATE	AMENDMENTS AND REVISIONS	No OF PRINTS	Based on Cadastral Data provided with the permission of the Department of Environmental Resource Management (DERM). CURRENT AS AT FEBRUARY 2014 PRODUCED BY MACKAY REGIONAL COUNCIL - GIS SECTION <small>While every care is taken to ensure the accuracy of the data, the Department of Environmental Resource Management and Mackay Regional Council give no warranty in relation to the data (including accuracy, reliability, completeness or suitability) and accept no liability (including without limitation, liability to negligence) for all scenarios, omissions, damages (including indirect or consequential damage) and costs which may result from the use of the data being inaccurate or incomplete in any way and for any reason.</small>	DATE 1/07/2014	DONE BY Jenny Wells	 	Civic Centre 63 Gordon St Mackay QLD 4740	PO Box 41 Mackay QLD 4740	TITLE: STORMWATER QUALITY MANAGEMENT SCENARIOS Marian & Mirani	SCALE: 0 250 500 1,000 Metres 1:50,000
				COORDINATE SYSTEM Transverse Mercator GDA 1984 MGA Zone 55	CLIENT STRATEGIC PLANNING	Telephone: 1300 MACKAY (1300 622 529) Facsimile: (07) 4344 2400		JOB NO. 61126	A3		

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11.3.5. SEAFORTH ESPLANADE MASTER PLAN

Author	Parks Planning Coordinator (Tracie Harvison)
Responsible Officer	Director Development Services (Aletta Nugent)
File Reference	SPLP-032 - Documents, reports and working files
Attachments	<ol style="list-style-type: none">1. Community Engagement Report - Seaforth Esplanade Master Plan [11.3.5.1 - 89 pages]2. Community Feedback Received - 25 October 2020 [11.3.5.2 - 1 page]3. Seaforth Esplanade Master Planning Document [11.3.5.3 - 25 pages]

Purpose

The purpose of this report is to seek Council's endorsement of the Seaforth Esplanade Master Plan.

Related Parties

- Hibiscus Coast Progress and Sports Association (HCPSA)
- Community-based Project Focus Group

Corporate Plan Linkage

Priority: Community Health & Wellbeing

Strategy: Parks and open spaces - Provide well designed and maintained parks and open space networks which cater for the changing needs of the community, to promote outdoor social and recreational activities.

Background/Discussion

Master planning for the Seaforth Esplanade was required to address an urgent need to renew playground and other recreational infrastructure distributed throughout the Seaforth township. As an alternative to upgrading existing infrastructure on a case by case basis, an alternative approach was presented to the Seaforth Community which would see the investment needed to replace the aged infrastructure combined and used to co-locate new facilities in the town's popular beachside esplanade park. This option was supported by the Seaforth Community and in response, the Parks, Environment and Sustainability (PES) Program commenced planning for the Esplanade's improvement in May 2020.

Working collaboratively with the Hibiscus Coast Progress & Sports Association (HCPSA) and a community-selected Project Focus Group, Council engaged JFP Urban Design Consultants to assist with the master planning of the Seaforth Esplanade. A key objective of this initial phase of planning was to determine where future infrastructure would be located and the Community's short- and longer-term priorities for the park's continued development.

A final version of the master plan was posted on-line for public comment and presented in-person by Councillors and PES Program staff at an information stall held at the weekly Seaforth Markets on 25 October 2020. Overall, the draft Master Plan and proposed staging of future works was positively received.

Consultation and Communication

The Seaforth Esplanade Master Plan was developed in consultation with residents and property owners located in the communities of Seaforth, Ball Bay and Cape Hillsborough and other interested internal and external stakeholders.

In response to COVID-19 restrictions, the project's methodology had to be modified. Utilising a range of remote sensing and on-line engagement tools, the public were able to provide input, and Council gathered feedback on the evolving Master Plan over an extended 16-week period. Stakeholders were invited to review and comment on each section of the Master Plan as it was completed by the planning team. A detailed report outlining the community engagement undertaken, and documenting the feedback received, is provided in Attachment 11.4.5.1.

Additional feedback gathered during the engagement event in October 2020, and in response to posting of the final version of the Seaforth Esplanade Master Plan on-line, is summarised in Attachment 11.4.5.2. The additional feedback received did not warrant changes to the Master Plan but rather reflected many of the recommendations made in the Plan for the park's continued development. This includes the need for improvements to the site's access and ensuring that all new infrastructure is inclusively designed.

The most recent feedback also highlighted the importance of fishing as a key recreational activity for visitors and residents in Seaforth. The suggestion made to install a fish cleaning station at the Seaforth Camping Grounds was well supported. While not part of Stage 1 of the park's development, the PES Program will investigate the feasibility and cost to provide this additional infrastructure for the Camping Grounds.

Resource Implications

Funding has been provided in the 2020/21 Capital Program to allow for more detailed planning and to develop a concept design for Stage 1 of the Master Plan improvements. Delivery of Stage 1 and other stages of the Master Plan will be dependent upon the availability of future funding.

Risk Management Implications

Given the financial impacts of COVID-19, Council's capacity to fund delivery of the entire scope proposed for Stage 1 may be compromised. To assist in mitigating this risk, officers will consider various options to deliver components planned within the new Recreational Hub. This includes investigating options to split Stage 1 into smaller sized work packages to enable funding to be allocated and to spread construction over several consecutive financial years. The implication in terms of cost and time for each delivery option will be investigated in the business case for Stage 1.

Conclusion

The final version of the Seaforth Esplanade Master Plan has been well received by the community and recommended to Council for endorsement.

Officer's Recommendation

THAT Council endorses the Seaforth Esplanade Master Plan.

Mayor Williamson noted the extensive consultation undertaken in relation to the preparation of this high level Masterplan.

Council Resolution ORD-2020-330

THAT Council endorses the Seaforth Esplanade Master Plan.

Moved Cr Townsend

Seconded Cr Green

Cr Townsend noted that Masterplan provides a very exciting development opportunity for both the Seaforth community and our Region and will provide better recreational and leisure activities and drive tourism and the local community to the area. Cr Townsend noted the high level of community engagement undertaken and recognised the amount of work ahead which would mean the development will have to be completed in stages.

Cr Green offered her congratulations to Council's Community Engagement and Parks teams, the Hibiscus Progress and Sports Association, the community-selected Progress Focus Group, JFP Urban Design Consultants and the wider community, who all collaborated and engaged to develop the Masterplan.

CARRIED

Community Engagement Report

Seaforth Esplanade Master Plan

October 2020





Contents

1. Executive Summary	3
2. Introduction	3
2.1 Purpose	3
2.2 The project	3
2.3 Stakeholders	4
2.4 The community engagement component	4
3. Communication methodology	5
3.1 Connecting Mackay project page	5
3.2 Flyers	5
3.3 Signage and posters	6
3.4 Display	6
3.5 Social media	6
3.6 Media release	6
3.7 Enewsletter	6
4. Consultation methodology	7
4.1 Direct contact with targeted stakeholders	7
4.2 Project focus group	7
4.3 Online consultation	8
4.4 Social Media	8
5. Findings	8
5.1 Direct contact with targeted stakeholders	8
5.2 Project focus group	9
5.3 Online consultation	11
5.4 Social media	11
5.5 Unsolicited feedback	12
6.0 Community Engagement recommendations	12



Appendices

Appendix A – Connecting Mackay master planning document comments

Appendix B – Connecting Mackay recreation hub comments

Appendix C – Project focus group submission and meeting minutes

Appendix D – Submissions from targeted stakeholders

Appendix E – Social media

Appendix F – Flyer

Appendix G – Corflute sign/A3 poster

Appendix H – Enewsletters

Appendix I – Media release

Appendix J – Connecting Mackay activity

Personal information

Pages 57, 58 and 59 contain personal information. Details have been omitted as required by the Information Privacy Policy.



1. Executive Summary

This report documents the engagement undertaken with external stakeholders during the master planning phase of the Seaforth Esplanade improvement project being undertaken by Mackay Regional Council (council).

The purpose of this engagement was to solicit the community's response to determine the facilities and activities the community would like included in the master plan.

Consultation took several forms including; a project focus group developed with assistance by the Hibiscus Coast Progress and Sports Association (HCP SA), a Connecting Mackay page with two online feedback portals, one for the draft master planning document and a second for the ideas presented for the recreation hub.

The key findings of the engagement activities are as follows:

- the majority of the community are supportive of the project
- stakeholders are concerned that Seaforth could be overdeveloped
- the community is very sentimental about features within the reserve such as the wading pool and trees
- the existing trees should be retained
- a water play feature to replace the wading pool is supported and considered a priority
- the playground should be improved
- fitness equipment should be included in these improvements
- more pathways are important to stakeholders
- the proposed location of the recreation hub is supported
- turtle-friendly lighting should be installed.

2. Introduction

2.1 Purpose

The purpose of this report is to summarise the community engagement process for the Seaforth Esplanade project undertaken between June 18 and September 13, 2020 and to report on the findings of these engagement activities.

2.2 The project

The project's scope is to develop a long-term master plan for the improvement of facilities to support a broader range of activities.

The upgrade will provide better recreational and leisure opportunities to the Seaforth, Holiday Bay and Ball Bay communities, along with visitors from within the Mackay region and beyond.

The esplanade is in the heart of the Seaforth township and connects two other large-sized open space reserves under council's control. These are the Seaforth Camping Ground Reserve and the Seaforth Sports Ground Reserve. The esplanade borders the Coral Sea and offers ocean views, playgrounds, an aged wading pool and a popular swimming enclosure.



2.3 Stakeholders

The external stakeholders for this project included residents and property owners within the Seaforth, Holiday Bay, Ball Bay and Cape Hillsborough areas along with HCPSA.

Council presented the project at a HCPSA meeting. The progress association then formed a project focus group to provide feedback specifically for this project.

2.4 The community engagement component

Council’s commitment in undertaking community engagement on the project was to listen, acknowledge the community’s input and provide feedback on how the community’s responses influenced the Seaforth Esplanade Master Plan.

A flyer was distributed to stakeholders which promoted the project and online consultation. Posters were displayed within Seaforth, corflute signs were erected in the park and a Connecting Mackay page was created online.

The key messages regarding this project were as follows:

- the development will not only be enjoyed by local Seaforth residents, but it will also drive more tourism to the coastal community with visitors to the camping ground able to enjoy the new additions to the esplanade
- council is improving liveability in Seaforth, Holiday Bay and Cape Hillsborough by upgrading facilities at Seaforth Esplanade
- residents’ access to recreational facilities will help support the health and wellbeing of the community
- increased visitors will support local businesses



- the master plan is designed to highlight the natural beauty of the area.
- the established trees and open spaces will be retained.

3. Communication methodology

The project was advertised through several channels including; a mailed flyer, social media, a project page on council's Connecting Mackay website, within enewsletters, on signs erected in the park and with posters placed at Seaforth businesses. A noticeboard near the Seaforth General Store/Post Office was utilised for a display.

3.1 Connecting Mackay project web page

A project page was published on council's Connecting Mackay website on June 18 and remains active. It contains background information, images of the site and an aerial video.

The page attracted a total of 2,540 visitors during the consultation period, during which 30 comments were received.

The highest number of visits was recorded on June 19 when the project was promoted via social media, with a flyer and also an email sent from HCPSA to their email list. Of the total visits, 415 occurred on this day (16.39%).

One hundred and six people subscribed to project update emails which offer to keep the subscriber informed specifically on the progress of this project.

The activity captured on Connecting Mackay can be seen in Appendix K.

3.2 Flyers

A flyer containing information about the project was distributed to 1,302 local residents and property owners within the Seaforth, Ball Bay and Cape Hillsborough localities.

The flyer was mailed to property owners on June 17, 2020 and the HCPSA letterbox dropped 800 copies to local residents and businesses when distributing their monthly newsletter. The flyer invited stakeholders to participate in engagement activities available on Connecting Mackay.

An example of the flyer can be seen in Appendix F.

3.3 Signage and posters

Five corflute signs were displayed along the esplanade and posters displayed in local businesses.

An example of the signage and posters can be seen in Appendix G.



3.4 Display

As the consultants investigated the site, planning updates were released online, printed copies of the updates were displayed on the noticeboard in the park near the general store/post office. This noticeboard was also used to display a printed copy of the draft master plan.

3.5 Social media

In total, there were seven Facebook posts uploaded to council's Facebook page. Currently the council Facebook page has 30,497 followers. One post was shared on the HCPSA Facebook page which has 1,245 followers.

The posts occurred on the following dates:

Post	Date Posted	Topic	People reached
1	June 18	Announcement council was developing a master plan	13,840
2	August 24	An invitation for the community to contribute to the consultation	12,722
3	August 26	A reminder that the draft master plan feedback was closing on September 6	14,190
4	August 26	Previous post shared on HCPSA Facebook page	Unknown
5	September 3	Aerial video of site released	4,399
6	September 6	Previous post shared	1765
7	September 8	Announcement of the recreation hub consultation promoting feedback closing on September 13	1502
8	September 12	Previous post shared	511

An example of the social media posts can be seen in Appendix E.

3.6 Media release

A media release was sent out on August 24 inviting the community to provide feedback on the draft master plan.

An online article "Unveiled: Council's plan to overhaul Seaforth Esplanade" was published by the Daily Mercury on July 4, 2020 containing information and images about the project that were available on the Connecting Mackay project page.

The Daily Mercury published a second online article "Seaforth Esplanade to become a 'day trip' destination" on August 31, 2020. The article included quotes by the HCPSA president.

Mackay Life published an article, "Swimming Enclosure Remains As Seaforth Esplanade Plans Unveiled" on September 7, 2020.

On September 12, the Daily Mercury published "Safety concerns as seaside paddle pool under threat".

The media release seen Appendix I.



3.7 Enewsletters

Four 'planning update emails' were sent to the Connecting Mackay page's followers. The first two emails included information released from consultants about the site, the third email announced the release of the draft master plan and a fourth invited comment on the ideas put forward by council for the recreation hub.

An invitation to participate in the consultation was included in the Council Connect and monthly Connecting Mackay newsletters. The newsletters were sent to a total of 5557 subscribers.

Examples of the newsletters can be seen in Appendix H.

4. Consultation methodology

It was determined that an on-site consultation session was not viable due to COVID-19 social distancing restrictions.

A proposed survey with the opportunity for stakeholders to contribute feedback was not adopted. Hard-copy surveys were to be available from Seaforth's general store/post office allowing community members without technology to participate in the consultation, however this recommendation was not accepted.

The following consultations methods were employed.

4.1 Direct contact with targeted stakeholders

The project's communication material included the contact details of the Community Engagement team. Stakeholders were encouraged to make contact by phone or email.

Community Engagement did not receive any phone calls from stakeholders. Instead two emails containing feedback and a hard-copy submission were received.

PE&S received a call from Stakeholder Three asking for further explanation of the master plan map prior to them submitting their hard-copy submission and a call from Stakeholder Two who provided verbal feedback. A summary of their verbal feedback was emailed back to the resident.

A record of each of these stakeholder's submissions can be found in Appendix D.

4.2 Project focus group

There were three meetings held with the project's focus group. The first meeting was held at Seaforth Bowls Club with eight Seaforth Esplanade Reserve Master Planning Focus Group members attending, the PE&S Manager and two PE&S employees.

The second meeting was held at council's Paget offices. The meeting was attended in person by three focus group representatives and two PE&S employees. Two consultants and a Community Engagement Officer attended via video conferencing.

The third meeting was held at Seaforth Community Hall. It was attended by five focus group members, two HCSPA members and two PE&S employees.



A copy of the written feedback provided by the focus group and a record of focus group meeting minutes can be read in Appendix C.

4.3 Online consultation

Stakeholders were invited to provide their feedback on Connecting Mackay. Five planning update documents relating to the master plan and a document containing the ideas for the recreation hub were uploaded.

An online feedback portal for the draft master planning documents was active from June 18 to September 6 and feedback for the recreation hub from September 3 to 13.

The planning update documents uploaded to the newsfeed included:

- Planning Update #1: An overview of vision, site description, policies, plans and reports
- Planning Update #2: Opportunities and constraints
- Planning Update #3: Objectives and strategies for the draft master plan
- Planning Update #4: Draft master plan unveiled
- Planning Update #5: Comment on the ideas for the Seaforth Esplanade's recreation hub.

All comments submitted from the online consultation can be read in Appendices A and B.

4.4 Social media

In total, there were seven Facebook posts uploaded to council's Facebook page. These posts had a total reach of 73,927, received 202 comments. One post was shared on the HCPSA Facebook page which did not attract any comments.

5. Findings

The objectives for this project's community consultation were to find out if and how the local community uses the site, what they perceive as missing elements or issues in the park and their sentiment to improving the experience of the park for future users.

5.1 Direct contact with targeted stakeholders

The following submissions were received from stakeholders.

STAKEHOLDER 1

An email was received from a property owner requesting the improvements to Seaforth Esplanade cater to assess issues encountered by the disabled.

STAKEHOLDER 2

A resident called PE&S to discuss their safety concerns regarding the stormwater outlet and associated drainage swale on the northern side of Elizabeth Street and Acacia Avenue. The resident recommended reducing the sign posted speed in the area, including a traffic barrier and piping the drain to enable a proper footpath to be created.



The resident also requested a street light at the Acacia Avenue and Hansen Street intersection and widening Elizabeth Street and Acacia Avenue to eliminate the unsealed shoulders.

STAKEHOLDER 3

A former resident provided a written submission. The stakeholder's feedback did not support the location of the pathways presented in the draft master plan.

The stakeholder supported the concept of extending a coastal walk beyond the park and requested safer passage for pedestrians along the Acacia Avenue section from Elizabeth Street.

A request was made for better signage, including a noticeboard, and retaining the trees due to their historical significance. The stakeholder supported the coconut palms remaining in order to highlight the coastal aspect of Seaforth to tourists.

The stakeholder recommended a solution to the bottleneck encountered by caravaners at the camping grounds entrance could be resolved by using the second Seaforth Reserve Road entry.

The stakeholder supported the immediate replacement of the wading pool with a water play feature and considered toilets, showers, the playground, picnic shelters and shared pathways with fitness equipment the priority.

The stakeholder considered the proposed events space unsuitable due drainage issues. They strongly supported the markets remaining in the current location and that the shade provided by the mango trees was responsible for the longevity of the Seaforth Markets.

STAKEHOLDER 4

The Mackay Local Marine Advisory Committee (LMAC) provided a submission requesting greater consideration for turtle nesting and other environmental values.

The submission highlighted their concerns for a pet-friendly area that could impact migrating shorebirds. The stakeholder also considered the existing lighting in the camping area and amenities is currently causing disorientation and the death of turtle hatchlings. LMAC requested turtle-friendly lighting operating on timers where lighting is essential.

LMAC supported recommendations for the protection of foredune vegetation through fencing and revegetation to reinstate natural dune zonation.

Submissions from the above stakeholders can be found Appendix D.

5.2 Project focus group

The focus group observed that the playground is infrequently being used, unless the camping grounds are full, and seldom by local children. They consider there is a lack of activities available for children in Seaforth and the wading pool, sports grounds and community centre are considered underutilised. The group reports that the majority of visitors come in school holidays and visit the monthly Mega Markets.

Their feedback shows strong support for retaining the enclosure and requested a fishing platform within the enclosure and a ramp for ocean wheelchair access.



The submission includes a request for a 25m swimming pool and council's proposal to replace the wading pool with a water play feature is supported.

The group considered the playground at the camping grounds could be relocated and requested a fenced and shaded playground that is suitable for all ages, catering to those with a disability or sensory issues.

The shaded tables and BBQs in front of the enclosure are considered well used, with the benefit of allowing people to watch the enclosure from this location. There was a request for more tables and BBQs to meet demand and more seating along the foreshore.

The location of the proposed recreation hub is supported and retaining the existing location of the markets is recommended as it is well shaded with parking available close-by. The feedback they gathered from visitors suggests the markets move closer to the foreshore to take advantage of the ocean views.

The group requested powered sheltered market sites with water available, more bins, tables, water bowls and doggy bags for dogs. Retaining the public amenities in the existing location was accepted.

More pathways were requested and the lack of pathways considered a barrier for the disabled and those with prams. The group suggested the proposed Seaforth-Yakapari Road shared pathway from the school continue along the western side of George Street to connect to the coastal walk.

The group recommended a shared path the length of the foreshore extending beyond the park to become a coastal walk. Changing the locations of many of the proposed pathways in the initial draft master plan was requested.

The very narrow carriageways were considered a safety hazard and there is a suggestion to extend the size of the carpark.

The group recommended changing the camping grounds entry to make access easier for people towing caravans and traffic calming devices along Palm Avenue. Other requests for the camping grounds included electricity (including 10 AMP and 15 AMP), cabins, renewing facilities and making the area dog-friendly.

The group also suggested fitness equipment, free lighting at the sports grounds, seating at the community centre, a mural, turtle-friendly lighting, that the community hall has potential as a local museum and signage to display information about local heritage, people, weather events, trees, turtles and crocodile warnings.

There was strong community support to retain the mango trees and concerns that the Seaforth Esplanade could be overdeveloped.

The submission from the focus group and minutes of meetings can be found Appendix C.



5.3 Online consultation

There were 22 comments received on Connecting Mackay regarding the master planning document and eight comments submitted on the separate recreation hub feedback section.

The key findings from the feedback received regarding the draft master plan document showed the **water play feature** received strong support and attracted the highest response (six comments). **Mango trees being retained, shared pathways, and fitness equipment** each received five comments.

Feedback on the recreation hub section of Connecting Mackay showed support for **keeping the trees** (four comments). The **water play feature** and **BBQs** received 3 comments each.

All comments submitted to Connecting Mackay can be found in Appendices A and B.

5.4 Social media

In total, there were seven posts made on council's Facebook page showing the following activity.

The first post on June 18 reached 13,840 people and notified the public that council was developing a draft master plan. The post received 104 likes, one love and one wow reaction. It was shared 25 times and received 31 comments. Of the comments 29 were used to tag other people, five supported the enclosure remaining, three were positive about the project, one requested shared paths and another powered sites. The post received 1105 post clicks.

A second post on August 24 reached 12,722 people and prompted the community to provide feedback before the consultation period closed. The post received 63 likes, one haha reaction, 12 comments and 22 shares. Eight comments tagged another person, one asked to retain the enclosure and another requested a swimming pool or water park.

On August 26, a post notified the community that the master planning was almost complete. The post invited the community to view the draft master plan. It reached 14,190. The post received 243 likes, ten loves, one haha and one wow reaction. Facebook users clicked on the post 1622 times. This post received 60 comments with 13 of these comments asking that Seaforth be left as it is or not overdeveloped, two requested shared paths, two requested more seating and shelters and one requested the trees be retained.

This post was shared on the HCPSA Facebook page. It received no likes or reactions or comments.

The September 3 post promoted the potential of the park and included an aerial video of the site. It reached 4,399 people. Three seconds of the video was viewed 2,200 times and over 15 seconds of the video was view 551 times. The post received 10 likes and four comments all tagging other people.

A sixth post, shared the previous post on September 6, reaching 1765 people. It received four likes and one comment. The comment was tagging another person. Three seconds of the video was watched by 403 people.

On September 8, the seventh post promoted the recreation hub consultation and reached 25,999 people. It received 90 likes, five love, two wow and one sad reactions. The post was clicked on



1,502 times and received 44 comments. A comment was made that the wading pool was never open and another five supported the wading pool remaining. There was one request to leave the trees and the enclosure. Three posts were positive about the project and one was negative.

On September 12, the previous post was shared. It received five likes, no reactions and no comments. The post attracted 10 post clicks.

The social media posts and responses can be seen in Appendix E.

5.5 Unsolicited feedback

No unsolicited feedback was received regarding this project.

6. Community Engagement recommendations

It is recommended that council takes steps to inform external stakeholders of the outcome of the community's feedback and input into the project; and to demonstrate the influence this had on the development of a schematic design for the park.

It is proposed that a follow-up information session be conducted on-site with councillors and project team members available to answer questions about the final master plan.

In response to negative feedback regarding only offering online consultation methods, it is recommended that when communicating with the Seaforth, Holiday Bay and Ball Bay communities council not rely entirely on online methods and ensure that correspondence is also printed within the HCPSA's newsletter or on flyers.

It is further suggested that a media release be issued to promote the information session and notify the community of the final master plan's release. A following media release is recommended to publicise the detailed design for the park and to notify residents about the start of construction.

The media release content should be issued via project update emails to the Connecting Mackay page followers and included on the page's newsfeed.

Appendices

Appendix A – Online master planning document comments

	YES	NO
INFRASTRUCTURE		
Electricity	3	0
Improve road access	1	0
Fencing	1	0
Improve drainage	1	0
Additional parking	1	0
AMENITIES		
More seating	4	0
Improve toilet and showers	3	0
- Include disability changing facility	1	0
- Include baby changing facility	1	0
More shade	2	0
BBQs	2	0
More shelters	1	0
Fencing	1	0
LIGHTING		
Turtle-friendly lighting	2	0
General lighting	0	1
PLAY EQUIPMENT/AREA		
Water play feature (1 comment said the benefit is that it would be stinger-safe)	6	1
Proposed recreation hub location	3	0
Upgrade playground	2	0
Fenced playground	1	0
Playground at sportsground	1	0
Playground in camping grounds	1	0
Zipline	1	0
Skate park	1	0
PATHWAYS		
Shared paths/pathways within reserve	5	1
Footpaths along road	1	0
FITNESS EQUIPMENT		
Fitness equipment	5	1
NATURAL ENVIRONMENT		
Keep mango trees	5	0
Keep palm trees	4	1
More shade	2	0
More plants	2	0



OTHER		
Concern with overdevelopment of area	3	0
Keep enclosure	3	0
Ocean tidal pool	2	0
Involve Yuwi people	2	1
Fishing platform in ocean	1	1
Interpretative signs	1	0
Public art installations	1	0
Keep markets in existing location	1	0
Motorbike track	0	1

OUT OF SCOPE	YES	NO
CAMPING GROUNDS		
Provide powered sites	2	0
No pets or fires	1	0
Install washing machines	1	0
Provide water to sites	1	0
OTHER		
Improve roads in Seaforth area	1	0



Public Art Installations

author: GeminiLion

Provide public art installation which tells stories about the local history, environment, community. Get the local community involved where possible. The artworks can be interactive i.e. seating, tables, play equipment, power poles etc. Sculpture, murals, street art, interactive art etc

Suggestion

author: Jane

The kids would love a pool that pumps in ocean water and a zip line..for older kids 😊

Please keep the mango trees

author: Seaforth holidayer

A big drawcard is the relaxed feel of seaforth. Footpaths are not needed around the reserve as there is wide grassed areas to walk on and you just walk on the road, but agree could be better on the busy road to have a footpath. I love the big mango trees in the park they are very special to me with many memories eating the fruit on way back from swimming. It's so nice and cool under them. Agree plenty could be improved but also please don't make it too fancy. I come to relax and enjoy the beach. Outdoor shower and simple toilet block is ample. Accessibility to the beach and dignified/safe changing facility for elderly or disabled would be worthwhile Investments but personally I wouldn't like to see the relaxed area ruined with unsightly exercise equipment. Maybe talk to traditional owners of the area and find some local edible plants that won't need maintenance and it would be interesting too to learn more about them. Please make sure if you add lighting the architects understand the local conditions - they attract bugs and make things unpleasant. Also the dark night skies are an asset of seaforth and lights could confuse the turtles. Your report said the current sports facilities are under used I think also this is likely because majority of people come for the beach. Someone suggested a motorbike track for teens I think that's an awful idea they will just cause trouble on the road riding to and from, likely ride on the beach and be very noisy. I also don't think a fishing platform at the enclosure as suggested is a good idea. For starters the tide goes out too far so it won't be that useable and when tides in don't want people fishing where I swim.

It would be good to have outdoor Exercise equipment for people to do asking the walkway. I've seen it on Clermont and Gunnedah. It's great for young and old.

author: Dinah

It would be good to have outdoor Exercise equipment for people to do along the walkway. I've seen it in Clermont Qld and Gunnedah NSW. It's great for young and old.

MARKET AREA AND SURROUNDS

author: President Hibiscus Coast Progress and Sports Association

Feedback from people visiting our area to date - Love where the markets are held as it offers shade as well as easy access to the foreshore. More setting, water, electricity and lights have been high on the list. The upgrade to a Water park has had a strong response as it will cater for a wider age group and enhance the foreshore. The Association will continue to gather more feedback from the general public, residents at our Markets

Excited for a zero depth water play area and footpaths

author: Felicity

Totally agree with the constraints and opportunities you've identified! Being a local with a young child, I'm especially excited for a zero depth water play area that'll mean we can enjoy water play all day, in the shade and not have to worry about stingers! Footpaths with interpretive signs and exercise equipment would be a great addition to this area - I can see locals and visitors alike taking advantage of them.



I Have 30+ years of Seaforth Love!!!

author: Megan Austin

My whole life I have been coming to Seaforth and now as a mum of 5 I get to share my favourite place with my own children. I am so excited for these updates :) The current camp grounds have overgrown beach access points. Ensuring these access areas are maintained would be awesome for the camping people as well as day residents. Plus I think clearer camping designated areas would be great from a campers point of view. Please don't allow pets or fires still though. The playground in the camp grounds is rather poor in the fun aspect especially compared to the old train one that was there as a child. As per your proposal there is limited seating for supervision. I understand the point of getting it away from the road however I think its important to have a separate play ground for those paying to stay in the grounds therefore please don't take away this playground all together. Please provide some more shade, some more seating, maybe a BBQ and perhaps a fence if at all possible. Also in regards to camping please, please, please bring back the washing machines - no laundry area in the camp grounds is painful for longer stay campers. The swimming pool is such an iconic part of the seaforth vibe, therefore its important to keep this little area central to the esplanade. A water play area that caters to older kids too would be perfect but will require shade, seating and possibly some bbq huts. The swimming enclosure is another iconic appeal to seaforth. The showers and toilets definitely need an update including more toilets, baby change areas and disability access. I'm thinking similar to toilet area at the lagoons in Mackay perhaps. I am super excited for these updates and know my extended family will be also. I look forward to seeing what develops and would be willing to participate in any further discussions if people are needed :)

Born local Girl

author: Suzy

I'd like to see the children's splash park where the wading pool is and exercise equipment along the pathway from the splash park to the bbq's in front of the enclosure. That way your older children can swim in the enclosure, your younger ones can play in splash park and parents can work out or cook lunch. To me it makes sense to add a descent playground to the BMX track area. There is tennis and basketball for adults, BMX for kids, so why not a fenced playground for the little ones so that while we exercise our little ones are safely playing. Makes sense to me to keep everything together with the bbq areas. Thanks

The Road to Seaforth

author: Bec

Great plan!! would love to see access to Seaforth improved. The Road from Mount Ossa has no bitumen and is very often full of pot holes. The bitumen road from Kuttabul/the leap is narrow and also needs upgrading. If upgrades are planned to attract more visitors to Seaforth- the road infrastructure needs to be seriously looked at and upgraded.

Seaforth

author: MissTess

The hardest thing about living in North Queensland is that it's warm enough to swim for nine months of the year but there is nowhere to swim if you can't match the tide times. The obvious solution for the entire district, for both attracting tourists and for the local district would be to build a tidal pool so that everyone can swim whenever it suits them. They need no daily maintenance as the water is refreshed on each high tide. It is completely chemical free as it's just fresh ocean water each high tide. There are several others in Australia and none of them require lifeguards. They have become major draw-cards for their districts, with tourists travelling across the country to visit them. We would still need a Stinger net but outside of that it would allow us to swim whenever we could get to the beach. This in turn would mean our camping ground would be full all the time and that would inject major income capital into the Seaforth Area! As such it would be great to see power supplied to the Camping grounds. Please do something real for Seaforth! Walking paths and pretty playground equipment is fine for in the short-term BUT the demographic of Seaforth is not one of young families. It is largely older people and retirees and grey nomads in the camping grounds. Do something for us please! Yes it might cost more now but it would truly put Seaforth on the map!



Camping Ground Gold mine

author: Shane Warren

We have become regular visitors to the camping grounds in our Caravan. These camp grounds have had little upgrades in 30 years. Powered sites would encourage all year round visitors and would be a good income for council. It would also help support the local businesses in the area. Councils all around Australia are building and improving Council owned parks. We really could do with this upgraded facility.

Lighting for nesting sea turtles

author: wayfarer whitings

The proposed developments for the Seaforth area are exciting but please make sure that any lighting infrastructure is turtle friendly. With the lack of dune vegetation along the foreshore there have been problems with hatchlings getting disoriented and heading for the amenities block and into the park. Any lighting (new and old) needs to be looked at and adjustments made to ensure that the nesting and hatching turtles that visit the beach are safe and protected.

Trees for shade, trees for the beach, trees for the turtles.

author: Queens Park Lover

Please don't miss the opportunity of improving the gorgeous beach so it can be used by all, humans and animals like turtles. Plant local natives, allow for view framing so we get best of both worlds, vegetation and view. Replace coconuts with some lovely big natives that will protect and shade. Coconuts just cost ratepayers money to maintain.

