



# Development Services

## Monthly Review Report March 2016

## Executive Summary

### Development Services

While overall activities levels remain slow by historical standards it is pleasing to see applications such as the proposed extension of the Auto Corner Facility on Shakespeare Street being lodged this month. The redevelopment, which will transform an important site at the entrance to our central business district has the opportunity to provide a significant economic boost and provides additional employment and economic activity both during construction as well as when operational. Another significant application, for a 97 place child care centre was approved this month on a site in Carlyle street and it is pleasing to see operators taking the opportunity to progress developments such as this in the local economic climate which allows projects to come to market at much more competitive prices than that experienced during the mining boom.

In addition it is also pleasing to see a number of applications progressing through Council enhanced Facilitating Development in the Mackay Region Policy with 3 exciting projects up for consideration by the Economic Development and Planning Standing Committee on 11 May.

It was also pleasing to see a marked upturn this month in the number of operational works applications being approved which points to new projects getting underway which will support local employment.

The Parks, Environment and Sustainability and Economic Development programs are also tracking well and in particular significant parks capital works were completed this month and a number of significant events were attracted under Council's Conference and Events program including the inaugural Queensland V NSW T20 legends match which will raise important funds to support child protection initiatives in the Mackay Region.



**Gerard Carlyon**  
*Director Development Services*



**Application Received for Extension to Machinery & Vehicle Sales for Auto Corner located at 363-369 Shakespeare Street, Mackay.**

# Development News 03/2016

## Updates on Significant Developments Currently Being Assessed by Council

### NEW APPLICATION

DA-2016-20

363-369 Shakespeare Street, MACKAY

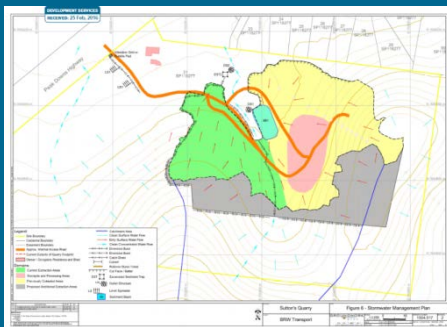
The application proposes an expansion to the existing showroom building plus the establishment of two new showroom buildings (one includes a workshop area). Also a new vehicle display area will be established fronting Shakespeare Street and a new car parking area will be constructed at the rear of the site, accessed from Hyne Street.



**OW LODGED**

OW-2016-8

Civil Works - Suttons Quarry Expansion – Peak Downs Highway, ETON



### APPLICATION APPROVED

DA-2015-150

48-52 Carlyle Street, MACKAY

The application approved a 97 place childcare centre on three parcels of land in Carlyle Street. The approved building has proposed a two storey component fronting Carlyle Street, which will contain the reception/administration area.



**PLANS SEALED**

SPCOM-2016-4

Peatey Street Subdivision – Stage 1 – Partial Release

6 Lots

Endorsed 11/03/2016



### OW APPROVED

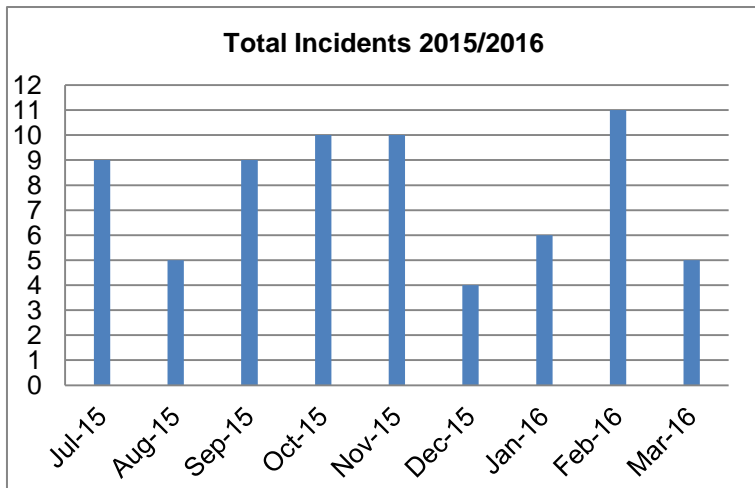
OW-2016-6

Civil Works – KFC Restaurant – Nebo Road, MACKAY

A development permit has been issued and application to commence works has been received. The works includes refurbishment of the existing building, expansion of the carpark into a neighbouring lot, shifting the current garden road barrier within Council's Road (Hinton Street) further down the road, changing the access and drive thru.



## Workplace Health and Safety




The WH&S statistics detail a summary of the Development Services incident performance. These are incidents involving injury only, not motor vehicle, loss, theft or damage. It is pleasing to see that a continued focus on safety is seeing a downward trend in WH&S incidents within the Development Services Directorate.

## Review of Operations

- On Track
- Potential Issue
- Definite Issue

### STRATEGIC PLANNING

Regional and Local Area Planning		
Projects	Status	Description / Update of Project
Draft Mackay Region Planning Scheme	●	Subject to State and Council review.
Tradeable Development Rights Policy	●	Council adopted the policy on 27 January 2016. The policy is now available on the council website.
Mackay Region Industrial Land Provision Study	●	Long term study to consider infrastructure options for developing industrial precincts identified in the draft planning scheme.
Planning Scheme Policy – Open Space Policy	●	Draft policy to set service standards for open space provisions under the draft scheme.
Mackay City 3D Model Project	●	3D model for the Mackay City Centre currently being developed.
<p><b>Project Update:</b> The 3D model will include existing buildings, development approvals and indicative potential future development opportunities. When complete, the model will illustrate the long term vision, objectives and attributes of the Mackay City Centre and could be used to show how new development proposals will fit with the surrounding area. The model will be completed in late 2016.</p>		

Transport & Infrastructure Planning		
Projects	Status	Description/Update of Project
Growth Allocation Model	●	A model to allocate and map future urban growth over a 20 year projection period based on growth scenarios.
Infrastructure agreements	●	Ongoing discussions/negotiations relating to potential new agreements.
Transport Modelling	●	Transport model developed and further scenario testing to be undertaken.
Development of a Local Government Infrastructure Plan	●	Project planning and preparation for the project is underway. Development of the Draft LGIP is scheduled to commence in the fourth quarter of 2016. Application for extension to finalise the LGIP to be submitted to DILGP in May.

Waterways		
Projects	Status	Description/Update of Project
McCready's Creek South Stormwater Trunk Infrastructure Study	★	Study to consider existing flooding and