Please Don't OVERDEVELOP Seaforth's natural charm

author: Concerned local resident

By all means improve the toilet facilities. If the wading pool has reached its use by date, then remove it. Seaforth does not need fancy waterplay equipment. Most people come to appreciate the beach and to swim in the enclosure. It is important to keep up maintenance on the enclosure and to keep the reserves mowed regularly. If all these extra facilities are provided it will cost more to maintain when even now the reserves are not always mowed as regularly as they should be and the weed control is not great. We DO NOT WANT TO BE like the Sunshine Coast or the Gold Coast. The RELAXING, NATURAL atmosphere is the MOST IMPORTANT attraction of this area.

Do not remove the palms or coconuts

author: Whitsundave

The instagramability of Seaforth has always been the palms on the lawn between the car park and the beach / ocean. Once on the beach, what makes the view tropical and southern relatives jealous are the coconut palms and the blue water. Chop them down and it will look like any beach in Victoria, and for what? What will you have achieved?



MAJESTIC HISTORICAL MANGO TREES

author: President Hibiscus Coast Progress and Sports Association

As a committee we have been gathering more and more information from both residents and visitors who attend our Weekly and Mega Markets as well as attending meetings with business owners, Bowls Club and CWA and other associations. The most asked question is - Are they going to get rid of the Mango Trees that have been a Major drawcard to our town. They also have historical value to our town and the ancestry associated with them. They provide not only shade to the Market Stall holders but to all the people who gather and have a picnic, sit and relax, read a book, have a birthday party and a great area for family gatherings. We have many visitors to our area and they are passionate about retaining our relaxed no fuss lifestyle and the natural beauty of our parks. As the markets are our main fund raiser we realise the importance of the Mango Trees in providing not only shade but a unique setting. The current market area is the ideal place for our Markets as it provides the space for the people to walk around and for our Association to invite other clubs and associations to join us. This area is suitable for mums with prams, wheelchairs, and easy for everyone to access. During this COVID pandemic the park has been a place where not only locals but people who came here with their parents and now they are parents where able to meet and catch up and relax and feel safe. Everyone agrees The Mango Trees are amazingly beautiful and their trunks look like and have sheltered our homes and business and way of life from many a cyclone and storm. Overall the response from everyone we have spoken to is the same. As the President of the Association and on the committee for the Seaforth Esplanade Upgrade we are working closely with the Council and hope to have another meeting with them before 6 September. Be proactive and have your say. Lyn Prince
President Hibiscus Coast Progress and Sports Association

LEAVE OUR TREES!!!

author: Vynka

Thank you for giving us the opportunity to make a difference and let our voices speak. Seaforth is a very unique seaforth location. It is frequented by locals, those of the local community Mackay and district and those from other areas both near and far. The most beautiful part of our foreshore is the trees. They are what makes this place what it is. It gives us shade in the heat of summer and a place to sit, have a picnic or just amble through. The trees here not only provide shade for us humans but also give homes to our wildlife of all species. Some of these trees are as old as time itself and they show their age by the size and girth of their trunks. They also have great holding properties, in floods and storms, they hold on to the sandy ground and stop erosion. So, please leave our trees intact! Trim them if you must but do not cut them down. Also, when we have markets and the people come from miles to walk around, it is the shade of the trees that allow the heat of the day to pass us by. So, thank you for reading this, and thank you for considering making our corner of the world greater. I hope we can see things like a bike path meandering through our trees. A lovely modern playground for our children, maybe exercise stations or outdoor gym areas for all of us to embrace fitness, now that would be awesome, ok, thank you for listening and with all my heart I hope you will embrace our suggestions and concerns. Sincerely yours. Vynka

Can not believe you don't put some power and water sites in the caravan park ??

author: Rpm

Can not believe that you don't put some power and water sites in the caravan park. A lot more vans would be there all year - not just in winter.

Splash Prk

author: Kay Jackson

I am a third generation living in Seaforth my whole life and I would hate to see any removal of the trees especially the mango trees and the coconut tree as they help protect the homes in the area from cyclones and I have been through a few the trees are definitely needed I would love to see a splash park to replace the wading pool maybe couple more barbecues in walk ways from the Caravan Park to the wedding pool enclosure to the Bowls Club and the toilets and BBQs upgraded But definitely against the removal of any trees because I don't think this is necessary at any stage



Keep the Mango Trees

author: staceyliia91

No matter what you do, please keep ALL those Mango Trees

Walking and Cycling Track

author: dwatkinsdesigns

I am 4th generation resident just retired. I walk the beach and streets every day. Would be great to have a walking track around the EXTERIOR of the Mango trees leading to the already beachfront track.. The shade that these trees provide is certainly amazing especially in summer when exercising can become quite hot.I see many older people with wheelie walkers having to walk on the bitumen roads, and young children cycling on the roads as well. A FLAT, SHADED AND SAFE PATHWAY would provide several purposes 1. Walking 2. Jogging3. Cycling4. Wheelchair or aged care walkers access 5. Prams6.Dog walking7. Stable walking path for markets as well.More seating under the Mango trees too.
Donna

Planning Update#3

author: Shero_25

Great work in progress!Water play: Having this a nature based structure like Kershaw Gardens (Rockhampton) would stop it taking away from the scenery around.Playground: You mention all ages, so I'm hoping that means teenagers as well as a Skate Park would be ideal for them.Proposed Event Space: I'm sure you are aware of the drainage issues that at this space has.Parking: Extra parking on the beach side of the proposed events space would be handy.Walkways: Great start but these need to be extended to Seaforth Creek and Finlayson's Point eventually.Exercise: Adult exercise equipment in the Hub or along walkways would be beneficial.Fishing: Fishing pontoon would be amazing!

25 August 20			It would be great to have some signage about the history of the township, and a chance to involve the Yuwi people on the Aboriginal History of the area. It would be great for food vendors to be able to set up on weeknights/weekends so there is a bit of variety (coffee, decent fish and chips etc) available to locals and visitors.
Spud81			
AGREES	DISAGREES	REPLIES	
2	0	0	

Appendix B – Connecting Mackay recreation hub comments

	YES	NO
THEMES		
Natural theme	2	0
Beach theme	1	0
AMENITIES		
Improve toilet and showers	1	0
More seating	1	0
More shade	1	0
BBQs	3	0
More shelters/picnic shelters	2	0
PLAY EQUIPMENT/AREA		
Water play feature	3	0
Nature based play	1	0
Bigger playground	2	0
Train play equipment	1	0
PATHWAYS		
Shared paths	1	0
NATURAL ENVIRONMENT		
More shade	1	0
Keep trees	4	0
More native plants	2	0
OTHER		
Murals	1	0
Keep wading pool	2	0
New wading pool	1	0
Upgrade camping grounds	1	0
More maintenance	1	0
OUT OF SCOPE		
CAMPING GROUNDS		
More maintenance		

**One comment had been submitted twice by the same person and has not been added to the above count.*



We welcome your comments on the ideas for the Seaforth Esplanade Recreation Hub

Visitors 28	Contributors 8	CONTRIBUTIONS 9
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<p>07 September 20</p> <p>Shera_25</p> <p>AGREES 0 DISAGREES 0 REPLIES 0</p>	<p>Can the water park area please be nature based without all the bright color leave that for the playground. Kershaw Gardens Rockhampton have nailed it, with flowing creek beds and dams that fill and release. IF we want it ocean based we can have Rivers/Creeks flowing into tidal pools but keep it natural looking like the real thing, so much more interesting than fake colours.</p>
<p>07 September 20</p> <p>SS</p> <p>AGREES 0 DISAGREES 0 REPLIES 0</p>	<p>Could you please keep as many of the trees as possible, we would be so disappointed to see the old large trees cut down, people love to picnic under them and families collect the mangoes in the season and there is a lot of history attached to them. Love the natural themes suggested. Thank you.</p>
<p>06 September 20</p> <p>dmt4920</p> <p>AGREES 0 DISAGREES 0 REPLIES 0</p>	<p>More playground equipment is a must, children just wanna play as much as they can. Which also gives parents time to enjoy the surroundings and maybe spend some money in the area. And leave the trees please, it adds to the tropical vibe of the region for tourism. If anything more native tree plantings will be perfect for tourists and locals..</p>
<p>08 September 20</p> <p>KylieF</p> <p>AGREES 0 DISAGREES 0 REPLIES 0</p>	<p>I would love to see nature based play. Rocks for the children to climb on, flowing streams, sand, bridges... I would also like to offer my services as an artist. For some beautiful murals. Get a group of local artists together and let us create some unique magic on the toilet block walls ect</p>
<p>08 September 20</p> <p>Rohan</p> <p>AGREES 0 DISAGREES 0 REPLIES 0</p>	<p>Mackay council please build the biggest play ground possible. Plenty of shaded tables and bbq areas. This will attract families for day trips and holidays from not only Mackay and surrounding areas.</p>
<p>09 September 20</p> <p>Nic_maree</p> <p>AGREES 0 DISAGREES 0 REPLIES 0</p>	<p>Please keep the existing waddling pool however adding a water park would be great! Sprinklers, Mini slides etc. Need plenty of shade for parents and also seating. Please bear in mind the the pool caters for everyone. You shouldn't remove it and just add a water park for toddlers! Needs to suit every age!!</p>
<p>09 September 20</p> <p>Nic_maree</p> <p>AGREES 0 DISAGREES 0 REPLIES 0</p>	<p>Please keep the existing waddling pool however adding a water park would be great! Sprinklers, Mini slides etc. Need plenty of shade for parents and also seating. Please bear in mind the the pool caters for everyone. You shouldn't remove it and just add a water park for toddlers! Needs to suit every age!!</p>



12 September 20		
DalyK		
AGREES	DISAGREES	REPLIES
0	0	0
<p>Would be fantastic to see something similar to the Mildura water play area that incorporates the beach theme and provides a shallow area to play under water features and perhaps a water playground which then gradually becomes a bit of a wading pool similar to the bluewater lagoon but shallow enough for older kids, perhaps separated by the water playground to keep different age groups in their area for water safety. The trees in the park and camping areas are beautiful and would like to see them stay, additional native tree planting along the foreshore would be good to see with some covered picnic table and bbq areas along that area and into the parkland for use, similar to the ones at Mky Harbour. A great playground would be good to see, something that caters for varying agegroups with some smaller equipment and slides for the little ones and bigger tube slides, climbing obstacles for the older kids. Would be great to see the public bathroom facilities on the foreshore and in the camping grounds upgraded also, having something close to the playground and water play areas is a must. Plenty of shaded areas along the foreshore would also be great to see.</p>		

13 September 20		
AshG		
AGREES	DISAGREES	REPLIES
0	0	0
<p>Please keep all current trees as it would be fantastic for shade, families love having picnics and picking mangoes. . . Keep the paddling pool the kids love it and we loved it growing up. Would be nice to see the park get a make over, one for younger and older kids, bring back the train and some shade sails also with seats for parents to sit down and some bins for rubbish. Nice walking paths for the children to ride scooters/bikes and for the older people to walk, I do see alot of older people walking their wheelie walkers on uneven grounds. Would also be nice for the council to actually maintain and clean the public toilets & the camping ground amenities (went camping @ Seaforth and the bathrooms were so unhygienic)</p>		



Appendix C – Project focus group

Submission received April 2020

Seaforth Foreshore Master Plan Focus Group Feedback



April 2020



Contents

Activities.....	3
Movement / Circulation Patterns	5
What attracts people to visit Seaforth and the park	8
Supportive Infrastructure	10
Markets.....	10
Event – upfront organisation	10
On the day observations	11
Responses from the markets	12
Photos	16
Businesses in the local area	22
Community groups/clubs in the local area	22



Activities

1. How the site is currently being used and why – what is supporting this activity?
 - campers/RV at the camping grounds
 - swimmers using the enclosure
 - kids using the playground – this mostly occurs when the campground is full and very infrequently otherwise
 - group fitness activities using the grassed area
 - ANZAC memorial
 - BBQ's/parties at the covered tables are very popular on weekends
 - Locals walking for exercise along the beach and campground
 - Weekly markets (Sunday morning) and Mega Markets (first Sunday of each month)

2. Can activities be specifically linked to a specific area or areas within the park? Can discrete activity zones be physically mapped?
 - people tend to set-up at the covered tables and chairs while going for a swim. You can observe people in the enclosure from most of the tables. They are close to the beach access, toilets/shower and car parking, and have shade.
 - Campers/RV's are kept to the fenced campgrounds which appear to be at capacity at times (e.g. long weekends, Easter, school holidays).
 - The markets are held in the area circled in red below; it is very shady, relatively flat, has good drainage and parking along the roadside is plentiful. Although the Progress Association does a lot of work raking the area and removing rotting mangoes during mango season.



3. Are there any observable patterns or frequency to this activity?
 - school holidays and long weekends are considerably busier times.
 - weekends are generally busier than weekdays, however there will usually be a handful of locals using the enclosure during the week, if the tides are right.



4. Who and how many are participating in any activity – age, gender, local verses visitor to the area, average numbers, etc?
- swimming in the enclosure seems to attract everyone (locals and visitors) at every age (from toddlers to the elderly). We have observed people taking both walkers and prams down to the beach; it is certainly helpful that car parking is not far from the beach access and the access is a very gentle slope (or all-abilities).
 - Doesn't appear to be many/any local kids that use the playground.
 - Generally, only a small number of locals visit the weekly markets. Mega Markets attract a much larger crowd of both locals, tourists and Mackay residents. It is all ages, with predominately families and older ages staying for longer.
5. What is also not happening in terms of use or desirable activities and why? Are there any obvious causes for this?
- sports grounds are underutilised
 - feedback from the local Youth Group is that more (free) lighting is needed for safety reasons.
 - the tennis courts and wading pool are also underutilised. Perhaps because the hours of operation and 'rules' (i.e. how to get a key/lighting etc.) are unclear and not easily found.
 - Casual use of the area (i.e. walking/cycling) by locals would increase significantly if safety concerns addressed – i.e. there are no footpaths and very narrow carriageways which create a hazard for kids, people in wheelchairs and parents pushing prams.
 - Only a very small portion of the area marked as #1 below is used for the regular weekly markets. Most of area #1 is used for the Mega Markets and all of area #1 is used for bigger annual events, such as the Car Show.
 - Area #2 marked below appears to be very underutilised. Towards the south-west of this area is uneven and a bit of a drainage feature, but the foreshore area is flat and shady with clear views of the ocean; it has great potential.
 - Area #3 marked below appears to be very underutilised. It is quite shady but acts as a drainage feature after rain.
 - In all three of these underutilised areas of the foreshore there are a couple of tables and chairs, no lighting, very low speed environment and some casual surveillance from surrounding houses.





Movement / Circulation Patterns

6. Are there any obvious points of conflict between the various modes of transport i.e. pedestrians and vehicles or with bicycles?
- narrow carriageway makes it difficult for cars to safely pass bicycles/prams/wheelchairs.
 - playground in the caravan park is on the corner of two (relatively) highly trafficked streets and there is no fencing that would contain run-away kids. This is made more dangerous when cars are parked around the park and visibility is reduced.
 - there are no distinct/formal pedestrian crossings to/from the caravan park and the service station and the post office.
 - the school bus drop-off near the service station is not clearly marked and again, no pedestrian crossings.
 - There are no footpaths and it can be difficult to ride on grassed verges.
7. What are the current barriers to movement? Are these barriers permanent or occur only during specific conditions (i.e. after heavy rain events due to localised flooding – example)? Are any groups or persons limited due to the quality of the infrastructure (i.e. not being accessible to those with a physical or mental disability)?
- As previously mentioned, areas #2 and #3 marked above act as a drainage feature after heavy rainfall, which without any formal paths mean it is a barrier to movement. The two photos below show the open grassed drain which cuts through area #3.
 - Not having any footpaths is a barrier to movement for those not confident to walk on the carriageway – i.e. disabled, with young kids, prams etc.





8. **Are there opportunities for improvement i.e. barrier removal, setting up new paths etc?**
- There are no formal paths within the area, so any new paths would be an improvement.
 - Locals and visitors both mentioned at our Mega Market event, that it is disappointing not to be able to walk/cycle the length of the foreshore (between Elizabeth Street and George Street). While some walk along the beach, this isn't always preferred and not suitable to all abilities and those cycling or with prams. It was noted that a lot of visitors to the campground now come with bicycles/scooters now too.
9. **Can people and/or drivers easily find their way around – understand the site? In addition to visual clues, is there adequate signage and if not, where might it be needed?**
- Signage coming into Seaforth is woefully inadequate and signage within Seaforth could be improved to indicate the swimming enclosure, playground/s, wading pool, sports grounds, markets etc.
 - Signage opposite the service station, before turning left onto Palm Avenue would help.
 - Signage indicating the presence of the swimming enclosure, toilets, shower etc. would help attract visitors/tourists to stay longer.

The following photos showing signs around Seaforth were taken on Sunday 19 April 2020.



Above shows the existing signs as you come into Seaforth, opposite the service station. Note these photos are taken from an informal school bus stop.



Above photo on the left shows existing signs at the corner of Palm Av and Seaforth Reserve Road, opposite the playground. The photo on the right shows a very faded sign that appears to say "Market parking".



Above photos show signs along Seaforth Reserve Road where the markets are located. Note that cars park along this grassed verge during the markets and the 'no dogs' sign seems to be ignored during the markets too.



Left photo shows the only sign at the parking area for the enclosure, which is for no camping and doesn't mention the facilities – i.e. enclosure, toilets, showers, wading pool etc.

What attracts people to visit Seaforth and the park

10. What do people like about the Seaforth and/or the Esplanade Park? Can these features be specifically identified and even located on site?

- The swimming enclosure is a major attraction. It is one of few in the region, another being at Haliday bay.
- Large shade trees and grassed areas, picnic tables and BBQ's with a view of the ocean.
- The campgrounds are consistently full during school holidays and over long weekends; a lot of the same families will stay every year. Ideas to improve the campgrounds include:
 - Electricity - make a selection of sites powered
 - Cabins - make a selection of cabins available
 - Playground - more up to date playground, and/or move to another location within the park (near the enclosure) to allow more room for campers.
 - Facilities – the camp kitchen, toilet, showers etc. all need a revamp and rethink
 - Surface area – the grounds could be levelled for camping and caravans
 - Foreshore – could be improved with a tidy up and rethink
 - Dog-friendly – advertise the fact dogs are permitted and perhaps some facility to house dogs while their owners go fishing/exploring
- Visitors to the area are often generational; staying with parents who own homes here.
- There are ample opportunities for fishing in the area, with boat ramps/launching facilities at Seaforth Creek, Victor Creek, Haliday Bay, Belmunda and Cape Hillsborough .
- The 'Sunrise with the wallabies' tour experience at Cape Hillsborough is a major visitor attraction to the region.



- You can often see people getting take-away food from the General Store and eating it on the tables and chairs around the park.
 - The Progress Association's bi-annual Car Show was a major visitor attraction, as well as the Eat Street Markets held at the Bowls Club about 3 years ago.
- 11. What do people dislike? Again, can these features or elements be specifically identified and located within the site?**
- The playground at the caravan park isn't fenced or properly shaded. The playground itself is outdated.
 - There is no casual surveillance of the playground at the community centre; it is fenced with only one entry too (this is a safety issue). Also, the only seat in the playground is on top of the concrete septic and isn't safe (kids can easily fall off the seat and hurt themselves).
 - Information/warnings about crocodiles and marine stingers is lacking.
 - The public toilets at the enclosure are outdated.
 - There are no footpaths.
 - There is no connectivity along the foreshore, from the caravan park north.
 - No information on local heritage/history/people/weather events/trees etc. that would keep people in the area longer.
- 12. What might be missing in terms of site conditions / features or infrastructure that would enhance the attraction of Seaforth and the park?**
- Play equipment for all ages that is modern and shaded.
 - Water play for younger children; the wading pool is outdated, small and not very enticing.
 - Footpaths connecting the campgrounds to the enclosure, playground, general store, service station and bus stop/s.
 - Fitness equipment at intervals around the park.
- 13. What might be the other associated attractions or points of interest that locals are aware of or know about, but which might not be obvious to visitors? This may include aspects of local history, hidden attractions, stories etc. How could this information be passed on or promoted to visitors – strategies / opportunities for improvement?**
- Several years ago, the Progress Association published a book on the history of the area. This would be the best source of information about the local history and stories.
- 14. What is available within the immediate area in terms of other activities or services or attractions that could help keep visitors in the area and/or spending? Can a list be formulated? What is the travel distance from the park and how do visitors get there?**
- The Old Station Teahouse on Cape Hillsborough Road (about 10min by car)
 - Meals and a game of bowls at the Bowls Club (about 5min walk)
 - Take-away food and ice-creams at the general store and the service station (couple of min walk)
 - Swimming enclosure at Haliday Bay (about 15 min by car)
 - The QPWS walking trail over the headland between Ball Bay and Haliday Bay including look-out (about 15min by car)
 - Walking out to Red Cliff Island at low tide and then walk to the top of North Red Cliff Island where there is a gun emplacement.



- Turtle nesting/hatching (on all beaches in the area). Information about turtle nesting and hatching, season, etc. or some kind of display, turtle friendly lighting, could be provided.
- National Parks walking trails at Cape Hillsborough, including the mangrove boardwalk (about 15min by car).
- The sunrise with the wallabies experience at Cape Hillsborough (about 15min by car)/
- Mega Markets the first Sunday of each month (at the park).
- Community centre/Progress Association hall – disused due to costs (couple of min walk).
- Mount Ossa Road; potential tourist loop if the sign 'unsuitable for caravans and motorhomes' is removed.
- Haliday Bay Golf Club (about 15min by car).
- Fishing (inshore and offshore).

Supportive Infrastructure

15. **Site conditions – where is it shaded verses exposed (How does this influence use or attraction);**
 - Council de-nuts the coconut palms along the foreshore; this is great.
 - The shaded tables and chairs near the enclosure are nearly always in use; the other tables and chairs scattered in the park, not so much.
16. **Does the physical site have any obvious issues such are poor drainage or localised flooding, the impact linked to fruit drop or conflicts with wildlife?**
 - Poor drainage during large rainfall events as mentioned previously.
 - Storm tide inundation and erosion associated with tropical cyclones.
 - Smelly mangoes during mango season that the Progress Association removes before market events.

Markets

The Focus Group had a stall at the March Mega Market event, which was manned with two teams of two people for two hours each. As well as this, two of the Focus Group members have stalls themselves at the markets. There were scattered showers throughout the day, which probably kept some people away.

Event – upfront organisation

- **Number of stalls overall and by type (Food, Bric-a-Brac, plant sales, etc).**
 - Generally, between 65 – 80 stalls at a Mega Market.
 - The regular markets will attract only a handful of stalls, depending on the weather and time of year (generally, 3 – 5 stalls).
- **Where stall holders come from – patterns regarding attendance at other events, etc.**
 - Stallholders at the regular markets are all locals.
 - Stallholders at the Mega Markets are a mixture of locals and those from Mackay and the Pioneer Valley.
 - The Mega Markets are held on the first Sunday of every month so not to conflict with other large markets, such as the Sarina Markets and the Troppo Markets.
 - Anecdotally, the start time of 8am was set so people could attend after the local church service which was 7am – 8am.



- **Size allocated for individual stalls and any requirements to operate (power, water, shade, etc). What do the event organisers provide versus what the stallholder brings with them?**
 - The event organisers (the Progress Association) cleans the area of rubbish, sticks and rotting fruit prior to the event. The Association then marks the stalls by number on the ground, depending on how many stalls have registered to attend that day, and directs stallholders to their allocated stall.
 - All other equipment (i.e. shade and table/s etc.) is provided by the stallholders themselves.
 - There is no power or water provided.
- **Logistics – setup (time, progress, where stall owners park) and pack-up (time, process, specifics like clean-up / rubbish removal etc).**
 - Can provide further information on logistics after speaking with the Market Co-ordinator.
- **Planning Promotion / directional signage – where was signage positioned, what other mechanisms were used to get people to the event?**
 - No signage with Seaforth. The Progress Association has some A-frame signage for the Mega Markets that is erected around the area on Mega Market weekend.
 - Facebook pages (Hibiscus Coast Progress Asssoc. and the Seaforth Community Noticeboard Qld)
 - Monthly Progress Assoc. newsletter
- **Any Fees and Charges on stall holders?**
 - \$15 per stall unless volunteer organisation/charity, which is free.

On the day observations

- **What were the most successful or busiest stalls attracting the most people – Why?**
 - The coffee van and BBQ/sausage sizzle does very well; they are both centrally located and usually there is live music in this area too.
- **Where there any conflicts or noticeable issues – enough bins, access to services, etc?**
 - The event is set-up in a U-shape, which means attendees have to double-back and the stalls at the end of the U-shape appear to be the quietest.
 - There were some bins and tables near the BBQ/sausage sizzle. The tables and chairs were occupied for just about the entire time.
- **How might things be improved for stall owners – their comfort, supporting logistics, promotional opportunities?**
 - A number of stall holders mentioned that access to power and water would be helpful.
 - Better promotion on social media would help attract more attendees.
- **How did people get the event? (Walked, rode a bicycle, private car or bus – came as a group in multiple vehicles, etc).**
 - Majority of people arrived by car, some locals walked and people staying at the camping grounds will walk/cycle too.
 - There are a lot of family groups/couples that attend.



- **What time did people arrive (patterns over the course of the event) and if possible, estimate how long people stayed.**
 - From 8.00am to about 10am seems to be the busiest period, with a lot of people getting coffee and a hot breakfast during this time. Attendance dropped significantly close to midday/closing time.
- **Did people visit the public amenities before, after or during the event (could be worth monitoring these facilities during the event to get a head count / gender split).**
 - We didn't take note of this during these Mega Markets, however regular stallholders commented that it would be beneficial to have public toilets closer to the markets.
- **Did people do anything else in the park before or after visiting the event? Go to the shops? Go for a swim – just leave?**
 - Some families visiting from Mackay had gone for a swim before coming to the markets.
 - Some locals could be seen with the weekend papers, indicating they had visited either the general store or service station before coming to the markets.
 - For a lot of locals, the markets are a very social event and an opportunity to catch up with friends in the community.
- **What type of person attended the markets – gender split, groups or individuals, age range? What types of groups – obvious families, couples, split between locals versus visitors?**
 - There appeared to be a broad range of ages, from the very young in prams, to the very old using walkers. Young couples with their dogs, families, grandparents and grandkids, grey nomads, etc.
- **In talking to people some basic observations could be made – had they bought anything? What types of things / products they have.**
 - Surprisingly, we noticed there were A LOT OF DOGS! Apparently, a lot of people bring their dogs to the markets, but there were no issues with dogs fighting or mess being left behind. The Old Station Teahouse is also dog-friendly, so perhaps visitors go there for morning tea/lunch after the markets.

Responses from the markets

The Focus Group asked people at the markets what they liked and didn't like about the park as it currently is and noted their suggestions for improvement. These are the responses we received; they are not prioritised or vetted.

As a general observation, locals tended to be very positive and could easily identify the things they liked about the area, whereas visitors tended to be more negative.



Like	Don't like
Shade provided by the trees	Trees that block water views (this was from a local resident)
Water views (a lot of people (residents and visitors) mentioned this)	Not enough seating along the foreshore (during the markets, all the seating near the enclosure was taken by large groups).
Enclosure	Cars speeding along Palm Avenue, often towing boat trailers. A lot of locals agreed with this sentiment and mentioned concerns for safety as to why they walk alternative routes (avoiding Palm Av)
BBQ shaded areas	Limited area of dogs in the campgrounds
Wading pool provides water play for kids that is all-day, shaded and stinger-free	Uneven camping spots, particular near the wading pool make it difficult for caravans
Vinegar for stingers is provided	Playgrounds with no shade
Showers/toilets near the enclosure	Walking along Palm Avenue (narrow carriageway) and concerns for safety
Early morning walks (a lot of locals mentioned this)	No signage for visitors (a lot of people agreed with this)
Trees along the foreshore that help with beach erosion	Nothing to do – especially for kids (this comment was made by a visitor from Mackay with young children)
Plenty of carparks	Park areas not linked (BMX area, wading pool, playground)
Taking dogs to the markets	
Existing facilities – don't over-develop	



Suggestions	Comments
Zero-depth water play feature near the enclosure	<p>Everyone (locals and visitors alike) agreed this was a great, modern and safe alternative to the wading pool.</p> <p>Likewise, everyone agreed that the existing wading pool isn't very appealing.</p> <p>Some children suggested a water park with hoses.</p>
Footpath/s	<p>This was mentioned time and time again by locals, who provided these ideas:</p> <ul style="list-style-type: none"> • A circular path linking the sports grounds and BMX track to the foreshore, enclosure, wading pool and campgrounds. • Separate from the road/cars • Along the foreshore from Elizabeth Street to George Street • From the park to the Victor Creek boat ramp (about 4km) • From Seaforth to the primary school (we understand Stage 1 of the path is already funded)
New playgrounds with shade	<ul style="list-style-type: none"> ○ Replace the playground at the corner of Palm Av and the Seaforth Reserve Road with something more modern and include shade. ○ More playground equipment in the shade at Frangipani Av.
<p>Suggested improvements to the markets:</p> <ul style="list-style-type: none"> • Make power and water available to stallholders • Provide more bins • Permanent shelter for regular markets • Water bowls for dogs and doggy bags for clean up • More seating • Public toilets closer to the markets • Move closer to the water to take advantage of the water views 	<p>These suggestions came from a number of local stallholders, based on their observations.</p> <p>A visitor suggested moving the markets closer to the water to take advantage of the views and once people saw it on the board, many agreed.</p>
Exercise equipment along footpaths	<ul style="list-style-type: none"> ○ This would cater to locals and visitors using the campgrounds. ○ Along the walkway/bikeway, similar to the old rail corridor along Paradise Street. ○ Include a skate park in the BMX area and this becomes the teenage zone, which links to the Youth Nights that occur monthly through the Youth Club.
Traffic calming devices along Palm Avenue	Provide improved safety for pedestrians



More BBQs and shaded tables and chairs near the enclosure. More shade in general too.	Most weekends (except winter), these are full with large groups. The palms along the foreshore don't provide any shade.
Suggested improvements to the campgrounds: <ul style="list-style-type: none"> • Keep pay showers open • Install/upgrade laundry • Electrical points 10AMP and 15AMP 	
Outdoor cinema	The Progress Association used to run an outdoor cinema every Christmas at the tennis courts (for free). The Cape Hillsborough Resort does this sometimes still.
More rubbish bins	
Maintenance of the beach	In terms of erosion after storms/cyclones and sand build-up to the south of the enclosure.
Swimming pool (25m)	
Signs showcasing the history of the area and attractions	Examples of things to sign post include: <ul style="list-style-type: none"> • Birdwatching information • Local Aboriginal and Torres Strait Islander history • Information on the huge trees in the park (who planted them and when). Someone mentioned the pine trees were planted by Finlayson and McBride • Warnings of crocodiles in the area (seen frequently by locals all along the beach) • Fishing; general information of where to fish in the local area.
A mural that people can take photos of/with	This could be at attraction in itself, once people start posting on social media.
Fishing platform at the end of the enclosure	Barramundi are seen outside the enclosure at high tides.
Cater for special needs/sensory	
Ramp into the ocean for wheelchair access	Locals especially would use this.
Lighting around significant trees	Extension of the 'naked ladies' at night theme.



Photos

Taken from the same spot at intervals throughout the day



Above: taken at the start of the day – about 8am.

The photo on the left shows the Market Convener in a yellow high-vis shirt, centrally located.

The photo on the right shows the BBQ/sausage sizzle tent and associated tables and chairs.



Above: taken around mid-morning (about 9am).

The photo on the left shows the line for the coffee van next to us.



Above: taken about 9.30am



Above: taken about 10am.
Note the dogs in the photo to the right!



Throughout the markets at about 10.30am



Note the shade provided by the trees and need for park to be all-abilities.



Note stallholder vehicles are parked directly behind their stalls within and around the U-shape of the markets.



Above photos show the local CWA stall, a family with a pram and more dogs.



Above photo on the left shows some stalls set-up under the shade of the mango tree.
Photo on the right shows one of the main entrances to the markets from Seaforth Reserve Road.



Above shows the central market area including the BBQ/sausage sizzle and associated tables and chairs, and bins provided.

Parking



Above shows parking along the grass verge at Seaforth Reserve Road (facing east and west).



Above photo on the left is taken from the market area showing parking along Seaforth Reserve Road, facing east towards the enclosure.
Photo on the right shows parking in the area marked #3, facing west.



Above photos show parking at the corner of Seaforth Reserve Road and Palm Avenue, as well as people crossing the road to enter and leave the markets. Reversing out of these parks onto Palm Avenue must be done with caution.



Above photo on the left is looking towards the enclosure showing a lot of these parks also taken.
Photo on the right is looking towards the markets, showing stallholder vehicles parked next to stalls.

Businesses in the local area

1. Seaforth Pines recreational centre – feedback being sought. They were very keen to be involved but haven't heard anything back since COVID-19.
2. Primary school
3. Bowls Club
4. General store and post office
5. Service station
6. The Old Station Teahouse
7. Golf course and resort at Haliday Bay
8. Sticks and Stones
9. Cape Hillsborough Nature Tourist Park

Community groups/clubs in the local area

1. Hibiscus Coast Progress and Sports Association
2. Bow hunters club
3. Youth club
4. Boating club
5. School P&C
6. Munchkins community play group
7. Ladies tennis
8. CWA
9. Men's Shed
10. Hibiscus Dieters Club
11. Fitness can be fun exercise club
12. Aqua aerobics (held at the Cape Hillsborough Resort pool)
13. Gardeners Club
14. Boot camp and Thai chi
15. Car show

Project focus group meeting minutes #1

MEETING MINUTES

Seaforth Esplanade Reserve Master Planning Project

Focus Group Meeting No. 1

Date: 6th February 2020

Venue: Seaforth Bowls Club

Meeting Opened: 3:00pm

Attendees: MRC: Richard Brown (RB), Tracie Harvison (TH), Rosie Mohorko (RM)
Focus Group: Felicity Laub (FL), Darryl Wesche (DW), Gillian Molloy (GM), Lyn Prince(LP),
Chris Gee (CG), Tony White (TW), Angela Gifford (AG), Peter Coffey (PC).

Apologies: Len Turvey (LT)

Item	Topic / Discussion	Actions By
1.	Introduction	
	<ul style="list-style-type: none"> All attendees introduced themselves and provided short overview of their background and interests in the project. 	Note
	<ul style="list-style-type: none"> FL declared potential Conflict of Interest. Not considered an immediate conflict but noted for future reference. 	Note
2.	Meeting Protocols	
	<ul style="list-style-type: none"> To establish efficient communication between all interested parties it was agreed that FL will lead and represent Focus Group and be point of contact for all correspondence and/or communication with MRC. 	Note
	<ul style="list-style-type: none"> MRC will coordinate contact with internal stakeholders within Council including Community Engagement Team as well as Mackay Tourism. MRC will also be responsible for engagement an external planning consultant to facilitate and document the outcomes of the initial phase of the Master Planning Study. 	Note
	<ul style="list-style-type: none"> FL to compile and issue contact list to TH. 	FL – 11/02
	<ul style="list-style-type: none"> Confirmed the overarching protocol at meetings that all participants are to be given the opportunity to be heard and to be confident that their views and input will be valued. 	Note
3.	Background to the Project	
	<ul style="list-style-type: none"> General overview of PE&S operations and background project provided by RB. This touched on the current range and condition of the park infrastructure currently in Seaforth. 	Note
	<ul style="list-style-type: none"> General discussion focused on the current park provision and condition of assets. Key points raised were: <ul style="list-style-type: none"> ➢ Access and the ability to offer connection to key facilities (bicycle paths, crossing to the various creeks, offering DDA compliant routes and/ facilities. The need for better wayfinding signage was noted. ➢ General degraded state of current infrastructure. Lack of infrastructure was noted within the Camping Grounds. 	Note



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- *Wide range of activities and groups currently visited the park and it was likely that what was currently occurring on the subject site wasn't being fully appreciated. Opportunity for the Focus Group to tap into local knowledge and to start to capture this information.*
 - *Visitors were interested in the history of the site and several examples were offered. This highlighted the need for interpretative signage and/or information. The unpublished story of Seaforth (history) was mentioned.*
 - *Community Hall under-utilised with the potential to operate as local Museum.*
 - *Noted the range of operational issues with the Wading Pool.*
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4. Regional Camping Review		
<ul style="list-style-type: none"> • <i>RB provided a general overview of the study and what it was encompassing.</i> 		Noted
<ul style="list-style-type: none"> • <i>Initial findings confirm that Seaforth Camping Grounds is a viable site with significant untapped potential. It also supported the comments by Focus Members that work was needed to address the poor quality and general lack of supportive infrastructure. It also identified the need to respond to the changing camping market including the need to accommodate pets, provide options for permanent on-site accommodation.</i> 		
<ul style="list-style-type: none"> • <i>RB noted that some information capture about visitor numbers and their experience / feedback was collected however this should be investigated and could be a good area of focus for the group. TH to follow up and provide details to next focus group meeting.</i> 		TH - 11/2
<ul style="list-style-type: none"> • <i>Acknowledgment of the importance that the Camping Grounds compliment local business rather than competing with them. This included the growing number of B&Bs in the area but also the offering at Cape Hillsborough.</i> 		Noted
<hr/>		
5. Planning Study – Overview		
<ul style="list-style-type: none"> ▪ <i>RB / TH confirmed the scope of the planning study. It was however noted that the Community would identify other needs linked to this key beachfront area. RB confirmed that both this and determining the future for the Seaforth Camping Grounds were a priority for Council. PE&S would drive the master planning for the beachfront.</i> 		Note
<ul style="list-style-type: none"> ▪ <i>An outline the draft project's aim and objectives was circulated.</i> 		ALL
<ul style="list-style-type: none"> ▪ <i>Confirmed that opportunities for external funding to implement improvements stood a much greater chance of being successful if projects had the support and/or were developed in partnership with the local community.</i> 		Note
<ul style="list-style-type: none"> ▪ <i>It was noted that the recent market day, people had commented that they had heard rumors about the project and wanted more information. This led to a discussion about the best approach. Opportunities to address the upcoming HCSPA General Meeting was mentioned. RB recommended that the Focus Group provide an update however given the upcoming Local Government Elections any formal community engagement would need to be delay until the new Council was established.</i> 		FL
<ul style="list-style-type: none"> ▪ <i>A key focus for the group would be to brain storm options for promoting and collecting information / ideas for the project.</i> 		Note
<ul style="list-style-type: none"> ▪ <i>A primary role of the new Focus Group would be to act as a conduit for communication between the community and council; and to act as advisors to ensure that the formal event would be successful. This includes how best to distribute information and/or the invitation to attend.</i> 		Note
<ul style="list-style-type: none"> ▪ <i>Several suggestions for communication were identified.</i> 		Note



Some initial ideas noted during the discussion included the following.

- Taking advantage of the local Post Office and getting the post mistress to assist in informing and handing out flyers etc. Everyone visited the Post Office to get their mail.
- Many of the members had access to their own email lists – where appropriate these could be used to encourage involvement.
- Community Notice Boards.
- Tapping into members knowledge and/or connections with local clubs, groups, organisations.
- It was noted that with the upcoming Easter Break, opportunity should be taken to capture information about activities and/or the level of visitation the Esplanade and Camping Grounds attracted. Some possible suggestions that the group might like to consider pursuing included the following. Note
 - Taking advantage of the Mega Markets over the Easter Weekend. This might include some type of survey, capturing attendance numbers, photographs, taking to stall owners to get their input, etc.
 - Routine / schedule observations of people in the park to identify what was happening, movement patterns, preferences or equally those areas of the park attracting little activity etc. Noting obvious patterns of behavior – good or bad.
 - Paying attention to the physical dynamics of the site including issues associated with flooding, problems with the fruit fall, need for shade etc.
 - Current traffic movement and potential conflicts. Getting in contact with the various tourist groups or those organisations that were regularly using the park as a destination for day trips (i.e. local retirement villages, boot camps, school groups).
 - Establishing or keep a visitor's book allowing people to record their comments and/or unique experiences.
 - Utilising social media or other methods allowing people to record their interests, what they like or didn't like about the area.
- TH noted that Council was in the process of finalising a range of technical-type investigations to support the study. This included a cadastral survey, services investigations and so on. Council intended to fly drone footage for the park and camping ground and would seek assistance from MRC's Community Engagement Team. This team had the skills and expertise to prepare the full range of material needed for the formal community engagement event. Council can also provide access to its on-line project portal operated through the Connecting Mackay website as well as to multi-media channels, graphic production services and so on. Note

6. **Next Steps**

- Council to issue information to guide the Focus Group on the range of topics and way of compartmentalising information gathered. TH/RM – 11/2
 - Focus Group to arrange a follow-up meeting to discuss the group's operation. It was agreed that members would meet next Tuesday at 3.30pm again at the Bowls Club. Note
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| <ul style="list-style-type: none"> ▪ Council will progress with the appointment of an external planning consultant to assist with the project. A project timeline confirming the likely dates for the Formal Event and other key project milestones will be issued to the Focus Group when ready. | Note |
| <ul style="list-style-type: none"> ▪ Local demographic data for the Seaforth and surrounding area to be send to CG. | TH – 11/2 |
| <ul style="list-style-type: none"> ▪ Focus Group to contact the local Police Officer as well as all local Clubs, Sporting and Community-based Organisations, Service Clubs, P&C etc. An invitation to provide feedback and any data available on visitation to the area or about their needs relative to the project is to be extended. | Note |
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7. **NEXT MEETING**
 Focus Group to meet Tuesday, 11/02/2020 @ 3:30pm, Seaforth Bowls Club.

Meeting Closed 4:30pm



Project focus group meeting notes #2

Project focus group representatives and design team meeting

Date: Thursday, June 11, 2020

Venue: MRC Paget Conference Room and video conferencing via Teams

Attendees: Tracie Harvison (PE&S), Ruzica Mohorko (PE&S), Ross Willis (PE&S), Debbie Knight (MRC Community Engagement Officer), Kristine Hiley (JFP Consultants), Andrew Galt (JFP Consultants), Lyn Prince (Project focus group), Felicity Laud (Project focus group), Angela Gifford (Project focus group), Chris Gee (Project focus group)

The project focus group representatives reported the following feedback in relation to the project:

- Seaforth community and visitors have a nostalgic connection to the wading pool with many childhood photos taken at the location
- there is strong support to update the wading pool with a water play alternative that could be used around the clock
- it is appealing that a water play feature did not need lifeguards
- the usage of the beach enclosure is high and the enclosure is an icon for their community
- the enclosure is used during high and low tide and used for beach cricket
- there is a need for more connections and shared paths are a priority
- that the main street of Seaforth is considered Palm Avenue
- signage especially to the camping grounds is poor
- people towing caravans had difficulty turning into the camping grounds and recommended they access that entrance to the camping grounds by driving further down to the loop road, in order, to avoid a sharp right hand turn into the camping grounds entrance
- it imperative to have a sign promoting the facilities available in Seaforth and within the camping grounds
- that they recommend not changing the entrance of the camping grounds to George Street as George Street is especially busy on weekends.

Project focus group meeting minutes #3

MEETING MINUTES

Seaforth Esplanade Reserve Master Planning Project

Focus Group Meeting No. 3

Date: 13th September 2020

Venue: Seaforth Community Hall

Meeting Opened: 1:00pm

Attendees: Tracie Harvison (TH), Rosie Mohorko (RM)
Focus Group: Lyn Prince (LP), Felicity Laub (FL), Lyn Prince (LP), Tony White (TW),
 Maralyn Ross (MR), Angela Gifford (AG),
 Other HCPSA - Mike Prince (MP), Alice White (AW)

Apologies: Focus Group: Chris Gee and Ky Jackson

Item	Topic / Discussion	Actions By
1.	Introduction	
	<ul style="list-style-type: none"> LP called the working session to order and provided a brief introduction. 	Note
2.	Project Status	
	<ul style="list-style-type: none"> TH briefly outlined the status of the project noting the adjustments in project delivery resulting from COVID restrictions but also in response to the recent Local Government Elections. 	Note
	<ul style="list-style-type: none"> TW asked TH to justify why Council believed that COVID restrictions had been relaxed noting a recent incident concerning a complaint about the HCPSA running the weekend markets. TH acknowledged the battle happening in the southern states and agreed that COVID restrictions and social distancing measures would likely remain in place for some time. 	Note
	<ul style="list-style-type: none"> TW / LP noted that the HCPSA and community more broadly had many concerns with how the project had been conducted and with the time frames imposed for community feedback. <p>The following concerns and issues were raised and discussed:</p>	
	<p>1) Lack of engagement with campers visiting the Camping Grounds</p> <p>Efforts by HCPSA to engage with visitors staying at the camping grounds was undermined by the caretaker being unwilling to promote the project or pass on information provided (flyers, HCPSA monthly publication, etc). LP suggested that on arrival, all visitors to the camping grounds should be given a copy of the HCPSA monthly newsletter and other materials relating to the project as well as other events happenings across the Hibiscus Coast. TH advised she would raise this issue internally.</p>	TH
	<p>2) Difficulties contacting HCPSA / locating the HCPSA website</p> <p>Media and other information about the project didn't adequately promote HCPSA and this limited people's ability to be informed about and provide input into the project. Issues with the name of the Association was discussed. From a project perspective it was felt that project materials / media releases did not adequately promote HCPSA or provided necessary details on how to contact the Association.</p>	Note

Page 1 of 7



<p>TH agreed to raise the issue with Council's Communication / Community & Lifestyle Teams to see if they might be able to help in building HCPSA's on-line presence; and TH would investigate how to promote the involvement of HCPSA in future project-related media releases.</p>	<p>TH</p>
<p>3) Over reliance on Connecting Mackay and social media</p> <p>HCPSA had been advised that many in the community disliked or were unable to engage in the project due to an inability to access a computer or being unfamiliar with social media.</p> <p>LP confirmed that a copy of all material posted on Connecting Mackay had been displayed in the park on the Community Notice Board and signs advertising the project were still in place. It was also noted that HCPSA had distributed flyers and had been assisted by the Post Mistress to ensure locals were informed. Despite this, the single biggest issue was that people wanted the opportunity to meet face-to-face with Council and the consultants. To date this had not occurred.</p> <p>TH acknowledged that COVID restrictions had limited the ability to run an information session on site. This explanation was dismissed as an excuse. LP and others believing that this should have been planned for once restrictions were eased. TH confirmed that she would discuss with senior management how to facilitate an on-site engagement session at the earliest possible opportunity. TH apologized that she was unable to commit to a date at the meeting as there was a set procedure and approvals required to schedule attendance at a public event. TH agreed to contact LP early next week regarding dates / arrangements for an on-site event.</p>	<p>Note</p> <p>Note</p> <p>TH</p> <p>Noted</p>
<p>4) Out-of-date contact information for HCPSA</p> <p>TW raised concerns again about the recent incident involving a Council Officer (unable to provide name or role description) who attempted to contact HCPSA over a complaint received about the markets scheduled for 6 September and concerns about adequate COVID management planned by HCPSA. An old email address and phone number was used. The issue was that the email and contact number used were no-longer being monitored and as such this caused an unnecessary problem. TW noted that HCPSA was able to confirm that in terms of COVID management requirements for the markets, the public toilets within the Seaforth Esplanade, being Council-owned, were outside the responsibility of the HCPSA.</p> <p>TH noted that she would follow up with Community Engagement to confirm that current contact details and email addresses were being listed and available to all Departments / Programs within Council.</p>	<p>TH</p> <p>Note</p>
<p>5) Ongoing dispute with Telstra</p> <p>TW raised current problems experienced by HCPSA with Telstra and the difficulties in cancelling an account for a mobile phone service noting it was an example of the types of difficulties in maturing the Progress Association.</p> <p>TW confirmed that the mobile had been setup and was paid for by HCPSA and as such, agreed that this was not an issue that council could assist with or that was directly related to the project.</p>	<p>Note</p> <p>Note</p>
<hr/>	
<p>2 Community Feedback</p> <ul style="list-style-type: none"> • TW expressed disappointment at the quality of the Master Planning Document noting it reflected the fact that consultants had not been onsite and that various issues of concern or of interest to the community had been considered. <p>The following range of issues were identified and discussed:</p>	<p>Note</p> <p>Note</p>



-
- 1) Removal of the Mango Trees**
- The single biggest issues raised by community members related to the Mango Trees with concerns that trees would be removed and replaced with native species.* Note
- This concern appeared to stem from the Master Planning document making the following points:*
- *Mango Trees were an exotic species;*
 - *Noted that fruit drop was a maintenance issue;*
 - *Recommendation that when specimens approached the end of their natural lifespan, there was opportunity to replace exotic trees and palms with more appropriate native species endemic to this location; and*
 - *Amount of information provided in the Master Planning Document relating to local native flora / emphasis given in the report to reinstate endemic vegetation.* Note
- TH confirmed that there was no intention or proposal to remove any of the Mango Trees but also that the report made mention of the significance and contribution made by the Mango Trees to the Esplanade's unique character / sense of place.* Note
- The meeting resolved that Master Plan failed to explicitly state that all Mango Trees would be retained and protected from impact during the improvement works.* Note
- TW noted that this should have stated upfront on the front page, but also that a similar concern applies to the historic Coconut Palms.* Note
- MR agreed and requested that the community be given assurances that these would also be retained. TH noted that Council's arborists had growing concerns over the health and age of some palms which were impacting their ability to de-nut some specimens. The issue of de-nutting was discussed but most felt that every effort needed to be made to keep the palms.* Note
- LP again noted that previous concerns raised by HCPSA relating to maintenance problems associated with fruit drop had dissipated. Maintenance issues or cost should not be used as a justification for removing or replacing exotic vegetation and in particular the Mango Trees.* TH
- To address the problem, TH suggested including an abstract or summary in the front of the Master Planning Document highlighting the key points and features of the site's future upgrade including a clear statement about retaining the Mango Grove and historically significant Coconut Palms. This proposal was generally supported.* TH
- TH also recommended that to close out the initial round of community engagement that a summary confirming all amendments or changes made to the document in response to community feedback should be prepared and published in support of the final amended version of the Master Planning Document. TW and LP recommended keeping any subsequent information about amendments simple. Most agreed this would be helpful.* TH
- TH noted that initial social media posts promoting the planning project raised community concerns about the swimming enclosure being removed. Much of this comment on Facebook did come from residents living in Bucasia rather than residents residing in the immediate Seaforth area. This highlighted the interest of the wider Mackay community in the project but also that Council was obliged and balance concerns as well as feedback received from all stakeholders. It was noted by those attending that the recent media release helped to dispel concerns about potential removal of the swimming enclosure by confirming in the media release that the swimming enclosure would be retained as a unique attraction of the Esplanade. It was thought that a similar approach would be helpful in response to concerns about the Mango Trees and Coconut Palms.* Note
- 2) Quality of the report**
- TW raised concerns about the quality and level of detail provided in the Report which in his opinion reflect the fact that Consultants had not been to site. TH took the opportunity to explain that her team had done much of the site-related investigation for the consultant. This included flying drone footage, undertaking an extensive photographic survey, detailed survey which including the* Note
-



<p><i>identification of all trees. FL and AG also discussed how the use of external consultants and remote sensing was common practice.</i></p>	
<p><i>TW commented that the report was too generic, suggesting that the context was typical of most consultant reports and contained little relevant to the site. TW suggested that the community would have no interest in much of the report's contents. Examples of the type of information considered to be irrelevant to the project was the information at the back of the report relating to coastal flora endemic to Seaforth, the material pallets, character or potential themes for the recreational hub / children's play space and so on.</i></p>	<p>Note</p> <p>Note</p>
<p><i>TW in response to being asked by TH what would be important to cover, noted that the report lacked or need to include more detail and specifics about what would be delivered. By way of example – rather than merely identifying the need for improved and additional public amenities, specific numbers qualifying the actual number of additional toilets or other facilities should have been stated.</i></p>	
<p><i>TH attempted to explain the intent of the Master Plan and its purpose; as well as the next phase of project which will focus on the detailed design for Stage 1.</i></p>	<p>Note</p>
<p><i>TH noted that Council was keen to explore staging and sequencing of development with the project group and community once the overall arrangement and agreement of key elements was resolved. TH also noted the reasons why it was premature to jump into detailed design solution before the overall scope and spatial arrangement within the site – in other words what goes and how each part or feature is connected was agreed to.</i></p>	<p>Note</p>
<p><i>It was suggested the community needed to have timing for development clarified, with immediate or short-term improvements distinguished from longer-term 'nice-to-have' elements. Whether or not to include longer-term and more aspirational components in the Master Planning Document was discussed. Most at the meeting supported the removal of some components given these had the potential to distract or even divert funding from what the community really wanted to see improved in the short term. All confirmed that the community's immediate priority was to construct the new playground and waterplay feature.</i></p>	
<hr/>	
<p>3 Setting Community Priorities</p>	
<p><i>TH noted that discussing priorities was premature and it was agreed to focus the discussion at this time on what amendments needed to be made to address community concerns and enable the Master Planning Document to be finalised.</i></p> <p><i>The following changes were recommended.</i></p>	<p>Note</p>
<ul style="list-style-type: none"> • Remove the footpath along Palm Avenue. <p><i>The community's priority in relation to Palm Avenue was to have the carriageway widened with kerb and channel fitted to address drainage and allow for proper driveway access. Investing in a footpath connection along the park's boundary or park side of the existing road reserve was considered pointless.</i></p>	<p>Note</p>
<ul style="list-style-type: none"> • Extending the new shared pathway to the school (currently planned to terminate at the Service Station) along the western or camping ground side of George Street to connect through to the future Beach-side or Coastal Walk. <p><i>HCPSA and the community supported the concept of a future walking and riding trail along the beachfront which should be planned to extend beyond the current project site but also connect into new pathway connection to the local school. Extension of the shared path was to occur on the camping ground side to avoid impacting private properties but also because it would also service the camping grounds. It was also considered to be more desirable given there would be options with regards to alignment. No discussion was had regarding the need for improved signage at the intersection, but it is assumed that this is still considered desirable.</i></p>	<p>Note</p> <p>Note</p>
<hr/>	
	<p>Page 4 of 7</p>



- **Path No. 3 (north-south connection)** to be designed as a road-side footpath along the western edge of the Seaforth Esplanade Road and extended to intersect / offer direct connection to the new Beach-side or Coastal Walk.

It was undecided if a second path to the back of the car park was required or not. The existing path connecting from the existing parking area to the toilets and picnic facilities was to stay. Most felt this was an adequate level of connection to service the parking area (Path No. 1). There was no desire to try and relocate the markets in order to be closer to the public amenities. Shading from the Mango Trees and ability to park vehicles across the road were consider more important.

Note

- **Delete Path No. 4.**

A single more centrally located path following the alignment of the internal park roadway was considered the most appropriate solution to provide a DDA compliant north-south connection. Concerns raised about potential conflicts with traffic were dismissed.

- **Relocate Path No. 5 to the eastern or camping ground side of the Seaforth Esplanade Road and in preference to providing a connection to the Community Hub, the path should be extended to offer connection through to the new Beach-side or Coastal Walk.**

Note

Most were against a path link to the General Store, Post Office and Ambulance Station suggesting that the necessary adjustment in levels and drainage required outweighed the benefit. MR noted that most people drive to and want to park out the front of the General Store and Post Office, those camping would use the roadway or want to take the scenic beach-side route. MR also raised concerns about potential conflicts between service and general traffic and pedestrians / cyclists around the General Store and Post Office. Specific mention was made of the underground petrol tanks and the need to get tankers in to refill and keep this service going. The store owner had expressed their concern over the planned changes to the road. The idea of a shared zone was not understood but any change needed further investigation.

Note.

TH noted she would make sure the consultants were aware of the petrol tanks.

TH

- **Weekend and Mega Markets**

The Master Planning Document is to clearly state that the markets will continue to be held under the Mango Trees in their historical location i.e. the area between Elizabeth Street and the Seaforth Esplanade Reserve up to the existing walking track. The area between the Seaforth Esplanade Reserve and future Community Hub will also continue to be used as the overflow parking area for the markets.

Note

Most agreed that showing both available open spaces to the west of the Community Hub for temporary or 'pop-up' events was desirable. Opportunities to improve drainage and access through these spaces was also considered desirable however the key message to the Community was still to be that no built elements are proposed within these spaces. All mango trees and other mature-size trees and palms would also be retained and protected during the course of any future development.

Note

Additional Comments or Issues Raised.

- *LP noted advice had been given by Council (unknown source) that paths constructed in a park could not be used by or crossed by vehicles and as such, HCPSA was reluctant to consider the installation of paths in the esplanade but particularly in the market area. The key reason being that constructed paths would prevent stall holders from accessing the site with their vehicles and setting up. TH advised that this was not correct. There were many instances where council had designed paths to be trafficable by both light weight and in specific locations heavy vehicles. LP also noted that installing paths would impact the roots of the Mango Trees.*

Note



	<ul style="list-style-type: none"> • Upgrade of the Community Hub Area 	Note
	There was a range of options about the recommendation to upgrade central area of the park to reinforce and help create a recognizable Community Hub for Seaforth.	Note
	While all acknowledged that this was more of a longer-term proposal, most believed that this was not necessary to include or consider at this time. There was general uncertainty about what a shared zone concept was but also, most felt that upgrading this area would offer little benefit.	Note
	LP noted that the area around the existing War Memorials was very small and as such, most in the community would be happy with the area being kept as is. Moving the community notice board back to its original position as suggested by MR should however be considered.	Note
	TH recommended that works to strengthen the sense of a community hub could be noted as a future opportunity. Most agreed that any works in this area should be including in the scope for any immediate works to the park.	Note
	MR suggested that the idea of providing some type of direct connection to this area from Palm Avenue was undesirable and should not be considered.	Note
	Note: TH assumes in light of the discussion regarding footpath development and the need for basic upgrades to the road (i.e. road widening and installing kerb and channel) to Palm Avenue that any suggestion of streetscape enhancements or traffic calming along this route should be downplayed or removed from the Master Planning document.	TH
4	Elements of the Master Planning Document supported	
	TH asked that HCPSA representatives to confirm those aspects of the Master Plan that, in their opinion, the community would support. The components subsequently identified were:	Note
	<ul style="list-style-type: none"> • The Recreational Hub including where it was proposed to locate the new playground and water play feature. HCPSA were confident that most people spoken to (and their members) accepted that the wading pool needed to be demolished and supported the idea of replacing it with a contemporary-style water play feature. 	Note
	RM however noted that the images / examples presented as ideas for the water play were uninspiring and requested that more options or range of equipment and examples needed to be provided.	Note
	<ul style="list-style-type: none"> • Beach-side or Coastal Walk. The concept was supported. Similarly, the concept of exposing views to the beach along the route in key locations was important but also agreed that re-instating the coastal dune vegetation along most of the route was essential. Concerns about lighting to protect turtles was noted and supported. Works to improve the various beach accesses / stairs or sand ladders was seen as desirable. 	Note
	<ul style="list-style-type: none"> • Toilets / Public amenities – Supported the recommendation to maintain toilets in basically the current location given the service connections were already in place but did accept that it may be easier to provide a new toilet block in preference to trying to renovate and make the existing facilities DDA compliant. Agreed that options to potentially adapt the existing building to house the 'back-of-house' components for the waterplay and/or storage or other use should be considered during the next phase of the project. 	Note
	<ul style="list-style-type: none"> • Extending the size of the carpark– generally agreed that additional parking was required. It was noted however that the Master Plan failed to note that the area nominated was used as a parking area by the Mobile Library. A solution would need to be found to enable this service to continue. TH advised that this issue would be brought to the consultant's attention. 	TH
	<ul style="list-style-type: none"> • Connection to the Seaforth Sports Reserve (including BMX Track) and Bowls Club - no clear direction was given regarding the need for a formalised path connection to these facilities beyond confirming that the proposed Beach-side or Coastal Walk would offer connection 	Note

Page 6 of 7



through to Elizabeth Street. It is therefore assumed that people will use Elizabeth Street road (either walk on the road or roadside verge) to access these facilities.

5. **NEXT STEPS**

- TH confirmed that a date had been set in mid-October for a briefing to Council to present the Master Planning Documents for review and approval. Note.
- TW suggested that the upcoming Mega Markets (to be held on the first weekend in October) presented the ideal opportunity for Council to present the Master Plan and be available to answer the Community's questions and take feedback. Note

TH noted that given this even was only 2-weeks away it may not be feasible to get all the necessary approvals and arrangements in place to attend a public event. LP reinforced this was a normal procedure. Note
- LP noted that all political parties associated with the upcoming State Government Elections were already booked in with stalls at the Markets. If arrangements could be made in time, then it was recommended that any stall for the project should be positioned away from the designated 'political' area. TW suggested that having the presents of the candidates was advantageous particular in terms of attracting interest in the project. Note
- TH confirmed that she would discuss the options with Senior Management and report back to LP around a possible date. TH would attempt to provide some clarity around timing early next week. TH
- TH suggested that amendments could be made relatively quickly and assumed that the community would like to be given the opportunity to review and make comment on the proposed amendments. All agreed and it was confirmed that people should only be given 2-weeks to respond or make comment. AG and FL enquired what would happen if negative responses to the amendments were received and noted that at some point the process needed to be finalised. Not Note.
- TH noted that concern had been flagged to Council around the poor communication around the closing date for feedback and asked how to HCPSA wanted to proceed this time in terms of promoting the opportunity for people to have their say. Most believed that the closing date for comments had been set from the start and was very well advertised. Questions were asked why this had been identified as an issue. Note

It was recommended that HCPSA continue to work closely with Council and to again use its contacts to inform the public. Most felt that social media posts had proven to be an effective way of sparking interest and prompting people to comment. Note
- TH confirmed that she would arrange for a set of minutes to be prepared and issued to TW for review. Any changes or amendments should be confirmed as the minutes would be used as a formal record of HCPSA's concerns but also input into the preparing the final Master Planning Document. TH

Meeting Closed at 3.05pm



Appendix D – Submissions from targeted stakeholders

Stakeholder 1

** This page contains personal information. Details have been omitted as required by the Information Privacy Policy.*

From: [REDACTED]
Sent: Thursday, 2 July 2020 6:35 AM
To: Community Engagement
Subject: Seaforth Esplanade

Follow Up Flag: Follow up
Flag Status: Completed

Good Morning,
I am emailing to register our interest in the plans for the Seaforth Foreshore.



Please keep us informed of the plans and contact me if you think you'd like some input on access problems we face most places we visit. To create spaces that are friendly and welcome to folk of all abilities is my hope.....there is nothing more soul destroying than having to stand on the outside looking in when some simple forethought into planning would make the world of difference to the lives of us that live and breathe disability. Thanking you, I look forward to seeing the plans and what changes will be taking place in Seaforth. It is such a delightful little town 😊

Cheers,





Stakeholder 2 –

** This page contains personal information. Details have been omitted as required by the Information Privacy Policy.*

From: Tracie Harvison
Sent: Wednesday, 2 September 2020 11:59 AM
To: [REDACTED]
Cc: Debbie Knight; Graeme Hawes
Subject: Feedback on the Seaforth Esplanade Master Plan

Dear [REDACTED]

I was lovely to speak with you recently and to gather your feedback regarding the issues at the intersection of Elizabeth Street and Acacia Avenue at Seaforth. Just to confirm, I have summarised below the concerns raised.

- The stormwater outlet and associated drainage swale located on the northern side of the intersection is problematic. The drain is not only very close to the road but deep and because of this, pedestrians and cyclists are being focused onto the road at the point where the road's align bends sharply. Approaching vehicles have difficulty seeing and unless they are local residents, unaware that people or children on bicycles may be crossing or using the road at the intersection. As a result, the intersection is dangerous and there has already been an incident of a child being hit by a vehicle in this location.
- To address the problem, two suggestions have been offered. Either some type of bridge or culvert crossing could be fitted to allow pedestrians and cyclists to access the esplanade park or alternatively for the drain needs to be piped so that a proper footpath reserve can be established.
- The speed of traffic is also a concern. Reducing the sign-posted speed in the area should be considered.
- Vehicles have in the past, due to their speed or other influences, misjudged the bend and ended up in the drain. Previously there was a large tree which acted as a crash barrier however since the tree's removal, there is now a need for some type of barrier protection. A street light was requested and installed however another should also be fitted to the intersection of Acacia Avenue and Hansen Street.
- Both Elizabeth Street and Acacia Avenue are narrow and do not allow two vehicles to easily pass each other when travelling in opposite directions. Local residents would like to see these roads widened to eliminate the unsealed shoulders. Dust from the roads is a problem for residents.



I will ensure that this feedback is forwarded to the design team involved in developing the master plan for the Esplanade which shares its western boundary with Elizabeth Street. I will also pass on the concerns to the Program within Council responsible for roads so that they can investigate the traffic-related issues.

Please don't hesitate to contact me if I have not fully summarised your concerns or if you would like to add to this list.



** This page contains personal information. Details have been omitted as required by the Information Privacy Policy.*

Regards

Tracie Harvison.

PS: Debbie and Graeme – 

Tracie Harvison | Operational Forward Parks Planner | Parks, Environment and Sustainability | Mackay Regional Council

Front Counter tasks historically undertaken from Development Service's Daily Mercury Building at 38 Wellington Street (or former location 42 Wellington Street) will be relocated to the main client service counter at the Gordon Street Administration Building from Monday 1st June 2015.

Phone: 07 4961 9982 | Mobile: 0455 083507 | Email: Tracie.Harvison@mackay.qld.gov.au | mackay.qld.gov.au



Stakeholder 3

CONNECTION & LEGIBILITY

1. Connecting the various areas of Seaforth is all well and good, however I feel far more thought needs to go into where this path network will be located. Some of the current suggestions are totally ridiculous e.g. the path along Palm Avenue from George Street to the Bowls Club might sound good and look good on paper but it is totally impractical due to the present width of the road in Palm Avenue and also the fact that there isn't any kerbing and channelling.
I think this should be looked at very closely - options like what distance from the existing road are being considered? I feel this is very low on the list of priorities.
2. Yes, an eventual extension of the "coastal walk" to Finlayson Point would be fantastic! However, I don't imagine it will happen in my lifetime.
- 3,4,5 These two proposed paths (3 & 4) are totally ridiculous! Locating these through the centre of an event space would cause catastrophic headaches for the organisers of any event. A better suggestion would be a singular path on either one side or the other, and as close to the existing bitumen road as possible.
I can see the point of some connectivity between Palm Avenue and the Esplanade, however I think two paths (3 & 4) are superfluous. Path 5 beside the Ambulance centre would be a logistical nightmare.
I have often observed many of the camping reserve visitors walking to the Bowls Club for an evening meal. Their usual route is straight down the road from the reserve main entrance to the swimming enclosure car park area from where they enjoy a pleasant walk under the mango trees in the events space to Elizabeth Street/Palm Avenue corner, then cross Palm Avenue (where it becomes Walsh Avenue) at the Sports Ground, and continue to the Bowls Club entrance.
A suggestion would be to utilise the present unformed path starting at the fence line adjacent to the car park at the swimming enclosure. This could veer to the left from the current dirt track (on reasonably flat ground) to connect at the corner of Elizabeth Street and Palm Avenue with the proposed path to the Bowls Club and Sports Ground. This path wouldn't affect any major event using this area.
When the Esplanade path is being considered in the future, a detour from the path at the fence line could link up with the path along the esplanade.
- 6&7. Totally agree! Current signage is woeful. The current bottleneck at the entrance to the camping reserve needs to be addressed and the solution of taking caravanners to the second Seaforth Reserve Road as an entry will help the problem.
Do we really need to identify the main street of a place as small as Seaforth? I feel the laid-back lifestyle and its quaintness makes Seaforth a unique special place.
- 8&9. Don't understand what these actually are.

MY PRIORITIES

1. WADING POOL: With the questionable life of the wading pool, my priority would be its immediate replacement only when there is allocated funding.
2. TOILET/SHOWERS
3. PLAYGROUND
4. PICNIC SHELTERS
5. WALKING/CYCLE PATH: From the Recreation Hub to Sandfly Creek with exercise equipment.

SUGGESTION:

A LARGE MAP OF THE DISTRICT SHOWING VARIOUS BUSINESSES, ACCOMMODATION, ATTRACTIONS etc. IN THE ANZAC PARK AREA incorporating a Notice Board on which coming events can be displayed.

Serious consultation needs to be held with Progress Association Market Organisers regarding the concerns of disabled patrons and their accessibility before any paths are considered in either of the events space areas.



5. KEY OPPORTUNITIES & CONSTRAINTS (page 12)

- 5.3 Second paragraph. "While many of the trees are exotic and non-endemic, they are historical plantings that provide a direct link to the Esplanade's past AND ARE TO BE RETAINED AND MANAGED" Will this statement be upheld?

Along with a vast (probably the entire) section of the local community, I would be vehemently opposed to the removal of any of the mango trees in any of the events space areas. Having been planted by the descendants of many Seaforth residents in the late 1800's, they are an iconic part of Seaforth and should remain.

On the topic of trees, whilst the coconut trees are an expense to council, I am opposed to their total removal. When promoting tourism in any tropical coastal area, one can be sure that coconut palms will feature prominently in all advertising.

- 5.4 I am fully in favour of a "coastal walk" but, where possible, it should be as close to the ocean as possible and not always behind the foredunes. I feel that one of the first priorities should be a "coastal walk" from George Street through to the playground and the end of Acacia Avenue. In particular, the Acacia Avenue section from Elizabeth Street to the playground has several areas where this is possible.

Daily, there are numerous early morning walkers who beat the feet on the road in this section and would appreciate a safe path, especially those with wheelie walkers.

6. OBJECTIVES & STRATEGIES

I totally agree that all of these improvements will be most beneficial to Seaforth locals and visitors to our area.

Will the waterplay include a water bucket or something similar?

6.4 COMMUNITY HUB

2. The public phone is hardly an issue. Suggest a check is made of current usage as by the time this project goes ahead it will probably have been removed.

The expanded car park (page 13), is the current parking area for the Mobile Library. To where will this be relocated?

4. The events space near the ambulance has a natural water course running through a large section of this area where the mosquito infested water lies for very long periods after tidal inundation or heavy rain events.

In spite of its closer proximity to toilet facilities, this area is totally unsuitable for the mega markets, car show or any other large event. This area is better suited and perfect for parking at these larger events. For almost 30 years, the markets have operated successfully with the current toilet facilities although an upgrade would certainly be welcomed.

Due to the unevenness of the terrain, a maximum of 35 stalls can be located in this area. Mega Markets can attract up to 100 stalls. In the past when this area was used for smaller markets, stallholders complained constantly about the uneven ground and poor access to several sites.

The markets have been held on the current site for 29 years. Their popularity and longevity is due solely to their unique setting under the mango trees where there is lots of shade and flat ground. "If it ain't broke, don't fix it".

IT IS IMPERATIVE THAT THE MARKETS AND OTHER LARGE EVENTS STAY IN THIS AREA!

Stakeholder 4

Mackay

September 4, 2020

Mackay Regional Council
PO BOX 41
Mackay, QLD, 4740



Re: Request for greater consideration of turtle nesting and other environmental values

The Mackay Local Marine Advisory Committee (LMAC) is made up of over 20 representatives from local organisations and community volunteers. Whilst members from the LMAC agree that there are opportunities to enhance the recreational value at Seaforth, the members highly recommend the Mackay Regional Council consider the possible impacts to the natural environment.

Specifically, the LMAC members are concerned about two of the suggestions:

1. A "pet-friendly area": Between September – April every year migratory shorebirds use the coastal and wetland areas of this region to feed before their migration for breeding. In our region, nine species of migratory shorebird roost in internationally significant numbers including the *critically endangered* eastern curlew (EPBC Act 1999).

The Seaforth area has three main known roosting areas, and all three of these roosts have high counts of migratory shorebirds. This information is taken from the Mackay Shorebird Project Final Report (Queensland Wader Study Group, 2003). It is well known that pedestrian traffic and off-leash animals are a major disturbance to these roosting shorebirds; inhibiting their ability to feed and build up enough fat reserves critical for migration and continued breeding success.

A pet-friendly area should not be established anywhere near these shorebird roosts.

2. "Lack of lighting" and associated suggested improvement "Lighting both wayfinding and landscape e.g. highlight trees" as well as upgrades to the camping area facilities: Mackay and District Turtle Watch Association have been observing and recording turtle nesting in this region since the early 1990s and it is well-known that lighting of the camping area and facilities at Seaforth is causing disorientation and death of turtle hatchlings. Hatchlings use light (usually moonlight) as a cue for finding the ocean. Where artificial light is present, hatchlings become disorientated, heading inland instead of out to sea.

We have serious concerns regarding your recommendation for additional lighting, and the impact of this resulting in further loss of turtle hatchlings. The council should consider *minimising* the light at turtle nesting beaches, or where absolutely necessary, use turtle friendly

2018/2021 Updated





Mackay



lighting options, including timers which shut the lights off between 8pm-3am, low intensity lights, shields, etc.

The Department of Environment and Science has noted that whilst spectrum guidelines are currently available, and current policy is provided for guidance only, these are predominantly defined from research based in the USA where evidence suggests that American turtle species have, through evolution, adapted their eye shape to be more tolerant of light (and of a larger spectrum). In comparison, Australian Loggerhead and Flatback turtles have been found to have no beneficial spectrum, with intensity being the most relevant focal point for minimising impact – lighting of the least intensity being the best recommendation for areas where it is not an option to have no lighting.

The LMAC is supportive of the recommendations for protection of foredune vegetation through fencing and revegetation to reinstate natural dune zonation and enhance the ecological services of former coastal vegetation communities.

Councils report suggests that a number of businesses, community groups and clubs in the area have been identified for consultation purposes.

The LMAC request that it be included in this list and we further suggest that Mackay and District Turtle Watch Association and Mackay Birdlife are also added. Their contact details can be found on their websites: <https://mackayturtles.org.au/> and <http://www.birdlife.org.au/locations/birdlife-mackay>.

We look forward to discussing these considerations in more detail.

Yours sincerely,

Caitlin Davies
Chair of Mackay Local Marine Advisory Committee

2018-2021 Updated





Appendix E – Social media

Facebook June 18, 2020

Performance for Your Post

13,840 People Reached

230 Reactions, Comments & Shares

140 Like	89 On Post	41 On Shares
9 Love	5 On Post	4 On Shares
1 Wow	1 On Post	0 On Shares
54 Comments	44 On Post	10 On Shares
25 Shares	25 On Post	1 On Shares

1,105 Post Clicks

188 Photo Views	161 Link Clicks	756 Other Clicks
-----------------	-----------------	------------------

NEGATIVE FEEDBACK

1 Hide Post	1 Hide All Posts
0 Report as Spam	0 Unlike Page

Reported stats may be delayed from what appears on posts.

- Kristy Louise Anne Logan Kay Jackson Elizabeth Windsor**
Like · Reply · Message · 11w
- Kellie Neilsen Rita Neilsen**
Like · Reply · Message · 12w
- Maggie Monckton Peter Monckton**
Like · Reply · Message · 11w
- Brooke Patterson Damien Maloney**
Like · Reply · Message · 11w
- Sherie Fidler Shane Fidler**
Like · Reply · Message · 12w
- Deon Hayes Shona Hayes** 😊
Like · Reply · Message · 12w
- Rhondei Scott** Please keep enclosure. Been going to Seaforth for at least 40 years. Now have a property down there and still love it.
Like · Reply · Message · 11w
- Renee Russell Oliver** This is going to be great - hope the enclosure is staying!
Like · Reply · Message · 12w
- Kay Jackson** Renee Russell Oliver enclosure isn't going anywhere 🙄
Like · Reply · Message · 12w
- Doug Petersen** Renee Russell Oliver from Bucasia's experience you will need much hope.
Like · Reply · Message · 12w
- Renee Russell Oliver** Doug Petersen really disappointing the Enclosure at Bucasia was never repaired & retained, seeing as the Seaforth's was repaired after cyclone hopefully it's there to stay. Would be good to see the Bucasia one put back in.
Like · Reply · Message · 12w

- Jennifer Nicolai** I'm hoping to see a walk/cycle path along the foreshore all the way to redcliffe
Like · Reply · Message · 12w
- Kym Scammells** Please keep the enclosure!
Like · Reply · Message · 12w
- Jodie Pitt** Powered sites would be good 🙌
Like · Reply · Message · 12w
- Geoff Robertson** Seaforth needs a supermarket, it's time people.....
Like · Reply · Message · 12w
- Flick Harvey** Keep enclosure
Like · Reply · Message · 12w
- Sharyn Pickersgill** Love seaforth
Like · Reply · Message · 12w
- Anne Wesche Darryl Wasche**
Like · Reply · Message · 12w
- Jodie Whitby Brendan Whitby**
Like · Reply · Message · 12w
- Keylar Mogg Robert Neville** 🙌
Like · Reply · Message · 12w
- Rebecca Batzloff Chelsea Toivanen** 🙌
Like · Reply · Message · 12w



Jodie Knapp Jared Knapp
Like Reply Message 12w

Sharyn Allen Anita Pratt Finucan
Like Reply Message 12w

Liz Muscat Anne Stephanie Tara Kirstie Zoe how exciting!
Like Reply Message 12w

Kirstie Pratt Liz exciting. Hope they have a swimming pool still. Seaforth is a special place.
Like Reply Message 12w

Liz Muscat Kirstie always will be a great spot for the family particularly now we have families of our own. Keen to see what they do.
Like Reply Message 12w

Kirstie Pratt Liz Yes definitely. My two love any time spent at Seaforth as I have over the years. Yes lets hope it works out great.
Like Reply Message 12w

Reply as Mackay Regional Council

Lauren Jones Leanna Patterson Lurline Ford
Like Reply Message 12w

Bonnie Anne Beckingham Janae McGregor
Like Reply Message 12w

Monique Walker Zac Schneider
Like Reply Message 12w

Elise Brown Corey Brown yessss
Like Reply Message 12w

Kay Jackson Mykie Atkins
Like Reply Message 12w

Michelle Tickle Betty Froyland Carole Froyland
Like Reply Message 12w

Belinda Pattel Janet Leotta click link in councils post if want to contribute to the plans
Like Reply Message 12w

Tom Foot Stephen Manners something to look at
Like Reply Message 12w

Facebook August 24, 2020

Mackay Regional Council
August 24

Nightly News Bite

Master planning for an exciting upgrade of the Seaforth Esplanade is almost complete but you still have time to have your say, with feedback open until September 6. Council has been releasing updates as planning for the site has progressed over the last six weeks via its Connecting Mackay website. <https://bit.ly/2QwRnzz>



12,722 People Reached 1,440 Engagements [Boost Post](#)

Dianne Gribben, David Vines and 23 others 12 Comments 22 Shares

[Like](#) [Comment](#) [Share](#)

Performance for Your Post

12,722 People Reached

125 Reactions, Comments & Shares

63 Like	25 On Post	38 On Shares
1 Haha	0 On Post	1 On Shares
39 Comments	15 On Post	24 On Shares
22 Shares	22 On Post	0 On Shares

1,315 Post Clicks

185 Photo Views	304 Link Clicks	826 Other Clicks
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NEGATIVE FEEDBACK

0 Hide Post 1 Hide All Posts

0 Report as Spam 0 Unlike Page

Reported stats may be delayed from what appears on posts



Facebook comment thread for Mackay Regional Council post:

- Leanne Butt Fiona Risaham** — Like Reply Message · 2w
- Colin Patullo** (Top Fan) We were there last week. Like Reply Message · 2w
- Tess Mitchell** Needs a tidal pool that holds the water after each high tide so people can swim when they want. Some low tides don't even get any water in the enclosure. Like Reply Message · 2w
- Tess Mitchell** https://www.50shadesofage.com/_/best-ocean-pools-in-/

50SHADESOFAGE.COM
Best Ocean Pools in Australia
- Chelsea Toivanen Rebecca Batzloff** thanks. Like Reply Message · 2w
- Chelsea Toivanen** Reply as Mackay Regional Council
- Vicki Eiser Wilson Jamie Lee Gorman** Like Reply Message · 2w
- Ray Dolton Linda Dolton** Like Reply Message · 2w
- Lauren Sheales Cheryl Battala tyi** Like Reply Message · 2w
- Peter Redford** Bigger swimming pool water park. Like Reply Message · 2w
- Vicki Newton** Still have their enclosure unlike BUCASIA. Like Reply Message · 2w

Facebook August 26, 2020

Mackay Regional Council
August 26

Master planning for an exciting upgrade of the Seaforth Esplanade is almost complete but there is still time to have your say, with feedback open until September 6.

We want to transform Seaforth Esplanade into a vibrant and exciting space where residents and visitors to the area can spend quality time with their families. The master planning document aims to retain the swimming enclosure, while creating a new recreational hub, which will include updated infrastructure and amenities as well as a small contemporary-style water play feature.

Residents are invited to view the Seaforth Esplanade master planning document and provide feedback at <https://www.connectingmackay.com.au/seaforth-esplanade>.



14,190 People Reached
1,967 Engagements

Boosted on Aug 26, 2020 By Lynae Thripp

Completed

People Reached: **6.2K** | Post Engagement: **478**

Performance for Your Post

14,190 People Reached

345 Reactions, Comments & Shares

245 Like	219 On Post	24 On Shares
10 Love	8 On Post	2 On Shares
1 Haha	1 On Post	0 On Shares
1 Wow	1 On Post	0 On Shares
60 Comments	51 On Post	9 On Shares
30 Shares	29 On Post	1 On Shares

1,622 Post Clicks

89 Photo Views	204 Link Clicks	1,228 Other Clicks
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NEGATIVE FEEDBACK

- 1 Hide Post
- 0 Report as Spam
- 1 Hide All Posts
- 0 Unlink Page

Insights activity is reported in the Pacific time zone. All activity is reported in the time zone of your ad account.



- Peter Gooch** Leave it just the way it is. Lived there a few years ago and loved the peace and quiet of the place. Maybe a couple of additional seats under the trees would be nice.

Like Reply Message 1w 7
- Margaret Borg** Yep, please leave Seaforth as it is, definitely don't want a second Gold Coast

Like Reply Message 1w 5
- Elizabeth Mullamphy** Hope the caravan park is being left alone!

Like Reply Message 1w
- Mandyk Horton** I love Seaforth, please do not destroy this place, a little upgrade is ok, but don't go over board. The most beautiful thing about seaforth is the nature.

Like Reply Message 1w 7

↳ 1 Reply
- Marsha Thompson** How beautiful it could be down there. Would love to see some updates for caravans and day trippers.

Like Reply Message 1w

↳ 2 Replies
- Kirstie Pratt** A new toilet block and a few more tables and shelters but don't ruin the atmosphere that is seaforth. The kids pool is going by the looks I just hope what is replaced with is worth it. My children love that pool.

Like Reply Message 1w 1
- Mandyk Horton** And do not chop down any of the trees along the beach

Like Reply Message 1w 4

↳ 2 Replies
- Saul Fenton** Looks pretty good already

Like Reply Message 5d
- Garry Glinster** Throw in a couple of bloody bike paths that should piss the tourists off

Like Reply Message 2w 1
- Cheryl Brown** The road from the highway needs a lot of attention Seaforth is a unique place

Like Reply Message 1w
- Dustyn McNichol** What Vynka said, please leave the trees!

Like Reply Message 1w 1
- Col Benson** Bottom line... if it ain't broke don't fix it!

Like Reply Message 2w 12

↳ 1 Reply
- Sue Henderson** They will plant trees

Like Reply Message 2w
- Shannon Buitendag** Its beautiful. Leave it alone

Like Reply Message 1w 5
- Doug Petersen** And dull red streetlights

Like Reply Message 1w
- Grace Tajanlangit Finlay** Been there a week ago, beautiful beach.

Like Reply Message 2w 2
- Robyn Blackburn** Please remember it isn't the Gold Coast & we don't want it to be

Like Reply Message 1w 7
- Mary O'Neill** roy john O'Neill

Like Reply Message 1w

- Michelle Reynolds** Agree JUST LEAVE IT ALONE

Like Reply Message 5d
- Marlene Sharp** Bob Sharp

Like Reply Message 1w
- Hayley Grech** Mark Grech

Like Reply Message 1w
- Jordan O'Driscoll** Wendy Rolleston

Like Reply Message 1w
- Karen Howard** Pauline Nankervis

Like Reply Message 2w
- Melanie Poole** Al Poole

Like Reply Message 5d
- Talitha Swinn** Eli Fletcher

Like Reply Message 6d
- Shay Maree Paton** Celeste Maree how good

Like Reply Message 1w

↳ 1 Reply
- Pat Parsons** Dean Parsons

Like Reply Message 2w
- Casey Cummings** Kristy Surman

Like Reply Message 1w
- Sue Willett** Mary Browne

Like Reply Message 2w
- William Blanchard** Great place

Like Reply Message 2w
- Peter Gooch** Sarah Angel Murray Ryari Coleman

Like Reply Message 1w 1
- Stacy Ryan Elliott** Anthony Peterson

Like Reply Message 2w
- Lesley Sleeman** Maybe you should listen to the people Mackay Regional council. It is clear by the comments people want Seaforth left alone.

Like Reply Message 1w 4
- Stephen Death** Let me guess. Your putting traffics lights in.

Like Reply Message 2w 3

↳ 1 Reply
- Aileen Fahl** The road to Seaforth needs to be upgraded especially if you want more tourists to go there!

Like Reply Message 6d Edited 2
- Lesley Sleeman** Another leave Seaforth just the way it has always been. I have fond memories of Seaforth as a child living and starting school there 58 years ago when most of my fathers family had homes there. Hate to see it change from the sleepy hollow it is. Sure the locals would feel the same.

Like Reply Message 1w Edited 1
- Janice Rowley** Just lower the rates I'm sure we would all be happy with a fed less \$\$\$ to pay. it's time local governments started to think about what charges they apply and what impact this has on families

Like Reply Message 1w



- 
Leonard Gardner Hope they don't stuff up a beautiful foreshore
 Like Reply Message · 1w · 1
- 
Gillian Warren Just leave it alone
 Like Reply Message · 5d · 1
- 
Tricia French Walking /riding paths more table chairs under cover with bbq
 Like Reply Message · 1w
- 
Paul Mcallen-brown We need the council to approve a casino here as well , just a small one
 Like Reply Message · 1w Edited · 2
- 
Garry Glinster Paul Mcallen-brown
 Like Reply Message · 1w
- 
Helen Ware Paul Mcallen-brown
 Like Reply Message · 5d

Facebook September 3, 2020 (video)

Mackay Regional Council
Seaforth Esplanade feedback closing soon

Don't miss out on the chance to share your feedback on the master planning document for Seaforth Esplanade - feedback will close on September 6.

There is so much potential at this site, as you can see from the drone footage below. We want to transform Seaforth Esplanade into a vibrant and exciting space where residents and visitors can spend quality time with their families. The master planning document aims to retain the swimming enclosure, while creating a new recreation hub, which will include updated infrastructure and amenities as well as a small contemporary-style water play feature.

Residents are invited to view the Seaforth Esplanade master planning document and provide feedback at www.connectingmackay.com.au/seaforth-esplanade

While you're there, take a look at the ideas and inspiration for the recreation hub and share your thoughts. See Less



Like Comment Share · 13 · 4 Comments

-  19
-  0
-  0
-  0
-  0
-  0



- 
Alison Fiyen Cuneyt Fiyen
 Like Reply Message · 1w
- 
Tiffany Bobeldyk Mark Bobeldyk
 Like Reply Message · 6d
- 
Mariah McGivering Brody Timbs
 Like Reply Message · 1w
- 
Brody Timbs Mariah McGivering what am I looking at babe



Facebook September 6, 2020

Mackay Regional Council
Published by Lynsae Thrupp · 111 · 5d · 🌐

Last chance to leave your feedback on the Seaforth Esplanade master planning document. Feedback closes today! Visit www.connectingmackay.com.au/seaforth-esplanade to share your thoughts.

Seaforth Esplanade feedback closing soon
Elizabeth Street
00:56

2,152 Views

Mackay Regional Council
Published by Lynsae Thrupp · 111 · September 3 · 🌐

Don't miss out on the chance to share your feedback on the master planning document for Seaforth Esplanade - feedback will close on September 6.

There is no music.
See More

1,765 People Reached · 65 Engagements · Boost Unavailable

Sylvia Boyley, Lintia Hathaway-Enright and Deanna Morris · 1 Comment

Like Comment Share

Comment as Mackay Regional Council

Most Relevant

Hayley Grech Alan Dickinson
Like Reply Message 5d

Performance for Your Post

1,765 People Reached

403 3-Second Video Views

5 Likes and Comments

4 Likes

1 Comments

60 Post Clicks

0 Link Clicks · 52 Other Clicks

NEGATIVE FEEDBACK

0 Hide Post · 0 Hide All Posts

0 Report as Spam · 0 Unlike Page

Reported stats may be delayed from what appears on posts.

Facebook September 8, 2020

Mackay Regional Council
6d · 🌐

We want to create a new recreation hub at Seaforth Esplanade that the whole family will love! This will include updating the playground facilities and installing a small contemporary-style water play feature to replace the aged wading pool (image below) 💧

Visit www.connectingmackay.com.au to see our ideas for this area, which take inspiration from the coastal environment and the sea creatures that call it home. Feedback on the recreation hub is open until Sunday, September 13, so help us shape the future of Seaforth Esplanade!

Seaforth Esplanade Recreation Hub

25,999 People Reached · 1,655 Engagements · Boost Post

👍❤️👏 85

31 Comments 11 Shares

Performance for Your Post

25,999 People Reached

153 Reactions, Comments & Shares

90 Like · 80 On Post · 10 On Shares

5 Love · 5 On Post · 0 On Shares

2 Wow · 2 On Post · 0 On Shares

1 Sad · 1 On Post · 0 On Shares

44 Comments · 41 On Post · 3 On Shares

11 Shares · 11 On Post · 0 On Shares

1,502 Post Clicks

194 Photo Views · 306 Link Clicks · 1,002 Other Clicks

NEGATIVE FEEDBACK

3 Hide Post · 0 Hide All Posts

0 Report as Spam · 0 Unlike Page

Reported stats may be delayed from what appears on posts.



Comment as Mackay Regional Council

Top Fan
Jadey Brady Every time we camp there, the pool is NEVER open! My eldest is 14 and since we've been camping in Seaforth that mini wading pool has never been opened. The last time I saw it open was when I was a kid! 30 odd years ago! I can't wait to see an upgrade! Just make it appropriate for the whole family! And if that mean keeping the pool, that would be cool also! 🍷🍷

Like Reply Message 6h

Reply as Mackay Regional Council

Marie Muscat We go there because of the pool in summer it is so hot and is great to cool down don't take it away.

Like Reply Message 1d

Wayne Peoples I think the question was, is the pool staying can someone explain. Thanks

Like Reply Message 4d

Jonnet Craig-Hutchinson Wayne Peoples no I think it needs a lot of repairs

Like Reply Message 1d

Wayne Peoples Jonnet Craig-Hutchinson thanks Jonnet

Like Reply Message 1d

Reply as Mackay Regional Council

Meredith Caruana We love Seaforth because it's a simple and cheap camping area. My thoughts are once you start adding and upgrading those 2 things which we love will no longer be. That would be sad. The park was packed over the "show" long weekend so I'm guessing there's plenty of people who appreciate exactly what we do 🍷

Like Reply Message 4d

Jonnet Craig-Hutchinson Meredith Caruana I agree let's not over commercialise Seaforth

Like Reply Message 1d

Natalia Agustin Why don't you leave what's already there and just add the water play feature it'll end up like the new kids area at lagoons something loved working in perfectly good condition that the kids loved and you remove it for something underwhelming don't waste tax payers money

Like Reply Message 2d

Joe Sorbello Lauren Christensen

Like Reply Message 2d

Lauren Christensen Thanks Joe - we have had many discussions about this..

Like Reply Message 2d

Reply as Mackay Regional Council

Gypsy Sky Jo Minchianski Jessica Simkins

Like Reply Message 2d

Jo Minchianski Gypsy Sky yay can't wait

Like Reply Message 2d

Reply as Mackay Regional Council

Justine Conrad John Deguara

Like Reply Message 2d

Jodie Bailey Morris Courtney Bailey

Like Reply Message 3d

Cathy Cover Marg Cover Rebecca Rintoul

Like Reply Message 3d

Marg Cover Cathy Cover I think Seaforth is already pretty perfect. Hope Council doesn't change this tropical delight. Also hope they don't dismantle the saltwater swimming enclosure like they did at Bucasia. Also the coconut palms and mango trees make Seaforth. Council, please listen to the locals. It's their home.

Like Reply Message 3d

Tashonle Pattel Leave the pool

Like Reply Message 4d

Kaitlyn Turnbull Brayden Turnbull the pool is going 🙄

Like Reply Message 4d

Rebecca Hansen Lynne Kelly

Like Reply Message 5d

Deedee Martin Leave the pool

Like Reply Message 5d

Em Power Don't take the pool away! 🙄

Like Reply Message 5d

Belinda Pattel Janet Leotta

Like Reply Message 5d

Ricky Parker Great work council, the best council in Australia, Well done Greg and to your dynamic team 🍷

Like Reply Message 5d

Emma Wild After seeing the poor attempt of the 'new' kids area at the lagoon, don't really have high hopes for this endeavour. If the people of the public like the pool, why get rid of it? Just upgrade. Kids loved the play area at the lagoon, now all they have is crappy sprinklers? Way to take away a good thing for the younger kids there 🙄

Like Reply Message 5d



Facebook 12 September

Mackay Regional Council
2d

Put your ideas forward for a new recreation hub on the Seaforth Esplanade before feedback closes on Sunday. Visit www.connectingmackay.com.au to see the ideas for this space and share your thoughts.



Mackay Regional Council
5d

We want to create a new recreation hub at Seaforth Esplanade that the whole family will love! This will include updating the playground facilities and maintain...
[See More](#)

511 People Reached **15** Engagements

Andrew Bob, Linda Hathaway-Enright and 3 others

Performance for Your Post

511 People Reached

5 Likes, Comments & Shares

5 Likes	5 On Post	0 On Shares
0 Comments	0 On Post	0 On Shares
0 Shares	0 On Post	0 On Shares

10 Post Clicks

3 Photo Views	2 Link Clicks	5 Other Clicks <input type="checkbox"/>
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NEGATIVE FEEDBACK

0 Hide Post **0** Hide All Posts

0 Report as Spam **0** Unlike Page

Reported stats may be different from what appears on posts



Appendix F – Flyer



Council is planning improvements to Seaforth Esplanade. We are developing a master plan for the park and need your input.

In partnership with the community, Council aims to transform the Seaforth Esplanade into a vibrant recreational asset to better service the needs of residents, as well as those lucky enough to be staying at the popular camping grounds or visiting the regular weekend markets held onsite.

The first step on this journey is to plan how the park can be improved. We invite you to visit the Connecting Mackay website to stay informed about the project and to find out how you can participate.

Over the coming weeks information about the site and planning activities will be regularly posted.

We are inviting public comment before finalising the master plan. By visiting the Connecting Mackay site, you'll be able to provide your feedback online before the deadline closes on Sunday, September 6, 2020.

Your input can help shape the long-term vision for this wonderful beachside location.



connecting Mackay.com.au





Help guide the future development of Seaforth Esplanade.



Existing wading pool.



The design team meeting with HCPSA representatives.

Working with the local community

As a part of the planning of this project council has been working alongside the Hibiscus Coast Progress and Sports Association (HCPSA). HCPSA has formed a Project Reference Group and welcomes you to get in touch to discuss the project. Contact HCPSA via seaforthqld.com.au

Not online? Not a problem!

Visit our display on the public notice board in the park. It will be updated as the project progresses.

Feedback will be open until Sunday, September 6, 2020.



Subscribe to project update emails on ConnectingMackay.com.au

» Be alerted to planning updates and the release of the draft master plan.

For more information, please phone 1300 MACKAY (1300 622 529) or email: engagement@mackay.qld.gov.au

connectingMackay.com.au





Appendix G – Corflute sign and A3 poster



Appendix H – Enewsletters

Enewsletter 1 – Project update email, June 26, 2020

Subject: PLANNING UPDATE #2: Seaforth Esplanade Master Plan



Project Update: Seaforth Esplanade Master Plan

Read about the site's opportunities and constraints



Hi [PARTICIPANT_SCREEN_NAME],>

Thank you for helping to develop a long-term vision for Seaforth Esplanade.

The Planning Team has identified the opportunities and constraints presented by the site, which will influence how the Seaforth Esplanade can be improved.

This analysis has considered and been structured around the following five themes:

- Recreational values
- Community values
- Environmental values
- Access and connection

Community Consultation Report – SEAFORTH ESPLANADE MASTER PLAN



- Identify and legality

[Click here](#) to read the team's findings.

We welcome feedback on this information. Please tell us if we got it right, what we might have missed or even got wrong. Read more about this project and click the "Provide your Feedback" tab to make your comments at the base of this web page - connectingmackay.com.au/seaforth-esplanade.

Aerial view

Would you like a bird's eye view of the site? [Check out the YouTube video.](#)



Kind regards
Mackay Regional Council

You can visit connectingmackay.com.au to stay up-to-date on other council projects.

You're receiving this email because you are a registered participant on Connecting Mackay.
Powered by [EngagementHQ](#)
[Unsubscribe](#)



Enewsletter 2 – Project update email, July 30, 2020

Subject: PLANNING UPDATE #3: Seaforth Esplanade Master Plan



Project Update: Seaforth Esplanade Master Plan

Read about the objectives and strategies for the draft master plan



Hi MRC Community Engagement,>

Thank you for helping to develop a long-term vision for Seaforth Esplanade.

[Click here](#) to read the team's latest planning update.

We welcome feedback on this information. Please tell us if we got it right, what we might have missed or even got wrong. Click the "Provide your Feedback" tab to make your comments at the base of this web page - connectingmackay.com.au/seaforth-esplanade.



Aerial view

Would you like a bird's eye view of the site? [Check out the YouTube video.](#)



Kind regards
Mackay Regional Council

You can visit connectingmackay.com.au to stay up-to-date on other council projects.

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Enewsletter 3 – Project update email, August 25, 2020

Subject: PLANNING UPDATE #4: Plans to transform Seaforth Esplanade unveiled



Project Update: Seaforth Esplanade Master Plan

Plans to transform Seaforth Esplanade unveiled



Hi MRC Community Engagement,>

Master planning for an exciting upgrade of the Seaforth Esplanade is almost complete but you still have time to have your say, with feedback open until September 6.

Council has been releasing updates as planning for the site has progressed over the last six weeks via its Connecting Mackay website.

Council has also been working closely with the Hibiscus Coast Progress and Sports Association to make sure that everyone has had the opportunity to contribute their ideas and raise any concerns.

Mayor Greg Williamson said the 5.77ha esplanade had enormous potential, particularly with the popular Seaforth camping ground offering unrestricted beachfront access right next door.

“We want to transform Seaforth Esplanade into a vibrant and exciting space where residents and visitors to the area can spend quality time with their families,” he said.

“The swimming enclosure will be retained as a unique attraction for Seaforth and the esplanade park.



"The plan recommends creating a new recreational hub by expanding and upgrading the existing picnic area and public amenities located directly opposite the swimming enclosure.

"In addition to locating the park's playground facilities to this location, a small contemporary-style water play feature is proposed to replace the aged wading pool.

"Unlike the wading pool, these types of facilities don't need to be fenced or require lifeguards, and more importantly, everyone can enjoy them."

Cr Williamson said other improvements recommended were a beachfront walk with options for several cross-park connections, allowing pedestrians and riders to access the beachfront.

"Day trippers have also been considered, with opportunities for more car parking identified," he said.

"A modest facelift is also planned for the area around the war memorials next to the post office, general store and ambulance station, and full advantage is being taken of the site's many mature trees, some of which are historically significant.

"We believe the upgrades will drive more tourism to this coastal community as visitors to the camping ground will be able to enjoy the new additions to the esplanade.

"The improvement proposed in the master plan will take advantage of the location's natural beauty and provide the perfect setting for locals and visitors to enjoy beautiful beach sunrises.

"We realise that the Seaforth community has a vital role to play in creating a new environment on their beachfront and we will continue to involve them in the planning process."

[Click here](#) to view the Seaforth Esplanade's master planning document.

This document contains:

- a summary of the planning constraints and opportunities identified for the site
- a more precise statement of the planning objectives for each of the four focus topics – Recreation, Community, Environment and Connection
- updated diagrams illustrating the strategies to provide more flexibility and better connection
- additional notes helping the reader interpret the master planning diagrams.

We welcome feedback on this document. Please tell us if we got it right, what we might have missed or even got wrong. Click the "Provide your Feedback" tab to make your comments at the base of this web page - connectingmackay.com.au/seaforth-esplanade.

Aerial view

Would you like a bird's eye view of the site? [Check out the YouTube video](#).



Kind regards
Mackay Regional Council

You're receiving this email because you are a registered participant on Connecting Mackay.
Powered by [EngagementHQ](#)
[Unsubscribe](#)



Enewsletter 4 – Council Connect August 27, 2020

Subject: Plans to transform Seaforth Esplanade unveiled

[View this email in your browser](#) Thursday, August 27, 2020

 **COUNCIL CONNECT**
 Mackay REGIONAL COUNCIL



Plans to transform Seaforth Esplanade unveiled

Master planning for an exciting upgrade of the Seaforth Esplanade is almost complete but you still have time to have your say, with feedback open until September 6. Council has been releasing updates as planning for the site has progressed over the last six weeks via its Connecting Mackay website.

Council has also been working closely with the Hibiscus Coast Progress and Sports Association to make sure that everyone has had the opportunity to contribute their ideas and raise any concerns. Residents are invited to view the Seaforth Esplanade master planning document and provide feedback at Connecting Mackay.

[Have your say](#)



Enewsletter 5 – Project update email, September 3, 2020

Subject: PLANNING UPDATE #5: Comment on the ideas for the Seaforth Esplanade Recreation Hub



Project Update: Seaforth Esplanade Master Plan

Hi MRC Community Engagement,>

We welcome your comments on the ideas for the Seaforth Esplanade Recreation Hub.

Some of the components of the Recreation Hub will include:

- updating the park's playground facilities
- a small contemporary-style water play feature which is proposed to replace the aged wading pool.

Here is a snapshot. [Click here](#) to see more ideas.





Go to the bottom of this web page to provide your comments
- connectingmackay.com.au/seaforth-esplanade .
Recreation Hub feedback is open to Sunday, September 13, 2020.

Aerial view

Would you like a bird's eye view of the site? [Check out the YouTube video.](#)



Kind regards
Mackay Regional Council

2
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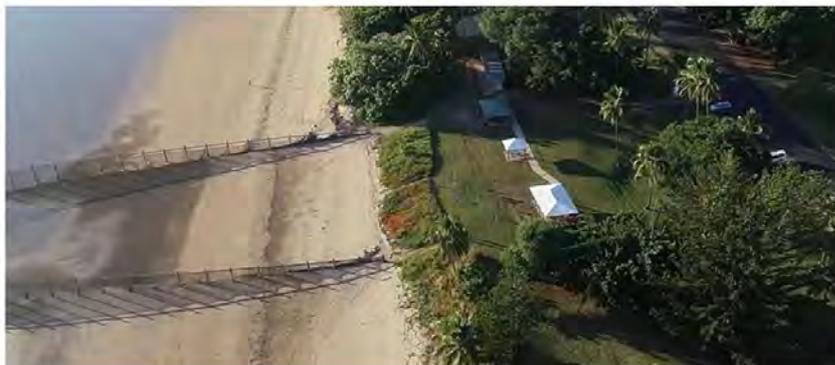


Enewsletter 6 – Connecting Mackay Issue 1, September 9, 2020

Subject: Learn about council projects that are happening in our region!



Thursday, September 10, 2021



Comment on a new recreation hub at Seaforth Esplanade

Mackay Regional Council's ideas for this area take inspiration from the coastal environment and the sea creatures that call it home. Some of the ideas for the recreation hub include updating the playground facilities and installing a small contemporary-style water play feature to replace the aged wading pool.

Feedback on the recreation hub closes this Sunday, September 13, so help us shape the future of Seaforth Esplanade!

For more details and to provide your feedback visit the [Seaforth Esplanade Master Plan](#)



Appendix I – Media release



August 24, 2020

Plans to transform Seaforth Esplanade unveiled

MASTER planning for an exciting upgrade of the Seaforth Esplanade is almost complete but you still have time to have your say, with feedback open until September 6.

Council has been releasing updates as planning for the site has progressed over the last six weeks via its Connecting Mackay website.

Council has also been working closely with the Hibiscus Coast Progress and Sports Association to make sure that everyone has had the opportunity to contribute their ideas and raise any concerns.

Mayor Greg Williamson said the 5.77ha esplanade had enormous potential, particularly with the popular Seaforth camping ground offering unrestricted beachfront access right next door.

"We want to transform Seaforth Esplanade into a vibrant and exciting space where residents and visitors to the area can spend quality time with their families," he said.

"The swimming enclosure will be retained as a unique attraction for Seaforth and the esplanade park.

"The plan recommends creating a new recreational hub by expanding and upgrading the existing picnic area and public amenities located directly opposite the swimming enclosure.

"In addition to locating the park's playground facilities to this location, a small contemporary-style water play feature is proposed to replace the aged wading pool.

"Unlike the wading pool, these types of facilities don't need to be fenced or require lifeguards, and more importantly, everyone can enjoy them."

Cr Williamson said other improvements recommended were a beachfront walk with options for several cross-park connections, allowing pedestrians and riders to access the beachfront.

"Day trippers have also been considered, with opportunities for more car parking identified," he said.

"A modest facelift is also planned for the area around the war memorials next to the post office, general store and ambulance station, and full advantage is being taken of the site's many mature trees, some of which are historically significant.

mackay.qld.gov.au 



-2-

"We believe the upgrades will drive more tourism to this coastal community as visitors to the camping ground will be able to enjoy the new additions to the esplanade.

"The improvement proposed in the master plan will take advantage of the location's natural beauty and provide the perfect setting for locals and visitors to enjoy beautiful beach sunrises.

"We realise that the Seaforth community has a vital role to play in creating a new environment on their beachfront and we will continue to involve them in the planning process."

Residents are invited to view the Seaforth Esplanade master planning document and provide feedback at www.connectingmackay.com.au.

Feedback will close on September 6.

Photo caption: Comments are being sought on a master planning document for Seaforth Esplanade.

For further information please contact:

Lyneale Thrupp, Communications and Marketing Officer

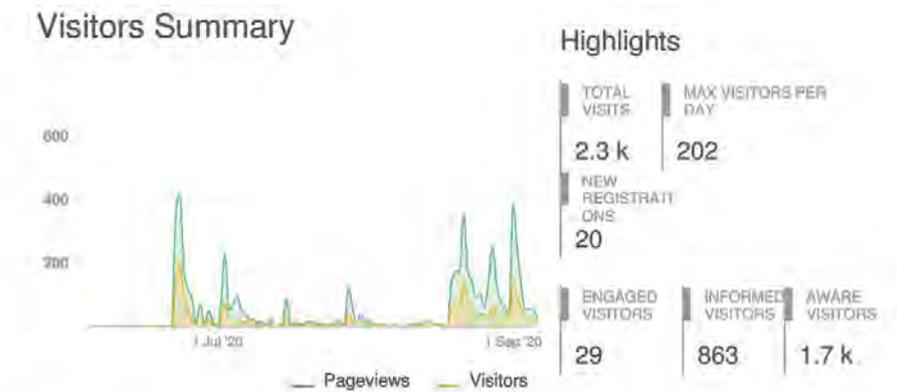
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Appendix J – Connecting Mackay activity



Aware Participants	1,745	Engaged Participants	29		
Aware Actions Performed	Participants	Engaged Actions Performed	Registered	Unverified	Anonymous
Visited a Project or Tool Page	1,745	Contributed on Forums	0	0	0
Informed Participants	863	Participated in Surveys	0	0	0
Informed Actions Performed	Participants	Contributed to Newsfeeds	0	0	0
Viewed a video	0	Participated in Quick Polls	0	0	0
Viewed a photo	331	Posted on Guestbooks	5	0	0
Downloaded a document	550	Contributed to Stories	16	6	0
Visited the Key Dates page	0	Asked Questions	0	0	0
Visited an FAQ list Page	0	Placed Pins on Places	0	0	0
Visited Instagram Page	0	Contributed to Ideas	0	0	0
Visited Multiple Project Pages	696				
Contributed to a tool (engaged)	29				

Comments left on Sticky Notes on the Display Panels or as a comment of social media	
1	Seating in the picnic shelters positioned so people's backs aren't to the water
2	A looping footpath in / around the play space. All visible to the seated area so younger children can ride scooters, bikes etc while visiting the playground area.
3	Cheaper rates for Caravanners
4	Access, pathway perhaps, for disabled persons to get into the swimming enclosure.
5	Is existing path to toilets and to carpark to stay. Is necessary for elderly.
6	Elizabeth St Corner with Acacia Avenue – Pedestrian Crossing
7	Pink Euodia Trees planted throughout park area or along Beachfront. Not messy and beautiful. Attracts Ulysses Butterflies.
8	The swimming enclosure is not safe for children who need a place to replace the wading pool experience.
9	Amenities – retain all access! Do not combine with shower. Screen to obscure toilet users when assistance needed (i.e. within toilet area)
10	Not inch deep water splash play. It is not suited to this climate and does not give smaller children a place to paddle.
11	And lots of artwork.
12	This beach has nesting turtles and wading seabirds. It is critically important to reduce urban lighting. No foreshore lighting.
13	More BBQ area thought the park. Currently not enough and people get into altercations.
14	Nature based water play e.g. dry creek bed with 'pump' and 'dam' possibilities. Put up an 'at your risk sign'. Parents will rise to it.
15	Freezers with filleting area (camping grounds). Fish skeletons kept for crab pot bait for campers – less waste in bins. Regular turn over of bait by campers / locals.
16	Fishing platform off the swimming enclosure plus a fish cleaning station in the camping grounds.
17	Buy a brick and put your family name on it.
18	Look at Cooktown's water park.
19	Fix up Poinciana Avenue. Make it a one-way street.
20	Pedestrian crossing - George Street.
21	Power to Caravan Park
22	Definitely a fishing platform for families. Please, Please!



SEAFORTH ESPLANADE

MASTER PLAN REPORT





CONTENTS

INTRODUCTION	2
1.0 OVERVIEW & VISION	3
2.0 SITE DESCRIPTION	4
3.0 POLICY, PLANS & REPORTS	5
4.0 OPPORTUNITIES & CONSTRAINTS	7
5.0 KEY OPPORTUNITIES & CONSTRAINTS	13
6.0 OBJECTIVES & STRATEGIES	14
7.0 PROPOSED STAGING	18
8.0 RECREATION HUB	19



ISSUE	DATE	STATUS	AUTHOR	CHECKED
A	04 JUN 20	FOR INTERNAL REVIEW & DISCUSSION	KH	AG
B	17 JUN 20	FOR INTERNAL REVIEW & DISCUSSION	KH	AG
C	30 JUL 20	FOR INTERNAL REVIEW & DISCUSSION	KH	AG
D	18 AUG 20	FOR INTERNAL REVIEW & DISCUSSION	KH	AG
E	28 AUG 20	FOR INTERNAL REVIEW & DISCUSSION	KH	AG
F	06 OCT 20	FINAL	KH	AG



INTRODUCTION

JFP Urban Consultants were commissioned by Mackay Regional Council (MRC) in May 2020 to undertake the "Seaforth Esplanade Master Plan". In addition to MRC's project group, the Hibiscus Coast Progress & Sport Association and Project Focus Group have provided valuable background information and review and we thank them for their contribution.

The master plan sets a vision for the continued development of the Seaforth Esplanade, and identifies the community's priorities for delivering additional recreational infrastructure aimed at increasing the liveability of Seaforth and attracting visitors to the Hibiscus Coast.

Short-term priorities include the following:

- Retaining the Seaforth swimming enclosure as the centrepiece of a new Recreation Hub featuring a comprehensive and all-abilities playground, well-appointed beach-side picnic area, improved public amenities and additional car parking.
- Replacing the aged wading pool with contemporary water play that will be accessible to all and open year-round.
- Constructing the start of a coastal walk to improve access to the Esplanade's beach front attractions. The walk will initially link Acacia Avenue and Elizabeth Street to the planned Recreation Hub and Camping Reserve. A second stage will extend the walk to Poinciana Avenue and George Street with future connection to the new shared path to the Seaforth State Primary School.
- Preserving the site's mature trees and palms. All mango trees, mature figs as well as the magnificent Kauri and Norfolk Pines will be retained and protected from impact. Where practical, the coconut palms will feature as signature planting within the new Recreation Hub.
- Continuing to hold the Seaforth markets in their historic location under the shade of the mango trees but undertaking drainage improvements combined with the removal of unnecessary fencing to allow better use of the site's north-west corner for the mega markets and other temporary 'pop-up' events.

Future stages:

- Constructing cross-park path connections to improve access between Palm Avenue and the beach-front. Two additional paths aligned with the internal Seaforth Reserve Road are recommended with future enhancement to the park's internal path network to be reviewed once the new Recreation Hub and Coastal Walk has been developed.
- Improving connections between the Esplanade and the Seaforth Sports Grounds and Bowls Club in the future when road upgrades are made to Palm Avenue and/or Elizabeth Street.

- Expanding the range of recreational opportunities available in the Recreation Hub including the addition of outdoor exercise and other types of infrastructure.
- Increasing the attraction and improving access to retail and service-based commercial activities sharing a boundary with the Esplanade though enhancing the central area (ANZAC Park). Future improvements are to recognise the importance and support community use of this area for civic celebrations and events including wartime remembrance.



1.0 OVERVIEW & VISION

1.1 PROJECT OVERVIEW

The Seaforth Esplanade Master Plan sets out the vision for the continued development of the Seaforth Esplanade Reserve. Mackay Regional Council currently maintains a number of recreational facilities in Seaforth including the Seaforth Sports Ground Reserve, 5 playgrounds, wading pool and ocean swimming enclosure. Much of this infrastructure now requires extensive renewal to remain safe and operational. Rather than replacing all of the existing facilities, Council wish to work with the community to create a vibrant recreational focus for the Seaforth Esplanade, the town's premier beach front area, where it can best serve the community and tourists.

The initial phases contained in this report address the site's constraints and opportunities based on site analysis and review of existing reports and plans. The resulting master plan will provide a means for community engagement, to help identify and refine the key issues and priorities they wish to see addressed by the master plan.

1.2 PROJECT VISION

A key driver for economic sustainability in regional communities is increasing visitation by encouraging people to stop, stay longer and spend more money in local businesses. Creating a desirable destination through providing distinctive, attractive and functional public spaces is an effective means to increase visitation.

Seaforth already has some notable qualities in its attractive beach front location, relaxed pace of life and sense of community. These can be further enhanced by provision of a quality recreation space in the Seaforth Esplanade Reserve.

The Seaforth Esplanade Master Plan aims to enhance sense of community wellbeing and economic opportunity through creating a vibrant recreational focal point in the Seaforth Esplanade Reserve that attracts residents and tourists alike and encourages them to stay longer in Seaforth.

This process will be informed by community consultation to ensure community needs are fulfilled and to enhance sense of pride and connection. The outcome is to reflect the distinctive local character of Seaforth.

2.0 SITE DESCRIPTION

2.1 SITE DESCRIPTION

Site Name	Seaforth Esplanade Reserve
RP	Lot 465 on C13953
Address	Seaforth Reserve Road, Seaforth Qld 4741
Council Area	Mackay Regional Council (MRC)
Zoning	Open Space

The Seaforth Esplanade Reserve is a 5.77ha recreational reserve in the small beachside town of Seaforth, approximately 45 km north of Mackay. The site has a north-easterly aspect facing the Coral Sea. It is bounded by Palm Avenue to the south, Elizabeth Street to the west and the MRC controlled Seaforth Camping Reserve to the east. The General Store, Post Office and Ambulance Station along with several private residences lie on the southern boundary. The Seaforth Sports Grounds lie to the west. This 3.37ha facility, also controlled by MRC, offers a variety of indoor and outdoor sporting activities including multi-sports courts, cricket oval and BMX track. Adjoining the sports grounds is the privately owned Bowls Club with restaurant and bar. Site access is via Seaforth Reserve Road off Palm Avenue which also serves the camping reserve.

There is a popular ocean swimming enclosure which is accessed from the Esplanade. The site has a number of recreational facilities including a wading pool, public amenities, beach shower, BBQs, picnic shelters and seating. These vary in age, condition and appearance however most are in need of repair or replacement. The internal path network is limited with pedestrians needing to share the internal road with vehicles. There is some parking near the swimming enclosure and the Post Office/General Store. A number of turfed drainage swales cross the site particularly at the western end.

There are a number of large trees across the site including *Agathis robusta* (Queensland Kauri), *Araucaria heterophyllus* (Norfolk Pine), *Ficus spp.* (Fig) and *Mangifera indica* (Mango). There are also a number of *Cocos nucifera* (Coconut Palms) on the northern side of Seaforth Reserve Road. Open grassy areas amongst the trees are well maintained. The foredune vegetation is patchy with sparser tree coverage at the western end and grassy understorey throughout.

Due to Covid-19 travel restrictions, MRC have provided detailed site survey, site photography and drone footage to assist in site review and analysis.

2.2 FEDERAL, STATE & LOCAL MATTERS OF RELEVANCE

The Protected Matters Report provides information on matters of national environmental significance covered under the *Environmental Protection and Biodiversity Act*. The site adjoins the Great Barrier Reef Marine Park and there are many listed threatened and migratory species known to exist in the area. Species specifically known to occur on or adjacent the site are listed in the Seaforth Beach Plan 2010 (refer section 3.3) which includes marine turtles a number of seashore and migratory bird species.

Protected Plants Flora Trigger Survey Map identifies high risk areas where plants protected under the *Nature Conservation Act 1992* may occur. There are no protected plants present on the site.

The Regulated Vegetation Management Map and supporting Vegetation Management Supporting Map identify vegetation protected under the *Vegetation Management Act 1999*. There are protected vegetation communities present on the site, although there are large areas of mapped vegetation surrounding the community of Seaforth.

MRC Planning Scheme overlays identify the following matters of relevance:

- 5 Kauri Pines (*Agathis robusta*) on the site are listed on the significant tree register. Community recollection is that these may have been planted by the first European settlers to the area, Finlayson and McBride.
- The site is subject to riverine flood and storm tide hazards.
- Sections of the site and the camping reserve are subject to medium bushfire hazard with the remainder within 100m of a bushfire hazard.
- Acid sulphate soil overlay extends across the site and camping reserve with most falling below 5m AHD with the remainder below 20m.



3.0 POLICIES, PLANS & REPORTS

3.1 MRC PLANNING SCHEME POLICY – OPEN SPACE

Performance standards relating to siting and land suitability contained in this planning scheme document are pre-determined by the Esplanade Reserve’s existing location, boundaries and uses. However, the policy also sets out minimum requirements for access, parking, connectivity, embellishments and the like; many of which are not met with the current design. The master plan will address these desired standards as a minimum.

3.2 MRC PLANNING SCHEME POLICY – LANDSCAPE

This planning scheme document sets out the design requirements for recreational parks. While many of the specific provisions will provide guidance during future detailed design, the design objectives provide guiding principles for development of the master plan. The six design objectives are:

1. Access and connectivity. Each recreation opportunity and unique feature must be provided with an accessible path of travel.
2. Safety. Principles of CPTED (crime prevention through environmental design) should be used to promote personal safety and deter vandalism and anti-social behaviour. All elements should be designed to minimise any safety risks to users.
3. Physical activity. Park design should encourage physical activity such as walking, cycling and free play areas. Provision of shade and drinking water must be provided.
4. Sense of place. Park design should promote and reinforce those unique features which make it memorable and distinctive. Landscaping treatments should work together to provide a cohesive, consistent and discernible character.
5. Functional performance. Park design should support the intended recreational function of the park including user catchment, frequency of visitations and length of stay.
6. Lifecycle cost. Landscaping treatments must give consideration to whole of life cost and minimise ongoing maintenance. This is applicable to both hardscape materials and finishes and softscape plant species selection.

3.3 SEAFORTH BEACH PLAN 2010

The *Seaforth Beach Plan 2010* by MRC sets out conservation management issues and recommendations for the coastline between Victor Creek and Seaforth Creek which includes the section of beach fronting the Esplanade Reserve and camping reserve. The area is an important marine turtle nesting habitat, in particular for the Flatback Turtle (*Natator depressus*). There are also three shorebird roosting sites at Finlayson Point, Seaforth Creek mouth and Seaforth Beach at the end of Poinciana Drive. A number of recommendations are made to ensure the health and function of these habitats including:

- Installing and maintaining fencing around the foredunes to allow regeneration of the endemic vegetation.
- Excluding mowing and fires within the foredune area.
- Installing and maintaining beach access points to control access, prevent erosion and protect the vegetation.
- Thicken dune vegetation to reduce light pollution and support successful marine turtle nesting.
- Weed control including major target weed species: Guinea grass, lantana, prickly pear, sable palms, guajava, agave and coconut palms.
- Revegetation utilising endemic species.

The traditional owners are the Yuibera people and the protection and rehabilitation of natural areas remains of significance to them. The master plan is to incorporate the recommendations of the Seaforth Beach Plan.

3.3 MACKAY REGIONAL CAMPING ANALYSIS DRAFT REPORT

The *Mackay Regional Camping Analysis Draft Report 2020* by EarthCheck provides an assessment and recommendations for MRC’s camping reserves. The Seaforth Camping Reserve is identified as Council’s premier managed site with high visitation numbers and strong levels of repeat visitation. The camping reserve benefits from on-site management, a good range of facilities, proximity to local shops and its attractive beachside location. Issues identified include:

- Illegal camping directly next to the site.
- Location of the amenities block away from the camp sites.
- Limited number of flat sites.
- Insufficient tap points.
- Improvements required for camp site orientation, arrival and traffic movement.

Although the report is a draft issue and further detail will be added once visitor surveys can be completed, a number of potential recommendations have been made based on observations and existing data:

- Location/rationalisation of play facilities.
- Location of dump point
- Grouping of communal facilities including the kitchen and laundry adjacent the sewer treatment facility and away from the beach front
- Review of site plan to optimise layout
- Access and parking arrangements
- Additional water standpipes
- Beach access points which achieve a balance of accessibility and site security
- Greater availability of flat sites
- Demarcation which provides for a defined pet-friendly area



Beach access is designated with barriers and signage



Caravans at the camping reserve (Source: Daily Mercury)



Camping reserve kitchen, laundry and sewerage treatment plant

The camping reserve is an integral and complementary part of the Esplanade Reserve. Recommendations pertaining to site access, circulation and shared recreational facilities will be reflected in the master plan.

3.4 SEAFORTH FORESHORE MASTER PLAN HCPSA FEEDBACK

MRC has partnered with the Hibiscus Coast Progress and Sports Association (HCPSA) to facilitate community engagement for the master plan. The HCPSA have formed a project reference group which since January 2020, has been collecting background information regarding the current use and issues pertaining to the site, together with desired outcomes and improvements. The following is a summary of their findings as provided in the *Seaforth Foreshore Master Plan Feedback 2020*. Some of the issues and suggestions are outside of the master plan's scope of work, however are included for consideration of future, broader township improvements.

Site Use & Activities

- Camping/RVs in the camping reserve which is at capacity over long weekends, Easter and school holidays.
- Swimming in the enclosure. People set up at the picnic shelters where they are close to the beach access, public toilets, beach shower and car parking.
- Playground on Palm Avenue is used when the camping reserve is full, otherwise infrequently.
- Group fitness in open grassy areas.
- ANZAC memorial.
- Gatherings at BBQ shelters.
- Walking along the beach and though the camping reserve.
- Markets both weekly (Sunday morning) and mega markets (first Sunday of each month). These take place in the southwest corner on the Palm Avenue frontage which is flat, shaded, has good drainage and car parking. The HCPSA rake and remove rotting fruit during mango season.
- Annual events such as the car show.
- Busiest times are weekends, long weekends and school holidays.

Site Issues

- Lack of footpaths and narrow roadways are unsafe creating conflict between pedestrians, cyclists and motorists. There is difficulty of use particularly for cyclists, prams and the physically impaired.
- Lack of lighting creates perceptions of an unsafe and unwelcoming environment.
- Lack of seating and shelters particularly at the Elizabeth Street end.
- Wading pool is poorly utilised, hours of operation and how to gain access is unclear.
- Sports grounds and tennis courts are under utilised, hours of operation and how to gain access is unclear.
- Location of unfenced playground on busy Palm Avenue frontage is dangerous.

- Lack of designated crossings between camping reserve, Post Office and service station on Palm Avenue and George Street creates unsafe pedestrian environment.
- School bus stop near the service station is not clearly marked.
- Drainage swales block movement during rain events.
- Lack of signage regarding location of swimming enclosure, playground, sports grounds, etc.

Suggested Improvements

- Footpaths and shared pedestrian/cycle paths including continuous foreshore path from Elizabeth Street to George Street and connection to sports grounds. Broader links outside of this scope – to the primary school, to Victor Creek boat ramp. Wheelchair access into the swimming enclosure.
- Pedestrian safety and vehicle speeds along Palm Avenue – lower speeds, traffic calming measures, footpaths and crossings.
- Upgraded and additional seating, BBQs and shelters particularly along the foreshore.
- Upgraded and additional public amenities including toilets near market/event space.
- Bins.
- Water bubblers with dog bowls.
- Waterplay to replace wading pool.
- Playground upgrade including shade. Consider relocating to foreshore and incorporate with waterplay, all abilities.
- Fitness equipment.
- Permanent shelters, power and water for market stalls.
- Improved and additional parking including overflow parking areas for events
- Improved signage including regulatory and information signage, better warning signage re: stingers and crocodiles, interpretive signage highlighting history and attractions such as birdwatching, Aboriginal and Torres Strait Islander history, historic trees, fishing spots, etc.
- Celebrate local history and stories eg. turtle nesting area.
- Improved drainage.
- Lighting both wayfinding and landscape eg. highlight trees.
- Vegetation management of the coconut palms and mango trees.
- Outdoor cinema.
- Fishing platform at end of swimming enclosure.
- Create “teen zone” around BMX track in the sports grounds and include skate park.
- Camping reserve improvements including powered sites, cabins, facilities upgrade (kitchen, toilets, showers, laundry, etc.), level areas, foreshore tidy up, promote that dogs are permitted and provide facilities eg. somewhere to house dogs while owners doing other activities

The report has also identified a number of businesses, community groups and clubs in the area for consultation purposes.



Swimming in the enclosure (source: HCPSA)



Seaforth markets (Source: Daily Mercury)



Seaforth Car Show (Source: Trip Advisor)



4.0 OPPORTUNITIES & CONSTRAINTS

The Esplanade Reserve’s ocean front location, swimming enclosure, open grassy areas and large shade trees are much valued by the community and visitors alike. These features provide a strong framework on which to develop a recreational focal point for Seaforth with a unique sense of place.

The following opportunities and constraints analysis considers current site conditions, facilities, uses and issues. Opportunities are identified for potential improvements to enhance the following characteristics of successful placemaking:

- Recreation values
- Community values
- Environmental values
- Access and connection
- Identity and legibility

	CONSTRAINTS & ISSUES	OPPORTUNITIES
RECREATION VALUES		
Esplanade Reserve	<p>The Esplanade Reserve offers a variety of recreational opportunities via the beach, swimming enclosure, wading pool and playground. These activities are supported by park infrastructure including paths, car parks, seating, BBQ shelters, toilets, beach shower, open grassy lawns and shade.</p> <p>The key issue with most of the Esplanade’s facilities and infrastructure is they have reached their serviceable life; it is no longer cost effective to maintain and needs to be replaced and expanded.</p>	<p>There is opportunity to create a unique and vibrant Recreation Hub that provides a focal point and clear destination for the Esplanade Reserve; that draws visitors to Seaforth and to its best assets, the swimming enclosure and beach.</p> <p>The opportunity presented by having to replace facilities rather than maintain in-situ is that a Recreation Hub can be developed centred on the swimming enclosure. Co-locating facilities and supporting infrastructure not only creates a legible destination, it improves the overall recreation value by providing access to a greater variety of experiences for a greater number of users.</p>
Swimming enclosure	<p>The swimming enclosure is a key piece of recreation infrastructure both within Seaforth and regionally, being one of only two ocean swimming enclosures. It is well maintained, in good repair and is used by a broad age group. Even at low tide, the flat sandy enclosure is used for games of football and cricket.</p> <p>Key issues are a lack of:</p> <ul style="list-style-type: none"> • Access and identity • Complimentary facilities 	<p>The outlook from the enclosure toward the Coral Sea, along the beach and back to the lush, green hills behind Seaforth provides a distinct and idyllic sense of place. There is opportunity to promote the enclosure as a destination, offering visitors a unique Seaforth experience as for the kangaroos at Cape Hillsborough.</p> <p>With the potential to be a major draw card, the presence and location of the swimming enclosure should be clearly identified and promoted. This may include:</p> <ul style="list-style-type: none"> • Directional and identity signage • Electronic media and MRC’s website • Improving and expanding complimentary facilities such as parking, access, seating, shelters, beach showers and toilets. • Integrating within a broader Recreation Hub that includes waterplay and playground.

	CONSTRAINTS & ISSUES	OPPORTUNITIES
RECREATION VALUES		
Wading pool	<p>Following decades of use, the wading pool is in poor condition and leaks. It is no longer economical to repair and needs to be replaced. The size and design means a restricted number of users at any one time and a lack of access for all abilities. The depth of the pool requires safety fencing and supervision of users. The barbed wire enclosure is uninviting.</p> <p>Key issues:</p> <ul style="list-style-type: none"> • Poor condition requiring costly repairs • Poor visual presentation • Safety • Limited capacity • Lack of all abilities access 	<p>The wading pool is a key feature of the Esplanade Reserve with many residents and visitors sharing a collective memory of carefree times with family and friends. There is opportunity to replace it with a zero-depth waterplay facility that captures something of the original experience of the wading pool. This will cater for a broader range of ages and abilities, enhance safety and have lower maintenance requirements.</p>
Playground	<p>The playground is fenced and located in the camping reserve on the corner of busy Palm Avenue. It is generic, dated, lacks shade and seating for supervising adults and caters for a limited younger age group.</p> <p>Key issues are a lack of:</p> <ul style="list-style-type: none"> • Play value and experience for all ages and abilities • Comfort for supervising adults • Safety • Distinctive character complimentary to its setting 	<p>There is opportunity to create a playground that caters for a range of ages and all abilities; offering a highly engaging, fun and varied play experience from challenge and adventure to sensory and social.</p> <p>Relocating the playground to the Esplanade Reserve away from Palm Avenue will address safety concerns. Co-locating the playground with other recreational facilities to create a Recreation Hub extends the recreation value and experience.</p>
Toilets and beach showers	<p>Existing toilets and beach shower are dated and unattractive.</p>	<p>There is opportunity to renew and expand toilets and beach showers. Keeping them in the existing location means they remain easily accessible to the swimming enclosure and potential Recreation Hub.</p>
Furniture including shelters, BBQs, tables and seating	<p>Existing furniture is a mix of styles and conditions. Shelters and seating behind the swimming enclosure are particularly popular while others are underutilised due to poor location and connection, such as the numerous disconnected seats dotted around the Esplanade.</p>	<p>There is opportunity to renew and expand BBQ and picnic facilities to enable more visitors to “make a day of it” by providing a place to relax and eat while enjoying the more active recreation offerings. Accessibility and amenity can be improved simply by positioning seats adjacent paths and with consideration to providing prospect and refuge.</p>
Camping reserve	<p>The camping reserve is very popular and brings a great number of visitors to Seaforth. It also takes in a long section of publicly accessible beach front land and blocks connection between Seaforth Esplanade and George Street.</p>	<p>As a Council controlled reserve, there is opportunity to look at both sites holistically improving access and connectivity while providing a unifying character throughout (refer connection and legibility for more detail).</p>



The wading pool is underutilised, is in poor repair and leaks



The playground is poorly located on busy Palm Avenue and provides limited play value



Existing toilets and beach shower are dated and unattractive



The ANZAC memorial, Post Office, store and Ambulance Station create an informal Community Hub



Flat shaded areas where the markets are currently held in the southwest corner



Flat shaded areas with views of ocean from the northwest corner

	CONSTRAINTS & ISSUES	OPPORTUNITIES
COMMUNITY VALUES		
Adjoining commercial activities (southern central area)	The Post Office, newsagency, store and Ambulance Station create a small Community Hub in the centre of the Esplanade Reserve. However with the main access off Seaforth Esplanade Road, this area presents its “back door” to Palm Avenue and passing traffic rather than somewhere to possibly stop.	There is opportunity to create a legible Community Hub by improving connectivity and the Palm Avenue frontage of this area (refer connection and legibility for further detail). The Anzac Memorial and community noticeboard on the Seaforth Esplanade Road frontage reinforces the Community Hub function of this area and are to be retained. The General Store and others services available negate the need for the Camping Reserve to have a kiosk. Campers are valued patrons for these local businesses.
Events space	Events such as the weekly and mega markets are currently held in the southwest corner off Palm Avenue. Informal parking is plentiful and the land is generally flat with plenty of shade. The drainage swales can impede access, particularly during rain events and the area under the Mango trees requires management when fruiting. There are no services such as water and power and there is no connectivity to existing facilities including toilets, seats and shelters.	There is opportunity to create an events space supported by access to power, water, toilets and park facilities that will help drive local economic development and sense of community via the weekly markets, mega markets and other events such as the car show and outdoor cinema. There are several potential locations which are considered in more detail below. Co-locating the events space closer to the recreation facilities removes the need to duplicate, reducing costs and improving access and convenience for visitors.
Seaforth Markets current location- southwest corner	<ul style="list-style-type: none"> • Disconnected from Community Hub • Disconnected from main recreation area and facilities • Lacks footpaths, seating, toilet, lighting, water and power for market stalls 	<ul style="list-style-type: none"> • Good exposure to passing traffic on Palm Avenue. • Ample roadside parking along Palm Avenue. • Southern central area available for overflow parking when the Mega Markets are run. • Flat, shady area with good drainage. • Space available to host both the weekly and larger events. • Location familiar to people as this is where events have historically been held.
Seaforth Markets possible alternative location - northwest corner	<ul style="list-style-type: none"> • Disconnected from passing traffic along Palm Avenue and Seaforth Reserve Road • Disconnected from Community Hub • Some areas of uneven ground and open drainage swales – this can be managed with earthworks and drainage • While there are good views of ocean, this is due to lack of foredune vegetation. This area should be revegetated which may partially close views 	<ul style="list-style-type: none"> • Foreshore area flat and shady with good views of ocean • Potential parking and access off Elizabeth Street • Adjacent recreation facilities • Potential overflow for larger events in adjoining open area to the south

	CONSTRAINTS & ISSUES	OPPORTUNITIES
COMMUNITY VALUES		
Seaforth Markets possible alternative location - central area	<ul style="list-style-type: none"> Disconnected from passing traffic along Palm Avenue Conflicts when staging the Mega Market if vehicle access to businesses or Ambulance Station is restricted. Some open drainage swales – this can be managed with earthworks and drainage. Protection and integration of existing heritage trees and ANZAC memorial needs to be considered. 	<ul style="list-style-type: none"> More direct connection to existing businesses as well as to beachside recreation facilities and public toilets. Good access and parking on Palm Avenue and Seaforth Reserve Road. Attracting business to the General Store and Post Office. Utilising the northwestern corner of the site for overflow parking when Mega Markets are run.
Seaforth Markets possible alternative location- Seaforth Sports Reserve	<ul style="list-style-type: none"> Physically separated from the Esplanade Reserve by Palm Avenue. Markets removed from their historic location. Visitors directed away from the Esplanade Reserve. Lack of path connection between the sports grounds and Esplanade. 	<ul style="list-style-type: none"> With a fully serviced existing building and plenty of level ground to accommodate market stalls and events, the sports grounds could also provide an events space. Good exposure to traffic along Palm Avenue. Markets could help active the sports grounds.
ENVIRONMENTAL VALUES		
Foredunes	<p>Vegetation cover on the foredunes is patchy with areas of grass only at the Acacia Avenue end of the Esplanade and behind the swimming enclosure. The central area and George Street end in front of the camping reserve are also denuded of vegetation other than grass.</p> <p>There are 5 formalised beach access points spread fairly evenly along the beach front at an easy walking interval of ~130m.</p>	<p>The foredunes are an important site feature and will be retained and protected to ensure vegetation can establish and thrive. While the low grass cover affords open views to the sea, a balance needs to be reached between maintaining views and achieving a healthy foredune ecosystem. Reinstating foredune vegetation will reduce erosion, help mitigate impacts of storm tides, support retention of sand on the beach and enhance habitat for site fauna including nesting sea turtles. Use of endemic vegetation also reinforces the distinctive character of Seaforth's coastline. Existing beach access points are to be retained.</p>
Seawater inundation	There is potential for seawater inundation across the site.	Potential seawater inundation is noted and will need to be considered in siting of facilities, materials selection and capacity to clean and/or reinstate elements cost effectively.
Acid sulphate soils	Acid sulphate soils are most likely present across the site.	Presence of acid sulphate soils is noted and will need to be addressed in detailed design and construction management.
Cyclone	Seaforth sits at latitude 20.9306°S placing it in wind classification region C under AS/NZS 1170.2 Structural Design Actions Part 2: Wind Actions.	Requirements of the National Construction Code and Australian Standards for design in wind classification C areas need to be addressed in detailed design.



Central area adjacent Community Hub



Denuded foreshore vegetation at Elizabeth Street end of the Esplanade



Denuded foreshore vegetation at Elizabeth Street end of the Esplanade



Informal path connection to Elizabeth Street has potential to become part of a "coastal walk"



Entry to the camping reserve is poorly signed at intersection of Seaforth Road and Palm Avenue



Acute bend and limited queuing area at camping reserve entry

CONSTRAINTS & ISSUES		OPPORTUNITIES
CONNECTION & LEGIBILITY		
<p>Pedestrians and cyclists</p> <p>Existing condition:</p> <ul style="list-style-type: none"> Internal paths are limited to a short length from the car park to the shelters, toilets and wading pool behind the swimming enclosure. There is an informal track from the car park to Elizabeth Street. There is a disconnected section of beachside path at the George Street end of the camping reserve. Internal roads double as paths which places pedestrians and cyclists in conflict with vehicles. There is no connectivity between the Esplanade Reserve, camping reserve and sports grounds. There is no connectivity to new shared path between township and school. <p>Key issues are a lack of:</p> <ul style="list-style-type: none"> Connectivity and access Safety Universal access Recreation opportunity 	<p>Opportunity to establish a network of shared pedestrian/cycle paths through the Esplanade to achieve the following outcomes.</p> <ul style="list-style-type: none"> Connect the Esplanade Reserve to its surrounds including the adjacent Seaforth Sports Reserve, Bowls Club, community hall and local school. Contribute to the Esplanade's recreational value by encouraging walking and cycling. Promoting the Esplanade's best attraction which is the beach and help to guide people to the established beach accesses. Ensure universal access to all features and recreational opportunities developed within the park. Increase safety by reducing conflicts between pedestrians, cyclists and vehicles. <p>Possible external connections:</p> <ul style="list-style-type: none"> Elizabeth Street connecting the Esplanade Reserve to sports grounds and Bowls Club. Palm Avenue connecting new path to school, service station, Esplanade Reserve, Community Hub, sports grounds and Bowls Club. This could be part of broader upgrade works to Palm Avenue (see below). 	
<p>Vehicles including RVs and caravans</p> <ul style="list-style-type: none"> No obvious entry markers signalling arrival at Seaforth. No clear indication that Palm Avenue is the main street or helping to direct traffic to the Esplanade and camping ground. It is unclear how vehicles enter the Camping Reserve off Palm Avenue. It is difficult for larger-sized RVs and caravans to access the Camping Reserve of Seaforth Reserve Road. No room for vehicles to queue at the Camping Reserve entry. Vehicles speeding along Palm Avenue. <p>Key issues are a lack of:</p> <ul style="list-style-type: none"> Legible wayfinding and arrival point Ease of access Safety 	<ul style="list-style-type: none"> Promote Palm Avenue as the 'main street' of Seaforth. Provide signage at key decision points along Palm Avenue for drivers to direct them to the Esplanade, Camping Reserve and other attractions within the township. Upgrade the frontage to the Camping Reserve's road frontage to promote the site. Modify the entrance servicing the Camping Reserve off Seaforth Reserve Road to resolve the access and queuing issues for larger-size RVs and caravans. <p>Upgrading Palm Avenue is beyond the scope of this project however it may be necessary to support the predicted increase in visitation when improvements to the Esplanade have been implemented. In addition to upgrading the road itself, which would include forming a proper verge enabling footpaths to be constructed, streetscape improvement should be considered along Palm Avenue between George and Hansen Street. Improvements to the streetscape might include the addition of street tree planting, traffic calming measures and establishing safe crossing points.</p>	

	CONSTRAINTS & ISSUES	OPPORTUNITIES
CONNECTION & LEGIBILITY		
Signage	<p>Existing signage is unclear, poorly located and overwhelming in its content. There is no clear hierarchy with many styles in varying states of repair.</p> <p>Key issues are a lack of:</p> <ul style="list-style-type: none"> Legible wayfinding and site information Visual amenity 	<p>There is opportunity to create a clear, concise and comprehensive signage scheme that could include:</p> <ul style="list-style-type: none"> Identity and entry eg. Seaforth and Esplanade Reserve Directional eg. Palm Avenue and camping reserve Regulatory eg. clearer stinger and crocodile warnings Interpretive eg. highlighting history and attractions of the Esplanade such as the historic trees <p>Signage used well enhances legibility, helping visitors find and identify their destination.</p> <p>Regulatory signage ensures safety and consideration for all users, however it must be clear and concise in its message. Too many regulatory signs can create negative perceptions regarding safety and control, making a space feel uninviting.</p> <p>Interpretive signage can enhance recreational value through learning and interest, while stories can provide a sense of connection to place.</p>
Fences, gates, bollards	<p>Existing bollards, fences, rails and gates are in varying states of repair and are not always effective in controlling access eg. to the foredunes, and designating areas eg. where camping is permitted.</p> <p>Key issues are a lack of:</p> <ul style="list-style-type: none"> Clear use and access control Visual amenity 	<p>Styles and layout could be consolidated to ensure they present well and function to control access as intended.</p>
Car parks	<p>Designated car parks are limited with no Disability Discrimination Act (DDA) compliant parking bays. There is plenty of informal parking along Palm Avenue and Seaforth Reserve Road.</p> <p>Vehicle access and parking must be retained within proximity of the General Store, Post Office, and Ambulance Station. Ensuring access to petrol bowers will also continue to inform any future upgrade of the southern central area of the park.</p> <p>Key issues are a lack of:</p> <ul style="list-style-type: none"> Legible parking areas for visitors DDA compliant parking 	<p>There is opportunity to expand the formal car parks on Seaforth Reserve Road to increase its capacity and provide compliant disabled parking spaces.</p> <p>Provision of designated parking in convenient locations makes it easy for visitors to stop and be guided to particular activities.</p>



Various regulatory and interpretive signage obstructs the outlook to the swimming enclosure



Various bollards, barriers and signs create unclear messages



Car parks are largely informal with no DDA compliant bays

5.0 KEY OPPORTUNITIES & CONSTRAINTS

The opportunities and constraints analysis has highlighted the key issues the master plan needs to address. These have been organised under the characteristics of successful placemaking.

5.1 RECREATIONAL VALUES

- Seaforth beach and the swimming enclosure offer a unique recreational experience and potential as a key visitor attraction with improvements to access, identity and supporting facilities.
- The wading pool is the setting for many fond memories, however it is in poor repair, has limited capacity and lacks all abilities access.
- The playground lacks play value and is disconnected from the other recreational offering of the Esplanade.
- Supporting infrastructure including toilets, beach showers and picnic facilities are in poor condition, have limited capacity and are not universally accessible.
- Grouping these activities and facilities together in a “Recreation Hub” creates an identifiable destination.

5.2 COMMUNITY

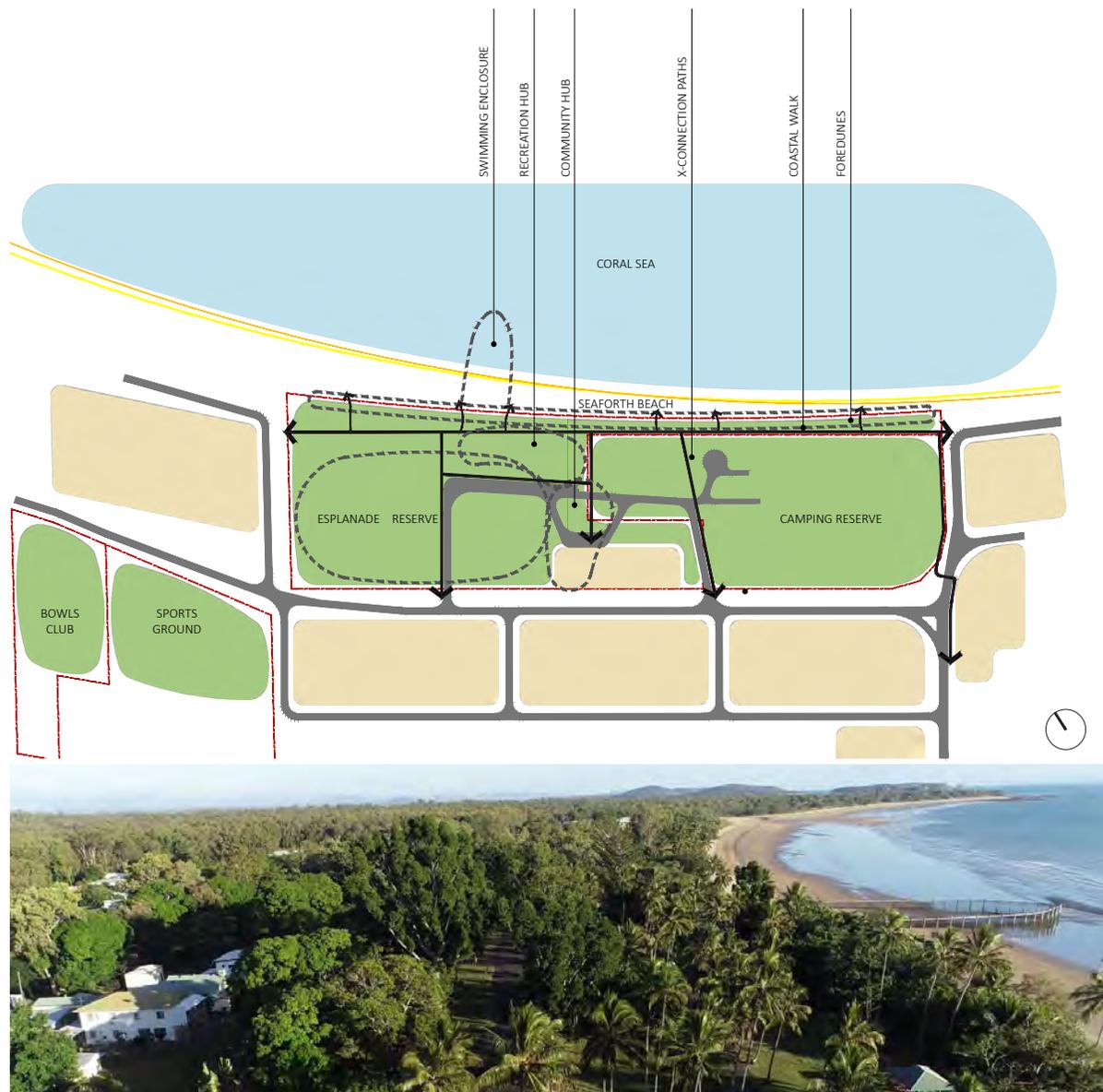
- There is no discernible town centre in Seaforth, a clear point of arrival for visitors and civic heart for community gatherings and events.
- The current grouping of civic and commercial activities around the Post Office, General Store, Ambulance Station and memorial provides the nebulous for a distinct civic centre and “Community Hub”.
- The Esplanade Reserve’s open lawns and plentiful shade provide ample space and amenity to host a variety of pop-up events that contribute to local economic growth and sense of community. Improvements to park infrastructure provides access to services and facilities to support these events.

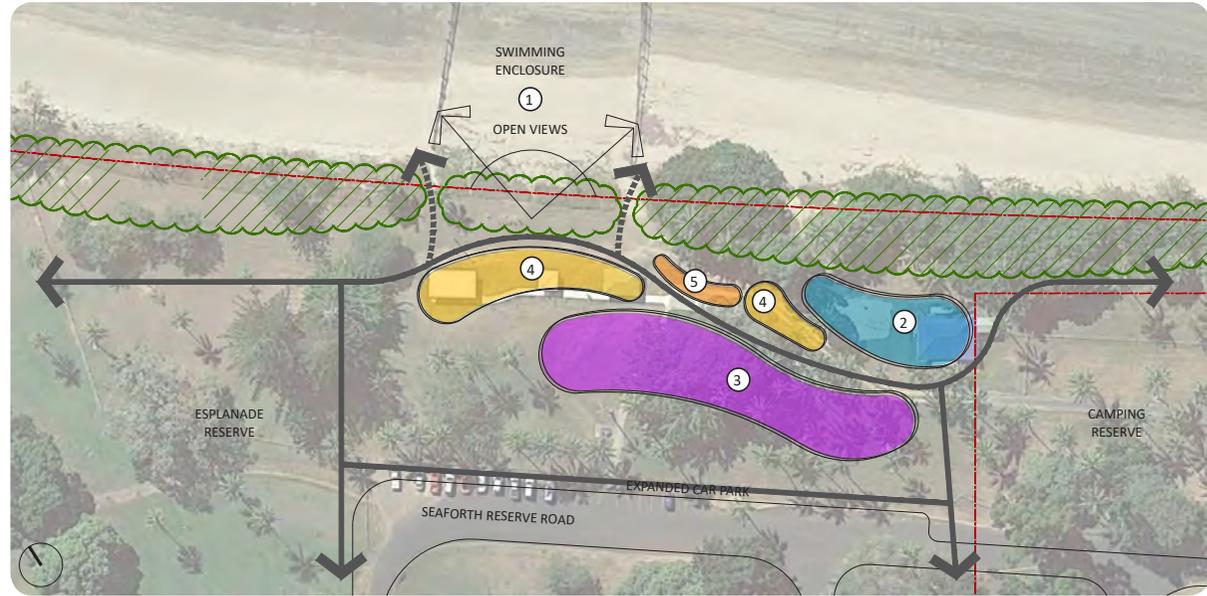
5.3 ENVIRONMENT & LANDSCAPE

- Foredune vegetation cover is denuded inhibiting ecological function including provision of habitat and protection from erosion and storm surge. Foredunes are to be rehabilitated and managed in accordance with the recommendations of the *Seaforth Beach Plan 2010*.
- Expansive lawns, mature shade trees and views of the ocean underpin the unique and picturesque landscape character of the Esplanade Reserve.
- The Mango trees, Kauri, Norfolk Pines and Coconut Palms are historic plantings and several specimens have been listed on the region’s significant tree register. These must be retained and protected as important cultural assets.

5.4 CONNECTION & LEGIBILITY

- There is a need for safe, universal access for pedestrians and cyclists who currently use vehicular roadways and informal tracks, negotiating vehicular traffic, uneven ground and drainage swales.
- There is a lack of clear access and connectivity both within the Esplanade and with the surrounding community. A path network connecting the Esplanade’s recreation and community facilities with the camping reserve, Palm Avenue, sports ground and Bowls Club provides easy and legible access to all destinations.
- A “coastal walk” behind the foredunes enhances recreational values of the Esplanade allowing pedestrians and cyclists to enjoy views over the beach and guiding them designated beach access points. It also provides greater integration between the camping reserve and Esplanade Reserve.





6.0 OBJECTIVES & STRATEGIES

6.1 PURPOSE

The master plan sets the vision and outlines objectives with supporting strategies to guide the continued development of Seaforth Esplanade Reserve. Informed by site review and analysis, opportunities and constraints, the master plan provides a framework for engagement and discussion with the community, to ensure their needs and aspirations for the Esplanade will be reflected in the outcomes.

6.2 VISION

Seaforth Esplanade Reserve provides a vibrant and memorable destination for the community and visitors alike. With views out to the Coral Sea and backdrop of lush green hills, the Esplanade Reserve and Seaforth Beach provide an idyllic and distinctive sense of place. This is supported by quality infrastructure that affords a unique recreational experience, strengthens sense of community, is identifiable, accessible, well connected and environmentally responsible with consideration to maintenance and safety. The outcome is to enhance community wellbeing and economic opportunity; to create a place where fond memories are made and visitors want to return.

6.3 Recreation Hub

Recreational opportunities are consolidated, expanded and renewed to create a Recreation Hub centred on the swimming enclosure, with direct access to and views over Seaforth Beach. The Recreation Hub is a vibrant and identifiable destination. The swimming enclosure, waterplay and playground are supported by complimentary facilities including picnic shelters, toilets, change rooms and beach showers. These facilities provide convenience, universal access and reduced maintenance requirements. Integrated artwork and interpretive elements celebrate the unique character and stories of Seaforth. Key activities include:

- ① **Swimming Enclosure**
Already popular with the Seaforth community, the swimming enclosure becomes a key visitor attraction supported by new and expanded facilities including toilets, change rooms, beach showers and picnic shelters.
- ② **Waterplay**
The wading pool is replaced with a new waterplay facility that captures the joy and delight of the wading pool with the benefits of improved safety, inclusiveness for all ages and abilities, increased capacity and lower maintenance. Jets, sprays, bubblers, shallow pools and channels provide for fun and varied interactions with water. Maximum water depth of 300mm removes requirements of supervision and fencing.

③ Playground

The playground provides a highly engaging, fun and varied play experience from challenge and adventure to sensory and social for a wide range of ages and for all abilities. There is room for an expanded playground with age specific areas that are well shaded. Locating the playground within the Recreation Hub builds an immersive recreation experience with a broad range of choice and the convenience of easy access to facilities.

④ Picnic Shelters

Expanded shaded picnic and seating facilities with various sizes of shelters and configurations of seating and tables cater for a wider variety of users and group sizes; whether a family visiting for the day or an individual swimming in the enclosure. The new furniture and BBQs are universally accessible and the materials selection suitable to the coastal environment. Low dunal plantings in front of this area maintain open views to the swimming enclosure and Coral Sea.

⑤ Toilets, Change Rooms & Beach Showers

Positioned on the existing toilet block the new facilities are centrally located, have increased capacity, are universally accessible and are complimentary to the materials and aesthetic of the broader Recreation Hub. Easily accessible from the swimming enclosure, waterplay, playground and picnic facilities these conveniences enable visitors to stay for longer and enjoy all the recreational offerings.



6.4 COMMUNITY HUB

The area centred around the Post Office, General Store, Ambulance Station and memorial is formalised to create a distinct town centre for Seaforth. The Community Hub provides a clear point of arrival for visitors and civic heart for community gatherings and events. The Kauri pines, buildings and war memorials provide links to the Esplanade Reserve’s history which is celebrated through interpretive elements. Central to the Esplanade, camping reserve and Seaforth, essential and medical services are available to visitors, campers and the community.

① The memorial and flag remain the central focus of the Community Hub. The open lawn enhances their prominence while providing space to stage remembrance events. A new paved surround establishes a stately setting and permits universal access. The community noticeboard is relocated so it is not within sightlines of the memorial.

② The current loop road off Seaforth Reserve Road becomes a shared zone, a thoroughfare for pedestrians with vehicle access and parking. This dual function limits pavement extents and impact on existing trees. The area is easily cordoned off to host civic events such as ANZAC Day and Australia Day. Pavements, furniture and shade improve access, amenity, function and establish a civic character for the Community Hub. There is also opportunity to relocate the public telephone within the hub so it is universally accessible.

③ A path link provides connection between the proposed Coastal Walk and Community Hub.

④ Pop-up events such as the weekly and mega markets contribute to local economic growth and sense of community. Capacity to host pop-up events is enhanced by access to services and facilities in the recreation and Community Hubs. The Esplanade’s open lawns and plentiful shade provide flexible spaces within easy reach of toilets, shelters, seating, paths and car parks, leaving organisers free to choose a location that best suits their needs. With its beachside location and new recreation facilities, pop-up events at the Esplanade Reserve become a desirable destination and “worth a day trip” for visitors.



6.5 ENVIRONMENT & LANDSCAPE CHARACTER

A balance is achieved between the Esplanade’s environmental values, landscape character and recreational opportunities to ensure these competing functions are sustainably maintained.

- ① Foredune vegetation cover is restored through weed eradication and revegetation with endemic species to provide habitat and help control erosion. Lower plantings and open tree canopies in front of existing denuded areas and key view lines, such as the swimming enclosure, ensures visual connections between the Esplanade and beach are maintained.
- ② Light pollution on the beach can deter nesting sea turtles. Denser foredune vegetation can help minimise this, night time lighting in the Reserve can be restricted to low light safety lighting or turned off altogether during nesting season.

- ③ Fencing the foredunes and providing designated beach accessways assists in minimising erosion and protecting the foredune vegetation. All existing formal beach accessways are maintained with fencing, signage and beach ladders installed.

Many of the Esplanade’s mature shade and feature trees and palms are historic plantings providing a direct link and insight to the site’s past. These include the Mango Trees, Kauri and Norfolk Pines as well as the grove of coconut palms near the aged wading pool. These plantings within the open lawn settings are to be retained and protected as the site is developed. Mango and coconut harvesting is recognised as an essential and necessary maintenance activity that will continue to ensure public safety and quality of the setting. Given the considerable age of these trees and palms, consideration needs to be given to succession planning to deal with the inevitable decline and vulnerability of all plantings.



MOOLOOLABAH SPIT COASTAL PATH



6.6 CONNECTION & LEGIBILITY

A network of shared pedestrian and cycle paths separate from Seaforth Reserve Road provides safe universal access, connecting the recreation and Community Hubs and the Esplanade Reserve with the camping reserve and broader Seaforth township.

- ① The Coastal Walk provides access to the foreshore and is planned initially to extend from Acacia Avenue and Elizabeth Street through to the new Recreation Hub and offer direct connection to the hub’s various attractions from the Camping Reserve. Longer term the walk extends through to Poinciana Avenue and George Street with eventual connection to the shared pathway link to Seaforth State Primary School. With rest points and connection to beach access points, the Coastal Walk functions as both connector and recreational experience. There is potential to further enhance this experience by extending the Coastal Walk to Finlayson’s Point.

Several north-south connections connect the Coastal Walk and Recreation Hubs with the Esplanade entries on Palm Avenue and the Community Hub, providing easy and legible access to Esplanade Reserve’s main attractions. These include:

- ② Western cross park connection
Following the alignment of road, this path provides safe and direct connection between Palm Avenue at the western entry of Seaforth Reserve Road and the beach front. Connection through to the parking area servicing the new Recreation Hub is also to be provided.

- ③ Central cross park connection
This new path provides direct connection for pedestrians and cyclists from the new Recreation Hub to the General Store, Post Office, and Ambulance Station. A future stage of development will provide connection through the existing ANZAC park space and be coordinated with general improvements around the War Memorials. In the immediate term, connection to the General Store, Post Office and Ambulance Station (southern central area) will continue to be afforded via the internal road and paths servicing the Recreation Hub.
- ④ Eastern cross park connection
Also following the alignment of the road, this cross-park connection provides safe and direct connection between Palm Avenue and the beach front at the eastern entry of Seaforth Reserve Road and connection through to the new Recreation Hub.
- ⑤ Car park path
This path is connects the car park servicing the new Recreation Hub with the new cross-park paths.

The alignments indicated for future paths show desired connections and approximate locations. Specific alignments for each path will be subject to detailed design.

Clear and inviting directional and place signage is positioned at key decision points including:

- ⑥ Junction of Palm Avenue and George Street. Palm Avenue is clearly identified and direction provided to the camping reserve entry and swimming enclosure. Junctions of Seaforth Reserve Road and Palm Avenue. Seaforth Reserve Road is clearly identified and direction provided to the camping reserve entry and swimming enclosure.
- ⑦ Increase signage at key decision points where pedestrian paths intersect. This signage is anticipated to be sized and designed for people walking or riding within the park and to offer directions to key features and nearby retail and other services.

This is a future opportunity to integrate the cross park connections with broader improvements to Palm Avenue including pedestrian path and signage, transforming this central thoroughfare into an identifiable and inviting main street. Street furniture, shade trees, planting and pavement treatments distinguish Palm Avenue from surrounding streets. Designated crossings and a slower speed environment could be considered to improve pedestrian safety.

7.0 PROPOSED STAGING

7.1 OVERVIEW

Implementation of improvements to the Esplanade Reserve will be undertaken on a staged basis and with consideration to community priorities. The following preliminary staging proposal is provided for discussion purposes.

Stage 1

This covers part of the proposed works for the Recreation Hub including:

- Playground
- Waterplay
- Public amenities (toilets, change rooms and beach showers)
- Swimming enclosure interface with possible improvements to beach access
- Existing picnic shelters retained and upgraded only.
- Fencing and bollards
- Existing car park extended to include DDA compliant bays.
- Associated paths including section of Coastal Walk through the Recreation Hub, part of the central cross park connection and the car park path.

Stage 2

- Coastal Walk from the Recreational Hub to Elizabeth Street including connection across the drainage swale ensuring safe access to the Acacia Avenue park.
- Beach accessways west of the Recreation Hub upgraded where necessary.
- Foredune vegetation cover is restored along the same section of Coastal Walk.

Stage 3

- Construction of the western cross path link providing pedestrian/cycle access from Palm Avenue.

Stage 4

- Construction of the eastern cross path link providing pedestrian/cycle access from Palm Avenue and the Camping Reserve.
- Direction and place signage.



8.0 RECREATION HUB

8.1 OVERVIEW

The Recreation Hub evokes memories of family seaside holidays, relaxed gatherings where family and friends enjoyed picnics on the Esplanade's shaded lawns, boat trips to the islands, the beach, swimming in the enclosure and splashing about in the wading pool.

Materials and finishes are derived from

- Historic timber and tin structures updated to utilise modern materials including aluminium and recycled plastic which are better suited to the coastal environment and reduce maintenance requirements
- Natural elements such as the sandy beach and rocky outcrops of basalt and granite
- Pops of colour inspired by fish and coral of the reef



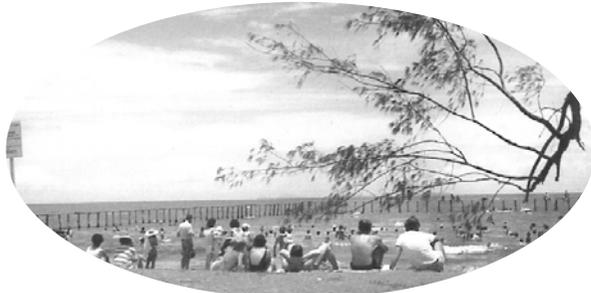
Redcliffe Island near Seaforth
Source: <http://queenslandcoast.blogspot.com/2017/04/the-tortured-geology-of-mackay-coast.htm>



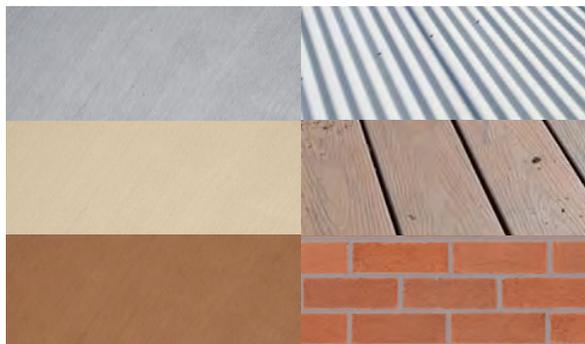
Great Barrier Reef
Source: <https://www.flickr.com/photos/kyletaylor/4875021166/in/photostream/>



Eddie Pill's Refreshment Rooms, Acacia Avenue, circa 1930s
Source: Seaforth (Qld) from the beginning 1884 to 2014, page 40



Swimming enclosure at Christmas, circa 1970
Source: Seaforth (Qld) from the beginning 1884 to 2014, page 108



Pavement colours greys, sands and tans

Materials corrugated iron, decking (plastic composite) and brick



Aluminium and powdercoat colours including "Spotted Gum" timber look

8.2 WATERPLAY

As the tide goes out rock pools and coral gardens are exposed providing an opportunity to explore the myriad of creatures that live there. This is the inspiration for the new water play area. A zero depth splash pad with playful water sprays and jets mimicking giant clams, sea cucumbers and sea squirts. The wading pool is reimagined as a shallow sandy bottom lagoon.



Opening the wading pool 1965
Source: Seaforth (Qld) from the beginning 1884 to 2014, page 81



Swimming enclosure today
Source: Mackay Regional Council



Great Barrier Reef
Source: <https://www.tropicalnorthqueensland.com.au>



Great Barrier Reef at low tide
Source: <https://www.pandotrip.com/the-great-barrier-reefs-gardens>



Giant Clam <https://www.flickr.com/photos/kyletaylor/4875032010>
Sea Squirts <https://www.livingoceansfoundation.org/sessile-sea-squirts-tunicates/>



Starfish <https://en.wikipedia.org/wiki/File:SeesternGB.jpg>
Sea Cucumber <https://reeflifesurvey.com/species/holothuria-fuscorubra/>



Muddys Playground Cairns. As lifesaving supervision is not required, zero depth waterplay can be integrated within the playground creating a richer play experience. Art provides a sensory play experience stimulating visual and tactile senses, as well as telling stories of place and enhancing character.



Mildura Waterplay. A colourful splash pad with various styles of water jets offer playful interactions with water for all abilities, ages and group sizes. Shallow pool with "beach" style entry provides the experience of wading into a shallow lagoon.



Whale Park Wynnum. The whale hybrid artwork/waterplay elements are memorable and fun. What could our creatures be?

8.3 PLAYGROUND

A seaside holiday offered fun and adventure, the possibility of new experiences and anticipation of exploring new surroundings. A holiday to Seaforth could mean the excitement of a boat trip to the islands, the delight of a new discovery while beachcombing or enjoying the rustic charm of the camping huts.

The playground reflects this fun and adventure. Children can swing, slide, climb, scramble, spin, fly and bounce or relax in a shady hammock.



Vista at Newry Island circa 1965
Source: Seaforth (Qld) from the beginning 1884 to 2014, page 46



Tourists onboard *Silverwake* at Newry Island
Source: Seaforth (Qld) from the beginning 1884 to 2014, page 64



Brochure for Robinson's Cottages circa 1930s
Source: Seaforth (Qld) from the beginning 1884 to 2014, page 46



Playground circa 1972
Source: Seaforth (Qld) from the beginning 1884 to 2014, page 102



Muddy's Playground Cairns. Age specific play areas mean younger children can play at their pace away from the higher energy, challenging play for older children. Art provides a sensory play experience stimulating visual and tactile senses, as well as telling stories of place and enhancing character.



Fig Tree Point Park, Lota. Towers and platforms provide elevated views and enable climbing and sliding.



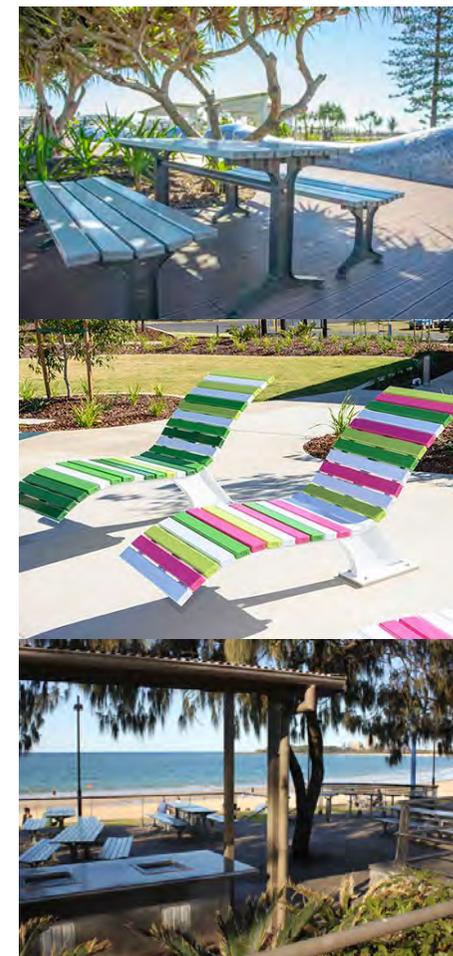
A range of play experiences will be on offer including swinging, sliding, flying, climbing and scrambling

PROPOSED FURNITURE & MATERIALS PALETTE

Project No: B4236L_1

Project Name: Seaforth Esplanade Master Plan

HARDSCAPE			
Pavement	Holcim Mackay		Colour: Portland Grey, Sandstone, Corundum Finish: Broom finish
Rock		Natural boulders	Type: Basalt, Granite mixed colours
Shelters	Gossi	Custom shelter design Hip roof aluminium shelters inspired by existing timber shelter	Posts: Knotwood aluminium, "Red Gum" Rafters: Knotwood aluminium, "Red Gum" Roof: Colorbond corrugated iron, "Shale Grey"
Decking	Replas	Endurodeck	Colour: "Teak" Slip Resistance: P3 equivalent to R10 Standard profiles available for bearers, joists and kickrails
FURNITURE			
Seats	Street Furniture Australia	PS7 Park Bench with armrests	Frame: Cast aluminium, powdercoated, colour "Night Sky" Armrests: Cast aluminium, powdercoated, colour "Night Sky" Battens: Aluminium anodised Fixing: Surface fixed Length: 1800mm
Sun Lounge	Street Furniture Australia	CMM-S Mall Sun Lounge	Frame: 316 stainless steel (custom), brushed Battens: Aluminium powdercoat, multi-colour "Brilliant Yellow", "Sensation Orange", "Bondi Blue", "Dark Violet", "Telemagenta Pink" Fixing: Surface fixed
Picnic settings	Street Furniture Australia	PB5 Park Bench PT7 Park Table with wheelchair access	Frame: Cast aluminium, powdercoated, colour "Night Sky" Battens: Aluminium anodised Fixing: Surface fixed Length: 1800mm
Bin enclosures	Street Furniture Australia	WBE-nF120-PAN Frame Bin Enclosure 120L with solid panels and curved roof. Single or dual module option available.	Frame & Panels: Stainless 304, powder coated, colour "Mercury Silver Gloss GW003K" Mounting: Surface fixed
Bin locking posts	Draffin Street & Parkland Furniture	383/B/SS – 240L MGB Single Wheelie Bin Post, Bolt Down.	Post: Hot dip galvanised steel Lock: 316 stainless steel
Bollards	Replas	Brolga rectangle profile	Material: Recycled plastic, colour "Brown" Mounting: Sub-surface fixing
Barriers	Replas	Post and rail	Material: Recycled plastic, colour "Brown" Posts: Brolga (to match bollards)
Drinking fountains	Urban Fountains + Furniture	Apollo 800 – Drinking Fountain, button activated option with maintenance taps and dog drinking bowl.	Frame: Stainless Steel, powder coated, Colour "Duratec Zeus" Mounting: In ground fixings
Beach showers	Urban Fountains + Furniture	SS150 Shower with options including foot shower with maintenance tap	Post and base plates: Stainless steel, satin finish Mounting: In ground fixings
Water bottle refill station	CIVIQ	AQ-FF1500BF Aquafil Flexi Fountain 155BF	Housing Frame & Graphic Panels: Stainless steel (anti-graffiti protection on graphics) Housing Unit: Anodised steel
Bicycle stand	Street Furniture Australia	BST02 Slim Hoop	Frame: Stainless Steel 316, brushed Mounting: Surface fixed
BBQs	Greenplate	Equal Access DDA Compliant BBQ Range, Single Bench, 230VAC/7.8 amps	Bench & Panels: 2mm thick 316 marine grade Stainless Steel, anti-graffiti coating Mounting: Surface mounted



Indicative images of furniture including picnic settings, sun lounges and BBQ shelters.

PROPOSED PLANTING PALETTE

Project No: B4236L_1

Project Name: Seaforth Esplanade Master Plan

Botanical Name	Common Name	Frontal Dune			Hind Dune
		Seaward	Landward	and Further Landward	
TREES					
<i>Acronychia laevis</i>	Glossy Acronychia			•	
<i>Alphitonia excelsa</i>	Soap Tree			•	
<i>Argusia argentea</i>	Octopus Bush	•			
<i>Banksia integrifolia</i>	Coastal Banksia			•	
<i>Calophyllum inophyllum</i>	Ball Nut			•	
<i>Casuarina equisetifolia</i>	Coastal Sheoak	•	•		
<i>Cupaniopsis anacardioides</i>	Tuckeroo			•	
<i>Euroschinus falcatus</i>	Ribbonwood			•	
<i>Hibiscus heterophyllus</i>	Native Hibiscus			•	
<i>Hibiscus tiliaceus</i>	Cottonwood		•		
<i>Jagera pseudorhus</i>	Foam Bark			•	
<i>Macaranga tanarius</i>	Macaranga			•	
<i>Mimusops elengi</i>	Red Coonoo			•	
<i>Pandanus tectorius</i>	Pandanus		•		
<i>Pittosporum ferrugineu</i>	Rusty Pittosporum			•	
<i>Pleiogyinium timorens</i>	Burdekin Plum			•	
<i>Sterculia quadrifida</i>	Peanut Tree			•	
<i>Terminalia cattapa</i>	Beach Almond			•	
SHRUBS					
<i>Clerodendrum inerme</i>	Coastal Lolly Bush		•	•	
<i>Dodonaea viscosa subsp. viscosa</i>	Sticky Hop Bush		•	•	
<i>Eugenia reinwardtiana</i>	Beach Cherry			•	
<i>Jasminum didymium</i>	Native Jasmine			•	
<i>Vitex trifolia</i>	Coastal Vitex	•	•		
<i>Westringia fruticosa</i>	Coastal Rosemary			•	
GROUNDCOVERS					
<i>Canavalia rosea</i>	Beach Bean	•			
<i>Carpobrotus glaucescens</i>	Angular Pigface	•			
<i>Crinum pedunculatum</i>	Spider Lilly			•	
<i>Dianella caerulea</i>	Flax Lily			•	
<i>Ipomoea pes-caprae</i>	Goats Foot	•			
<i>Fincinia nodosa</i>	Knobby Clubrush			•	
<i>Lomandra hystrix</i>	Creek Matrush			•	
<i>Spinifex sericeus</i>	Beach Spinifex	•			
<i>Sporobolus virginicus</i>	Marine Couch	•			
<i>Thuarea involuta</i>	Birds Beak Grass	•			
<i>Vigna marina</i>	Dune Bean	•			

Extracted from "Recommended species for dune revegetation", *Seaforth Beach Plan 2010*, Mackay Regional Council



Acronychia laevis

Argusia argentea

Banksia integrifolia

Calophyllum inophyllum



Casuarina equisetifolia

Cupaniopsis anacardioides

Euroschinus falcatus

Hibiscus heterophyllus



Hibiscus tiliaceus

Jagera psuedorhus

Macaranga tanarius

Mimusops elengi

Jasminum didymium

Vitex trifolia

Westringia fruticosa



Pandanus tectorius

Pttosporum ferrugineu

Pleio gynium timorense

Terminalia cattapa

Fincinia nodosa

Ipomea pes-caprae

Lomandra hystrix

Spinifex sericeus

11.3.6. MASTER PLAN FOR THE NEW WOODLANDS DISTRICT PARK

Author Parks Planning Coordinator (Tracie Harvison)
Responsible Officer Director Development Services (Aletta Nugent)
File Reference 22130 Design Report

Attachments

1. Community Engagement Report - Woodlands Master Plan [**11.3.6.1** - 60 pages]
2. Woodlands District Park Master Plan [**11.3.6.2** - 38 pages]
3. Summary of Staging and Cost to Implement the Master Plan [**11.3.6.3** - 1 page]

Purpose

The purpose of this report is to seek Council's endorsement of the Master Plan for the new Woodlands District Park, and approval to proceed with detailed design for the park's development.

It is also requested that Council give approval for steps to be taken to dissolve the Memorandum of Understanding (MoU) that has allowed private use of the two Council-owned allotments (Lots 60 and 71) fronting Caledonian Drive in readiness for both allotments to be available for construction during Stage 2 of the park's development.

Related Parties

- Brett Vella and Peter Vella, Signatories to the MoU for Lot 60 (Lot 46 on SP233812) and Lot 71 (Lot 45 on SP230477) fronting Caledonian Drive.

Corporate Plan Linkage

Priority: Community Health & Wellbeing

Strategy: *Parks and open spaces* - Provide well designed and maintained parks and open space networks which cater for the changing needs of the community, to promote outdoor social and recreational activities.

Background/Discussion

Creation of the new Woodlands District Park was required due to the population in the Andergrove / Beaconsfield area exceeding the threshold of 10,000 residents, triggering the requirement for Council to provide this type of trunk infrastructure. The location for the new district park was recommended in the Open Space Strategy for the Mackay Region, and the park's development was subsequently identified in the current Planning Scheme and Local Government Infrastructure Plan (LGIP).

Planning for the amalgamated site commenced in June 2019 with consultants engaged in August the same year to assist with the plan's development. Following extensive investigation of the subject site and a four-week program of community engagement, a draft Master Plan was finalised in March 2020. The draft Master Plan was presented to Council at a briefing on 17 June 2020 and it was agreed that the document would be released for public comment. The public were invited to comment on the draft Master Plan for four weeks with submissions closing on 22 October. The draft Master Plan was made available for viewing on-line via the Connecting Mackay website, and hard copies were also available for viewing at the Gordon White Library, Dudley Denny City Library and Council's Administration Building.

Consultation and Communication

Plans for the new Woodlands District Park were developed in consultation with residents and property owners in the Andergrove, Beaconsfield and Kerrisdale Estate areas. Consultation was also undertaken with other interested parties including internal and external stakeholders.

A copy of the Community Engagement Report summarising the engagement activities undertaken and feedback collected at the start of the project is provided as Attachment 11.4.6.1. Additional feedback received in response to the release of the draft Master Plan for public comment in October 2020 is summarised in the Addendum to the Community Engagement Report.

Most of the feedback received during the engagement undertaken in October 2020 was minor and did not warrant changes to the draft Master Plan.

Some residents who are adjacent to the dam raised concerns during the initial public consultation around the loss of privacy and security, obstruction of their view of the dam and restrictions on their use of the area. Measures incorporated in the draft Master Plan to address their concerns include:

- a) Establishing a buffer between residential properties and future recreational activities;
- b) Not providing a formal path or connection to this area to discourage people from walking past the residential allotments; and
- c) Utilising this area of the park for passive recreation only.

The Master Plan does however recommend the removal of the fence surrounding the dam which currently prevents public access to the dam and area behind the residences in question. Residents adjoining the park requested that the fencing to be retained to prevent public access. This aspect of the Master Plan was not changed as connectivity through this section of the park is considered critical to the overall functioning of the district park and allows for maximum accessibility by residents in the locality.

Given that no additional issues were raised during the public consultation in October 2020 that warranted changes to the draft Master Plan, the document presented for endorsement is the same as was presented to Council at the briefing on 11 June 2020.

Resource Implications

The cost to progressively develop the park in accordance with the Master Plan has been estimated at around \$5.18M. The anticipated scope and cost for each stage is summarised in Attachment 11.4.6.3.

Funding has been provided in the 2020/21 Capital Program for the detailed design of the park and to inform the preparation of a fully costed business case for construction of Stage 1.

Risk Management Implications

Development of the new Woodlands District Park is necessary to allow Council to achieve the targets for open space provision outlined in the current Planning Scheme. At present the region has a shortage of district-level parks and this project will assist in addressing this issue.

Given the financial implications of COVID-19, Council's capacity to fund delivery of Stage 1 in the short term may be compromised. To assist in mitigating the risks associated with the size of the investment needed, officers will consider various options to deliver the components planned as part of Stage 1. This includes investigating options to split Stage 1 into smaller sized work packages to enable funding to be allocated and to sequence construction over a longer period. The implication in terms of cost and time for each delivery option will be identified and covered in the business case for Stage 1. Opportunities for external grant funding will also be explored.

Another risk to the project that needs to be managed during the coming 12 months is to negotiate the dissolution of the current MoU over the two council-owned allotments fronting Caledonian Drive. The parties to the MoU were alerted to Council's proposal to develop the allotments as part of a new district park prior to the start of the master planning project. They were also invited to be involved during the course of project's delivery. Property Services have been assisting Parks, Environment and Sustainability (PES) Program staff in this matter and will progress negotiations with the signatories to the MoU.

Conclusion

The proposal to develop the selected amalgamated site as a new district park to service the Andergrove/Beaconsfield Precinct was widely supported by the community. In addition, the recommendations made in the Master Plan for the site's continued improvement, which will see the remnant vegetation and nature features protected and enhanced as unique attractions for the park but also the range of recreational infrastructure proposed to be established within the park, has been generally well received. The Master Plan for the new Woodland District Park is therefore recommended to Council for endorsement.

Officer's Recommendation

THAT Council endorses the Master Plan for the new Woodlands District Park.

AND THAT Council gives approval for steps to be taken to dissolve the Memorandum of Understanding that has allowed the private use of Council-owned Lot 60 (Lot 46 on SP233812) and Lot 71 (Lot 45 on SP230477) fronting Caledonian Drive.

The Director for Development Services, Aletta Nugent, expressed her appreciation of how well the Masterplan has been developed and believes it will provide the framework for the provision of park infrastructure at the high standard.

Council Resolution ORD-2020-331

THAT Council endorses the Master Plan for the new Woodlands District Park.

AND THAT Council gives approval for steps to be taken to dissolve the Memorandum of Understanding that has allowed the private use of Council-owned Lot 60 (Lot 46 on SP233812) and Lot 71 (Lot 45 on SP230477) fronting Caledonian Drive.

Moved Cr Green

Seconded Cr Townsend

Cr Green noted that this Masterplan will add to the variety of leisure and recreation facilities and choices across the Region. Cr Green noted that the population growth in the Andergrove/Beaconsfield areas had been the trigger for the requirement of this infrastructure, the 3 distinct precincts in the Masterplan, the quality of community engagement and the concerns of the residents living near the dam. Cr Green noted that Mackay is a great place for families to live and creating liveable communities is a vital role of Council.

Cr Townsend noted that the Councillors recent visit to the Woodlands Park development was a great opportunity to discuss and visualise the development. Cr Townsend noted several items including the role of consultation in the parks development, the facilities which would be provided and that combining the bushland at Woodlands reserve with other adjoining parks will ensure that the remnant bushland will be protected and enhanced.

Cr Bonaventura noted that Council must be mindful of the dam on the site in relation to safety and also be cautious of making modifications to the dam which would decrease the depth and leave Council with a weed infested dam.

Cr Englert agreed with Cr Bonaventura's comments and expressed faith that Council Officers will take all risks into consideration.

Mayor Williamson noted that this project is a staged development with Stage 1 funded in the current 2020-2021 budget.

CARRIED



COMMUNITY ENGAGEMENT REPORT

WOODLANDS DISTRICT PARK

December, 2019



Contents

1. Executive Summary	3
2. Introduction	3
2.1 Purpose	3
2.2 The Project	3
Woodlands District Park	3
2.3 Stakeholders	4
2.4 The Community Engagement component.....	4
3. Consultation method/s	5
3.1 Direct contact with targeted stakeholders	5
3.2 Information Session in the Park	5
3.3. Project Page on Connecting Mackay Website	6
3.4 Surveys (electronic and hard copy).....	7
3.5 Online consultation map	7
4. Communication Methodology	7
4.1 Flyer	7
4.2 Corflute Sign.....	8
4.3 A3 Poster.....	8
4.4 Social media.....	8
4.5 Enewsletter	8
4.6 Media releases	9
4.7 Emails	9
4.8 Letters	9
5. Findings	9
5.1 Surveys	9
5.2 Online consultation map	10
5.3 Display boards.....	110
5.4 Information session	11
5.5 Direct contact with targeted stakeholders	11
6. Community Engagement recommendations.....	13



Appendices

Appendix A – Summary of complete online and hard copy surveys

Appendix B – Example of hard copy survey

Appendix C – Summary of online consultation map

Appendix D – Summary of voting and notes left of displays

Appendix E – Flyer

Appendix F – Corflute sign/A3 Poster

Appendix G – Social media

Appendix H – Enewsletter

Appendix I – Media releases

Appendix J – Photos from information session



1. Executive Summary

This report documents the engagement undertaken with external stakeholders during the master planning phase of the Woodlands District Park improvement project being undertaken by Mackay Regional Council (council).

The purpose of this engagement was to solicit the community's response to determine the facilities and activities the community would like included in the master plan.

The key findings of the engagement activities are as follows:

- The majority of the community were supportive of the project.
- Remnant bushland and other natural features within the site were highly valued.
- More pathways are important to the stakeholders.
- While better access was requested, residents with properties backing on to Lot 71 were concerned that more access to Lots 60 and 71 would impact their privacy.
- There was support to retain open space.
- Habitat protection featured as a reoccurring priority.
- The playground should be improved.
- Fitness equipment should be included in these improvements.
- Residents in the Andergrove/Beaconsfield precinct were unaware that the current parks existed or extent of the proposed amalgamated site for the new district park.

2. Introduction

2.1 Purpose

The purpose of this report is to summarise the community engagement process for the Woodlands District Park project undertaken between October 25 to November 24, 2019 and to report on the findings of these engagement activities.

2.2 The Project

The project's scope is to develop a long-term master plan for the improvement of facilities to support a broader range of activities. The Woodlands District Park project amalgamates; Woodlands Reserve; Broomdykes Drive Park; Schnapper Court Park; Domino Crescent Park; Lot 15 Newton Street; and Lots 60 and 71 on Caledonian Drive.

A program of community consultation was undertaken as part of the initial stage of this project to solicit resident's response to council's proposal to transform the park, and to seek their input into how the park's existing features and layout might be improved.

Woodlands District Park

In accordance with the Mackay Regional Council Planning Scheme, Andergrove/Beaconsfield (including Kerrisdale) qualifies for a district park as the locality's population exceeds the threshold of 10,000 residents. In 2011, the population of this precinct was 14,405 people comprising 3,885 families. The 2011 ABS Census also recorded a total of 5,377 private dwellings within the precinct. The demographic data suggests that for almost a decade, the population in this precinct has well-exceeded the population threshold for a district-level park to be provided.

Woodlands District Park is a 20.975ha park located in Andergrove/Beaconsfield. The site has frontage to Broomdykes Drive, Caledonian Drive, Bunyan Way, Domino Court and Schnapper Court. A large area of the site has residences that back on to it.



The site comprises several discrete areas, each with its own distinctive character. The eastern half of the site (Woodlands Reserve) supports dense remnant vegetation of high environmental value.

The south-eastern portion of the amalgamated site or the former Broomdykes Drive Park shares its eastern boundary with the Woodlands Reserve. This portion of the site has been extensively cleared of vegetation and has a largely modified landform. In addition to a small playground and limited picnic facilities located adjacent to Broomdykes Drive, it also contains an open drainage swale. This drain which runs parallel for the former park's eastern boundary, and feeds a good-sized dam situated at the northern end of the amalgamated site.

Lots 60 and 71, located at the north-western end of the site, are fenced. These lots are owned by council. They have been continued to be used by the original land owners for farming under a memorandum of understanding (MOU), and are currently being used to agist horses. The constructed dam is contained within Lot 71. This feature is being regularly accessed by locals who go fishing for barramundi. The dam's spillway discharges water via culverts under Caledonian Drive which ultimately flows into McCreadys Creek.

The area contained in the former Schnapper Court Park and Domino Crescent Park also adjoin or share a boundary with the Woodlands Reserve. These pocket parks contain some basic embellishments such as park furniture and offer path connections to either the Woodlands Reserve or the former Broomdykes Drive Park.

2.3 Stakeholders

The external stakeholders for this project included the residents living near Woodlands District Park. Using MAD1, 1,099 residential properties were selected.

A flyer containing information about the project was mailed on October 25, 2019 inviting these residents to participate in engagement activities. This activity included an information session with council staff, consultants and councillors at Broomdykes Drive Park on Thursday, November 7, 2019.

Local schools, kindergartens, childcare facilities, people of all abilities and members of the environmental community, along with members of the Indigenous and Torres Strait Islander communities were invited by email.

A presentation about the project was delivered to Eaglemount Retirement Community on November 4. Copies of the survey were distributed and the senior member of staff from the Parks, Environment and Sustainability (PES) team took questions from the floor regarding the proposed site and what the master planning phase for the project would entail.

2.4 The Community Engagement component

Council's commitment in undertaking community engagement on the project was to listen, acknowledge the community's input and provide feedback on how the community's responses have influenced the Woodlands District Park Master Plan.



A flyer was distributed to stakeholders which promoted the project, information session and online consultation. Posters were displayed within the Andergrove/Beaconsfield area, corflute signs were erected in the park and a Connecting Mackay page was created online.

The key messages regarding this project were as follows:

- Your input and local knowledge will help council to develop a park which caters to local needs.
- Council wants to work with the community and work for the benefit of local residents.
- Residents' access to recreational amenities will help support the health and wellbeing of the community.
- The existing bushland is to be retained and is a unique feature of the park.

3. Consultation method/s

3.1 Direct contact with targeted stakeholders

The project's communication material included the contact details of the Community Engagement team. Stakeholders were encouraged to make contact by phone or email.

Community Engagement did not receive any phone calls from stakeholders. A member of the community responded by email that they were unable to attend the information session.

Council sent a letter to the stakeholders who currently have exclusive use of Lots 60 and 71 under a MOU agreement with council. The letter advised of the project and that community engagement for this project was about to commence. The PES team received one phone asking about the project.

Two residents with property backing on to the dam called the PES team. One of these residents met with the project lead to discuss concerns prior to the information session as he was unable to attend.

3.2 Information Session in the Park

An information session was held on Thursday November 7, 2019, from 3:30pm to 6:30pm in Broomdykes Drive Park, allowing the local community to meet council's project team and to provide input into master planning for the improvement of Woodlands District Park.

The session was facilitated by PES senior staff members and the consulting landscape architects (AECOM) with support from council's Community Engagement officers, Mayor Greg Williamson, and councillors. Cr Ayril Paton, Cr Laurence Bonaventura, Cr Ross Gee and the Director of Development Services were in attendance along with other council staff.

Forty-one people signed the registration form, with 33 requesting to be included on the Woodlands Project Update email list. Approximately 70 adults and 30 children attended the event.

The information session included a Treasure Hunt Tour competition. This engagement activity encouraged attendees to explore the site prior to submitting their feedback. The competition asked participants to explore four locations and record mystery word/s that could be found on signage at that each spot.



The event included face-painting and catering to attract attendance.

An informal approach was adopted for the session. Those attending were encouraged to discuss their ideas and concerns about the park's upgrade with the project's design team and elected representatives. Three different methods were used to solicit feedback from those attending the meeting. These methods included the following:

- **Visual Prompts/Sticky Notes/Coloured Stickers**

Illustrative displays about the site's ecology and examples of innovative ideas were presented at the information session to prompt conversation and feedback from stakeholders.

A video which included drone footage, was played on laptops and demonstrated the vastness of the site while highlighting the area that will be amalgamated.

The community was encouraged to provide input on preferred and less preferred park features or activities in the form of sticky notes or coloured stickers (green dots for yes and red dots for no).

Two display boards provided ideas and visual prompts of related park elements and activities to inspire and help start conversation with participants. These two display boards contained images of activities and facilities segmented into different age groups. Participants were provided coloured stickers to vote for and against these elements.

A third board included images of infrastructure to gauge support for elements that could promote activation and ownership of the park

There were 522 dots placed in total; 424 indicating yes and 98 indicating a no response. Seventy-nine sticky notes were placed on the 'Other ideas' display board.

It should be noted that this type of engagement method was not supervised and participants could add more than one dot to each option displayed. Participants could also take more additional dots than those allocated. Ticks placed on the sticky notes to support ideas are also unsupervised and participants could add more than one tick to a note. The notes provided an opportunity for stakeholders to discuss these suggestions directly with the design team.

Photos taken at the Information Session can be found in Appendix J.

- **Survey – paper-based**

The community was given the opportunity to nominate how they currently use the space and the elements of the site they would like changed and what they would like included in the draft master plan for the park's upgrade.

This survey was completed by 14 respondents. There were an additional six surveys received that were incomplete. The completed surveys were submitted online through the Connecting Mackay website.

3.3. Project Page on Connecting Mackay Website

A project page was created on council's Connecting Mackay website. It contained background information and images of the display boards presented at the information session.



The page and online survey were published on October 25, 2019. The survey closed on November 24, 2019.

The page attracted total of 351 visitors, of which 38 completed the survey.

The highest number of visits were recorded on November 1 when an enewsletter promoting the project was sent to the entire Connecting Mackay database. Of the total 351 visits, 177 occurred on this day (50.42%).

Fifty-one people subscribed to Project Update emails which offer to keep them informed on the progress of the project.

3.4 Surveys (electronic and hard copy)

The survey distributed to stakeholders comprised of six compulsory questions and four optional questions.

The survey questions were split into four categories:

1. Demographics
2. Current use of the park
3. Suggestions for changes to the existing elements
4. Future use of the park and preferred activities and facilities.

The Community Engagement team received 52 completed survey submissions in total. Six additional surveys were received which were incomplete.

An example of the survey can be found in Appendix B.

3.5 Online consultation map

The Connecting Mackay site invited the community to place pins and a description of their ideas onto an online map of the district park area. The interactive map gave the community the ability to indicate the location of where they would like their suggestion placed within the future park.

The map received 109 pins by 17 contributors, each with a comment. Twenty-one images were uploaded alongside their ideas.

An image of the map, all comments and images received and a link to access the map online appears in Appendix C.

4. Communication Methodology

The project was advertised through several channels including; a mailed flyer, social media, a project page on council's Connecting Mackay website, an enewsletter to Connecting Mackay's database, signs erected in the park, an entry on My Community Diary, posters placed in Andergrove/Beaconsfield businesses, schools and childcare facilities. The information session and online consultation were promoted in school newsletters and emails were sent to stakeholder groups.

4.1 Flyer

An invitation flyer (Appendix E) containing a map of the future park was mailed on October 25 to 1,099 residential properties located close to Woodlands District Park.



The flyers were received within three days of the project page on the Connecting Mackay website being made live.

4.2 Corflute sign

Five corflute signs (Appendix F) inviting residents to the information session and promoting the online survey were erected in the park on October 17. The corflute signs remained in the park for approximately three weeks, until the day of the information session.

4.3 A3 Poster

A3 posters (Appendix F) were displayed in 27 local shops, schools, kindergarten, childcare facilities and community halls.

4.4 Social media

In total, there were eight Facebook posts made (Appendix G). The following activity was made on the council's Facebook page.

The first post on October 23 reached 7,976 people and notified the public that a drone taking footage of the new district park was filming above the site. The post received 19 likes and ten shares and received eight comments all discussing drones except one that asked if Lots 60 and 71 would be amalgamated with the reserve. The post received 860 post clicks.

A second post on October 24 reached 4,523 people and again notified the public that a drone would be filming above the park. It received 10 likes, 10 comments and two shares. Two comments discussed melaleucas in the area and the others related to drones. The post received 256 post clicks.

On October 30, a post announced the project and promoted the information session. It reached 7,677. Thirty-five people liked the post, with another choosing the love reaction. Facebook users clicked on the post 752 times. This post received 23 comments with four of these comments specifically within the scope of this project. Three were positive in nature and one was negative.

The November 4 post promoted the information session and reached 4,399 people. The post received 137 post clicks and 10 likes, one comment and four shares. The comment tagged another person.

A fifth post, sent on November 5, reached 10,025 people with 4,745 viewing the drone footage video. It received 13 likes and one person chose the love reaction. There were 11 comments and eight shares. One comment was out the project's scope and the others were negative comments relating to surprise that council was not selling off the land. Another comment noted that the estate had been a melaleuca swamp and that Woodlands District Park forms part of the drainage from the wetlands to Eaglemount Road.

On November 7 at 9am, the sixth post promoted the information session's Facebook event and reached 942 people. It received no likes or comments and had 23 post clicks.

On the same day at 3.56pm, a post was made during the information session to boost attendance. It reached 4,349 people and received 18 likes and one love reaction. The post was shared twice and had a total of 251 post clicks.

The final post was made on November 13 to advise the winner of the Treasurer Hunt Tour engagement activity and encourage the public to go to Connecting Mackay. The post reached 1,556 people and received 18 post clicks.



Facebook pages and groups were supplied information to post on their pages. These groups included; schools, kindergartens, childcare facilities, bicycle shops, cycling and running groups and Andergrove community groups.

4.5 Enewsletters

An enewletter was sent on November 1 to 1,966 people on the Connecting Mackay database to promote both the information session and online consultation. (Appendix H)

All Andergrove/Beaconsfield schools were provided information and images to include in their school enewletters.

4.6 Media releases

A media release was sent to local news outlets on October 30, 2019 and the Woodlands District Park information session was included in the "Top 10 things to do" release on November 6, 2019. (Appendix I). No newspaper articles appeared.

4.7 Email

Emails were sent to the All Abilities Mackay Inc, an email list of people who have expressed an interested in council's environmental activities and members of the Indigenous and Torres Strait Islander communities.

4.8 Letter

A letter was sent by council on October 23 to the community members who are currently agisting horses on Lot 60 and 71. The letter advised that PES were developing a master plan for the district park, details of the information session and that there would be a drone flyover.

5. Findings

The objectives for this project's community consultation was to find out if and how the local community uses the site, what they perceive as missing elements or issues in the park and their sentiment to improving the experience of the future park for users.

5.1 Surveys

The Community Engagement team received 52 survey responses in total. The online surveys and completed hard copy surveys were combined.

Demographics – results:

The majority of the surveyed stakeholders were female (63.5%). Survey results showed that the most responses were from ages between 26-35 years (30.8%) and almost all identified as Andergrove/Beaconsfield residents (92.3%).

There were no surveys completed by people under 26 years. Due to the lack of representation by youth, the feedback collected by this survey may not accurately indicate the need for Woodlands District Park to cater to this demographic.

Current use – results:

When respondents were asked what activities they and their family enjoyed in the park, the top three responses were **enjoying the natural environment** (16.2%), **walking** (15.81%) and **walking the dog** (11.1%).



The top four things respondents loved most about the Woodlands Reserve and the adjoining parks were **natural environment** with 23 responses (17.55%), **wildlife** with 20 responses (15.26%) and **paths** and **trees/flowers/plants** receiving 12 responses each (9.16%).

Suggestions for changes to the existing elements

Respondents were asked for one thing they would change about the park and they chose **better play equipment** (13.3%), **more pathways/wider pathways** (12%) and **more shade** (6.66%). **BBQs** and improved **maintenance** received 5.33%.

Future use – results:

Respondents were asked which activities and features would enhance their experience of the natural environment within the Woodlands Reserve. The suggestions with the highest response were to add **more pathways** (17.02%), **leave as is** (10.63) and **seating** (8.16%).

Initial feedback obtained from the survey indicates that the priority for new community **facilities created is for family groups (mixed ages)** with a 28.46% response. The second and third highest responses were for **facilities that cater to all (intergenerational and all abilities)** (18.45%) and **facilities for preschool children** (14.61%).

Due to a technical error within the online survey, 22 respondents did not have the option to select facilities for older adults (50+ yrs) distorting the results for this question. The strong response toward the intergeneration and all abilities option indicates the facilities for older adults (50+ yrs) may have received more than the nine responses recorded.

Residents were asked to choose three functions for Woodlands District Park that they prefer. **Community nature groups** (20.14%) and **meeting areas to socialise** (20.14%) received the highest responses, closely followed by **group fitness sessions** (18.65%). Several of these responses for these options were entered in the 'other' section offered by this question. Those responses have been included in the overall percentages shown above.

Fourteen respondents chose 'other' with five suggesting fitness/sporting activities.

Residents were asked to suggest the elements or activities they would like included in the park. This question attracted 51 different suggestions. Seven people chose **BBQs** (8.53%), **picnic tables** (7.31%) and **pathways** (6.09%).

A full overview of the survey results can be found in Appendix A.

5.2 Online consultation map

The Connecting Mackay site offered the community an opportunity to pin comments and images to an interactive map.

There were 109 pins placed on the map with many topics repeated. Overall **more pathways/footpaths** received a positive response of 18.34% (20 responses) and a negative response of 5.50% (eight responses). Five of the responses against were specific to Lot 71.

There were comments on 10 pins to **improve the playground**. Nine of these pins appeared on Broomdykes Drive Park with the majority appearing close to the vicinity of the existing playground. An additional three comments noted they would like a **fenced playground**.



A desire to use the site for **fishing** was recorded eight times with three requests to **increase the size of the lake/wetlands**. There were two comments asking that **access to the lake area not be developed or increased**.

Comments on the natural environment featured strongly with **more trees** being suggested (eight responses). Suggestions to include **open space** received the same number of comments.

A full list of the comments and contributed images by location can be found in Appendix C.

5.3 Display boards

Illustrative displays were designed and presented at the information session. Participants were encouraged to vote on their preferred park elements and activities and ideas on how the space could be activated for the community.

Two displays boards offered suggestions for facilities that could be included. The suggestions were segmented by demography with facilities for **older adults** (15.69%) gaining the most response. The **primary aged children** demographic received 21.24% of votes followed by **youth** which received 15.7% of responses.

Adventure play equipment (10.75%) featured highest with 37 positive votes. There were no votes against it. **Splash play** received 28 positive votes (6.46%) and 11 negative votes (3.19%). **Sliding** featured third highest on the list with a response of 24 positive votes (5.54%).

Those who attended were also asked to leave any additional comments on sticky notes. The most common suggestions were to keep the **natural environment** (4.83%), plant **more trees** and **improve the playground** (five votes). There were 79 sticky notes with a total of 124 votes. Of the votes received 94 were positive and 30 were negative.

The sticky note comments also included elements attendees did not want to see. There were 12 votes against a **skate park** (9.67%), eight votes opposed to **development near private properties** (6.45%) and five against using **sand** (3.73%).

This engagement activity is valued because it is indicative of community sentiment and provides insight for council into areas of concern as well as support. It is also noted that as this engagement activity was unsupervised, results from this consultation method can be distorted because stakeholders can vote multiple times.

The full results of the display boards and sticky note comments can be seen in Appendix D.

5.4 Information session

The stakeholders that attended the information session included two identifiable stakeholder groups - residents adjoining Lot 71 and Broomdykes Drive residents.

STAKEHOLDER GROUP 1 – RESIDENTS ADJOINING LOT 71

This group attended the information session as a collective and voiced issues they felt important, specifically about any future development that would impact Lots 60 and 71.

The concerns centred around privacy, enjoyment of their backyards, views and access to the dam. The group was also concerned about the existing bird and other wildlife, including fish stocks being affected if Lots 60 and 71 were developed as parkland and any additional recreational activities or supporting infrastructure were provided in the current Broomdykes Drive Park.



The residents supported the current use of the two allotments continuing, such as allowing horses and beekeeping to persist, particularly as they felt these activities are valued by the local community.

It was further identified that the area between the safety fence surrounding the dam and at the rear of the residential properties had been fenced off to prevent the horses, but also members of the public, from accessing this area within Lot 71. In several instances, boundary fencing to individual residential properties had been removed and/or replaced to afford views of the water and private access to this strip of land contained within Lot 71.

The stakeholders discussed that they are currently mowing the area directly behind their homes. The residents also made the suggestion that council prioritise the footpaths along Caledonian Drive, Emperor Drive and Schnapper Court as children and adults are currently forced to walk or cycle on the road which they considered dangerous.

STAKEHOLDER GROUP 2 – BROOMDYKES DRIVE RESIDENTS

Discussions with these residents included concerns about the localised flooding at the southern end of the current Broomdykes Drive Park and low-lying parts of the surrounding subdivision. It was noted that water is backing up and impacting the park and roadway.

Residents within this group gave feedback that the path providing entry into the park from Broomdykes Drive was in the wrong location and was subject to localised flooding.

Discussions included concerns for the safety of pedestrians and cyclists accessing the park due to speeding traffic along Broomdykes Drive. They also reported when people accessed the park that they were not very visible to oncoming traffic.

These stakeholders requested some type of traffic calming device to slow vehicle speed.

The residents supported further development within the park and felt that there was the opportunity to provide additional off-street parks to avoid the issue of people parking on the grass along the frontage to the park. Older residents, within this group, did not support any future development that would impact Lots 60 and 71.

Council staff compiled the following common issues from comments made by the majority of stakeholders who attended the session:

- Lack of shade beyond the boundaries of the Woodlands Reserve.
- Existing footpaths within the remnant bushland were problematic due to a lack of maintenance (leaves) and impact from local flooding.
- Connection across the park to the newer residential area on the western and northern sides is very poor. Comments indicate that many had never visited this area, or even realised that parts of the future park existed.
- The bushland was highly valued.
- Play equipment/playground area needs to be upgraded.
- Activities for a wider age range were also needed and that activities for older children and teenagers were not currently available.
- More lights for security throughout the bushland were needed.
- Concerns for the loss of privacy if areas that are under developed or not yet developed were to be activated, but support for development provided good separation was afforded to boundaries of adjoining residential properties.



The above summary of comments made by stakeholders, attending the information session, reflect feedback received from the survey and online consultation map.

5.5 Direct contact with targeted stakeholders

The PES team received a phone call from a community member who is using Lot 60 and 71 to agist horses. The call was to ensure that council was aware of an existing MOU for this agreement. The community member's concern related to being able to continue to access water from the dam and want to ensure the future plans would not interfere with this. He was positive towards the proposal discussed.

Two residents with properties that backed on to dam called PES. Both residents were concerned with development or increased access to Lots 60 and 71. The first resident asked that if a pathway is to be constructed in this area that it be on the other side of the dam and not beside properties.

The second resident met with the project lead. He said that he did not want any development in the future park. He loved that the area was undeveloped and unused. He was concerned that council's plans would disturb existing wildlife and his family's enjoyment of their property. This stakeholder recommended, that rather than develop the future park, funding should be used to construct concrete footpaths through the neighbourhood.

6. Community Engagement recommendations

In future, it is recommended that council takes steps to inform external stakeholders of the outcome of the community's feedback and input into the project; and to demonstrate the influence this had on the development of a master plan for the park.

It is recommended that council demonstrate that it is listening to the community by publishing the results from these community engagement activities.

It is proposed that the community is advised of the outcome of the recent engagement and be invited to view the draft master plan for the park online, via the Connecting Mackay website.

Using the list of members who signed up for Connecting Mackay Project Update emails and those who registered at the information session, it is recommended to advise these stakeholders of the draft master plans release and future progress of the project including each stage of construction.

It is further suggested that media releases and social media posts occur to publicise the park's draft master plan and to notify residents about the start of construction.



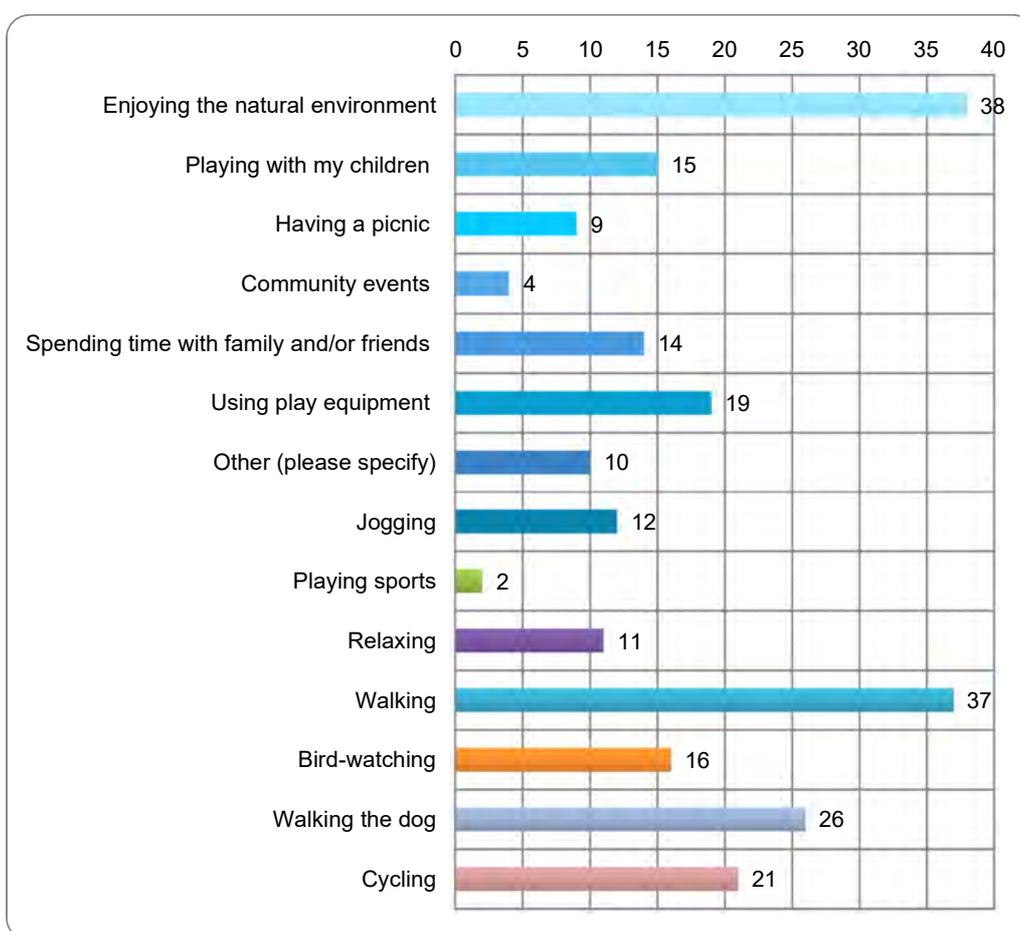
Appendices

APPENDIX A

Summary of responses from completed online and hard copy surveys

Question 1.

What activities do you and your family currently enjoy in Woodlands Reserve, Broomdykes Drive Park, Domino Crescent Park and Schnappers Court Park? (Choose all that apply)



Other responses:

	YES	NO
Nothing	3	0
Fishing	2	0
General recreation	1	0
Drone Flying	1	0



Other responses unrelated to question:

Waterplay, Splash park/waterpark
Improving the lake for water quality treatment and fish habitat. There have been fish kills here in the past, with some thoughtful rehabilitation the environmental value of the lake can be greatly improved.
Live in the area that borders the park so would beed privacy buffer put in place for, 1. security of home, 2. privacy of home, 3. value of home

Question 2.

What are the things you love most about the Woodlands Reserve and the adjoining parks?

	YES	NO
NATURAL ENVIRONMENT		
Natural environment	23	0
Trees/Flowers/Plants	12	0
Lake	6	0
Undeveloped	4	0
Shade/coolness	4	0
Doesn't feel like you are in suburbia	2	0
Wetlands	1	0
WILDLIFE		
Wildlife/Bird-watching/Birds	20	0
PATHWAYS		
Pathways	12	0
LOCATION		
Close to residence	6	0
Off-road/safe from traffic	5	0
Short cut to other local areas/Accessibility	2	0
FITNESS/SPORTING ACTIVITES		
Walking	4	0
Walking the dog	4	0
Cycling	1	0
Jogging	1	0
Fishing	1	0
PLAY EQUIPMENT/AREA		
Playing with children	4	0
Playground	1	0
SOCIAL CONNECTIONS		
Community connections	1	0
Spending time with family	1	0
OTHER		
Peace and quiet, mental well-being, relaxing	6	0
Plenty of space	5	0
Cleanliness	1	0



[CONTINUED]	YES	NO
Horses	1	0
Windmill	1	0
Escape from house	1	0
Don't currently use	1	0

Other responses unrelated to question:

More playground equipment, move shade and BBQ and seating
Connecting loop around the whole area and even a small lake
An enclosed off leash dog park

Question 3.

If you could change one thing about Woodlands Reserve and the adjoining parks, what would you change?

	YES	NO
PLAY EQUIPMENT/AREA		
Better play equipment	10	0
Fencing - playground	3	0
No sand	2	0
Water play	2	0
PATHWAYS		
More pathway/wider pathways	9	0
Include boardwalk	1	0
Improved access to park	3	0
FITNESS EQUIPMENT		
Outdoor gym	3	0
Sporting complex	2	0
Cycling activities	1	0
Multipurpose areas	1	0
PARK AMENITIES		
Toilets	3	0
BBQ	4	0
More shade	5	0
CCTV	2	0
Remove bus shelter	1	0
Benches	2	0
INFRASTRUCTURE		
More drainage	3	0
Parking	2	0
Lighting	2	0
NATURAL ENVIRONMENT		
More trees	3	0
More wetlands	2	0
Improvements to lake	2	0



[CONTINUED]	YES	NO
MAINTENANCE		
Maintenance	4	0
Mosquito control	1	0
Level hills	1	0
OTHER		
Install Motivational signage*	1	0

**Full comment regarding motivational signage*

*Put a big "r u ok" billboard at the park with local and Australia wide information on where to find help eg. Websites and phone numbers and also Positive inspirational quotes all over the park to inspire people through all the challenges that life brings. people can walk around and try to find them all. When people leave the park and continue on with their lives I hope that the quotes will stick to their minds and help everyone live fulfilled happy positive lives and the ability/mindset to quickly overcome challenges and road bumps when they arise. May each visit to the park whether walking through or using facilities have a positive impact on our community and families

Other responses unrelated to question:

Did not know Domino Crescent had a playground.
Remove Woodland housing development. Destroying those beautiful trees.
The permanent recognition of the green corridor and water basin from Caledonian Drive to the Woodlands Forrest.
No skate park

Question 4.

The existing mature vegetation within the Woodlands Reserve will be kept, protected and enhanced as a special feature of the new Woodlands District Park. What activities and/or features if any, would you like to be included within this area to improve the overall experience and appreciation of the natural environment?

	YES	NO
PATHWAYS		
More pathways	8	0
Boardwalk/elevated paths	2	0
Do not have a pathway on eastern side of the dam	1	0
DEVELOPMENT		
Leave as is	5	0
PARK AMENITIES		
Seating	4	0
Picnic tables	2	0
BBQ	2	0
Rubbish bins	1	0
LAKE/WETLANDS		
Increase wetland	2	0



[CONTINUED]	YES	NO
Provide aquatic and terrestrial connectivity between lake and reserve	1	0
Maintain island	1	0
Creek through reserve	1	0
Fishing opportunities	1	0
NATURAL ENVIRONMENT		
Retain green corridor	1	0
Rainforest plants	1	0
Activities for older people	1	0
Remove non-native plants	1	0
WILDLIFE		
Protect wallabies	1	0
INFRASTRUCTURE		
Incorporate natural environment with built environment	2	0
Dog park	2	0
Fencing	1	0
Bird-watching platform	1	0
PRIVACY		
Maintain resident privacy	1	0
MAINTENANCE		
Mosquito control	1	0
OTHER		
Information signs of natural assets	2	0
Wildlife statues	1	0

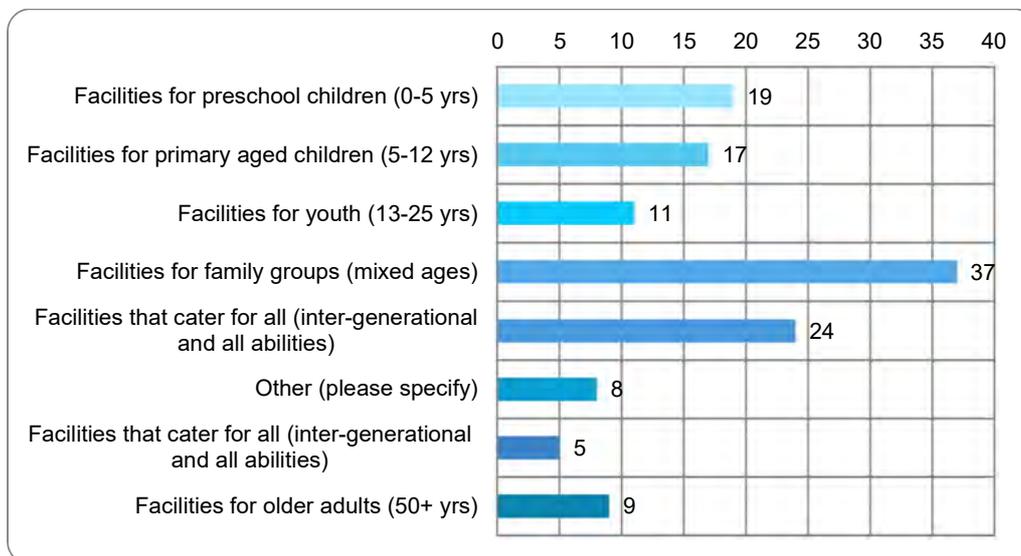
Other responses unrelated to question:

	YES	NO
Shade sail	1	0
Gym equipment	1	0
Mountain bike skills park	1	0
Improve playground	1	0
Children's adventure track	1	0



Question 5.

We want to understand your priorities for new community facilities to be installed within the new Woodlands District Park. Please choose ONLY THREE options you prefer.



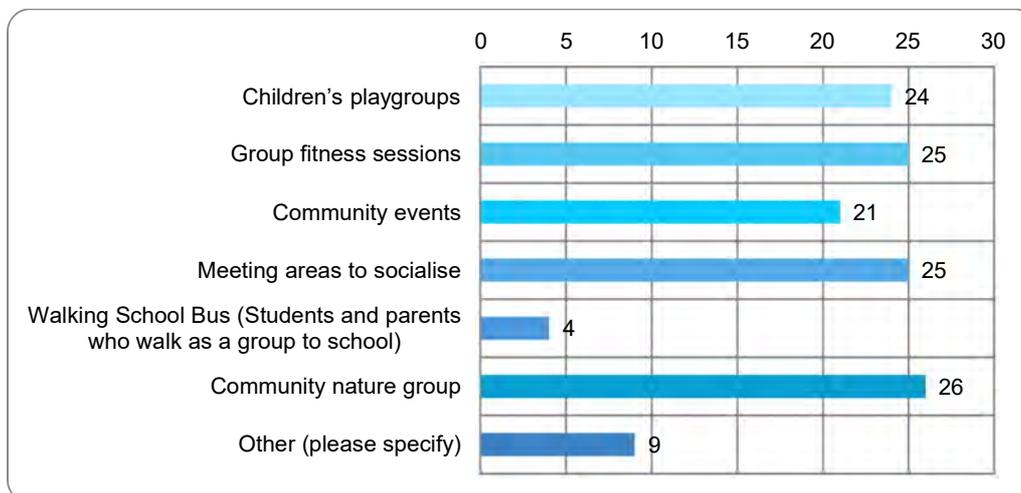
Other responses unrelated to question:

	YES	NO
Fitness area. Simple one.	1	0
Shade sail	1	0
Covered outdoor gym	1	0
Improve playground	1	0
BBQ and picnic area	1	0
Off leash dog park	1	0
Wide footpaths for cycling	1	0
A few more benches would be nice to appreciate the peace and quiet of the area	1	0



Question 6.

We also want to understand your ideas on how you would like the new Woodlands District Park to function for your community. Please choose ONLY THREE activities that you prefer.



The graph above indicates there were nine 'Other' responses. When the respondents specified their answer using this option, in multiple cases they entered more than the one option that the question requested.

In addition, 'Community events' and 'Meeting areas to socialise' have both been entered using the 'other' option twice. This has occurred due to the respondent typing it after selecting 'other' rather than selecting the provided checkbox for that option. The total responses for 'Community events' and 'Meeting areas to socialise' have been calculated and used in the body of this report when interpreting the data. The above graph does not indicate the true totals of 'Community events', 'Meeting areas to socialise' and 'Other'.

Other responses:

	Number of times answer was entered as an 'other' response.
OPEN SPACE	
Open space to relax in centre of the adjoining areas	1
Open space for leisure activities	2
COMMUNITY ACTIVITIES	
Bird-watching group	1
Community nature group	1
Community gardens	1
Community events	2
FITNESS/SPORTING ACTIVITIES	
Recreational fishing	1
Bocce	1
Skate Park	1
Sports equipment	1



[CONTINUED]	Number of times answer was entered as an 'other' response
Shaded outdoor gym equipment	1
ACTIVITIES	
Picnics/BBQs	1
Meeting areas to socialise	2

Other responses unrelated to question:

	Number of times answer was entered as an 'other' response
Shade sail	1
Gym equipment	1
Mountain bike skills park	1
Improve playground	1
Children's adventure track	1

Question 7.

Are there any other elements or activities that you would like to suggest for the new park?

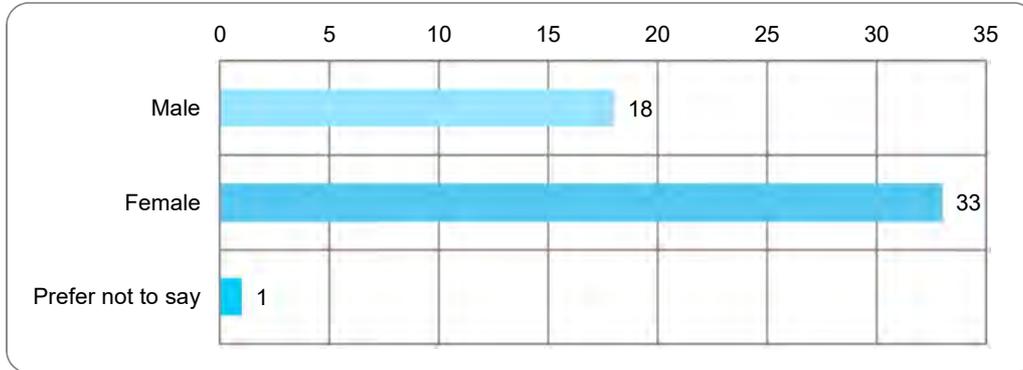
	YES	NO
PARK AMENITIES		
BBQs	7	0
Picnic tables	6	0
Toilets	4	0
Dog park	3	0
Seating	2	0
Dog waste receptacles	2	0
Shade	2	0
Water fountains	1	0
Outdoor auditorium	1	0
PATHWAYS		
Pathways	5	0
Boardwalk	1	0
FITNESS EQUIPMENT		
Fitness equipment	4	0
Sports play area	2	0
Bike track	2	0
Basketball	1	0
Kayaking	1	0
Skate park	0	1
Park Run	1	0
INFRASTRUCTURE		
Lighting	3	0



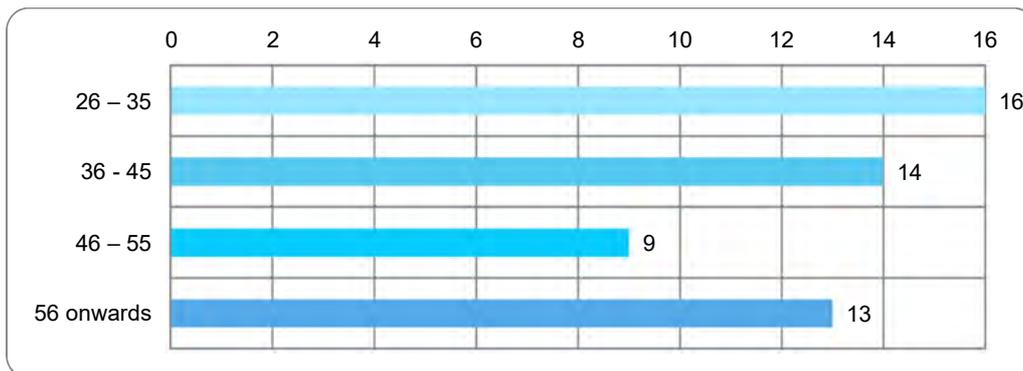
[CONTINUED]	YES	NO
Community garden	3	0
Improve drainage	1	0
Connect housing to bus stops on Bedford Road	1	0
Off-street parking	1	0
Structure that blends with surroundings	1	0
Better footpath on Broomdykes Drive	1	0
Powerpoints	1	0
Internet centres	0	1
COMMUNITY EVENTS		
Outdoor community events/functions/movie nights	2	0
Keep peaceful	2	0
COMMUNITY ACTIVITIES		
Bird-watching groups	1	0
NATURAL ENVIRONMENT		
Native trees	1	0
Trees	1	0
Protect reserve	1	0
OPEN SPACE		
Retain open space	1	0
Keep mounds in open space	1	0
LAKE/WETLANDS		
Fish ladder	1	0
Increase size of the lake	1	0
Fishing/fishing pier	1	0
Limit access to lake	1	0
WILDLIFE		
Protect wildlife	1	0
PLAY EQUIPMENT/AREA		
No sand	1	0
Splash pad	1	0
Improve playground	1	0
Playground with roof	1	0
Nature play playground	1	0
OTHER		
Fix chiming tree installation	1	0
Keep undeveloped	1	0
Keep horses	1	0



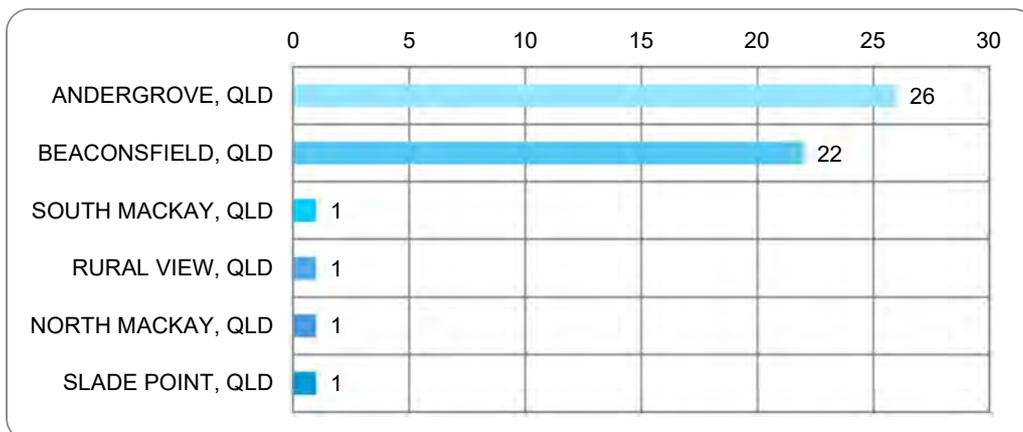
Question 8.
What is your gender?

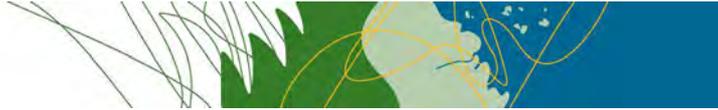


Question 9
What is your age range?



Question 10
Which suburb do you live in?





APPENDIX B
Example of hard copy survey

THIS SURVEY CLOSES 24.11.19

SURVEY

Let us know your ideas for the long-term vision of Woodlands District Park

We want to hear your thoughts on the elements and activities you would like included in the park. Your feedback will assist us to develop a master plan for Woodlands District Park and better meet your needs.

TO MAKE SURE YOUR SURVEY IS COUNTED, PLEASE ANSWER ALL QUESTIONS MARKED REQUIRED.

1. What activities do you and your family currently enjoy in Woodlands Reserve, Broomdykes Drive Park, Domino Crescent Park and Schnappers Court Park?

REQUIRED - CHOOSE ALL THAT APPLY

- Enjoying the natural environment
- Playing with my children
- Having a picnic
- Community events
- Spending time with family and/or friends
- Using play equipment
- Jogging
- Playing sports
- Relaxing
- Walking
- Bird-watching
- Walking the dog
- Cycling
- Other - Please specify on the right

If you use the park in any other way, please specify.

2. What are the things you love most about the Woodlands Reserve and the adjoining parks?

PLEASE TURN OVER

THIS SURVEY IS ALSO AVAILABLE ONLINE...
Have your say at ConnectingMackay.com.au





Page 2 of hard copy survey

HAVE YOUR SAY SURVEY

3. If you could change one thing about Woodlands Reserve and the adjoining parks, what would you change?

4. The existing mature vegetation within the Woodlands Reserve will be kept, protected and enhanced as a special feature of the new Woodlands District Park. What activities and/or features if any, would you like to be included within this area to improve the overall experience and appreciation of the natural environment?

5. We want to understand your priorities for new community facilities to be installed within the new Woodlands District Park. Please choose **ONLY THREE** options you prefer.

REQUIRED - CHOOSE 3 ONLY

- Facilities for preschool children (0-5 yrs)
- Facilities for primary aged children (5-12 yrs)
- Facilities for youth (13-25 yrs)
- Facilities for family groups (mixed ages)
- Facilities for older adults (50+ yrs)
- Facilities that cater for all (inter-generational and all abilities)
- Other - Please specify below

*Chosen other? Please specify **ONLY ONE** other group to cater community facilities for the park to:*

GO TO NEXT PAGE

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Page 3 of hard copy survey

HAVE YOUR SAY SURVEY

6. We also want to understand your ideas on how you would like the new Woodlands District Park to function for your community. Please choose ONLY THREE activities you prefer.

REQUIRED - CHOOSE 3 ONLY

- Children's playgroups
Group fitness sessions
Community events
Meeting areas to socialise
Walking School Bus (Students and parents who walk as a group to school)
Community nature group
Other - Please specify below

Chosen other? Please specify ONLY ONE other activity you would prefer for the park:

7. Are there any other elements or activities that you would like to suggest for the new park?

Text input area for suggestions

8. What is your gender? REQUIRED - CHOOSE ONE ONLY

- Male Female Other Prefer not to say

9. What is your age range? REQUIRED - CHOOSE ONE ONLY

- 5 - 12 13 - 25 26 - 35 36 - 45 46 - 55 56 onwards

10. Which suburb do you live in? REQUIRED

Text input area for suburb name

Thanks for filling in this survey. Please hand to one of the council staff when you're ready.

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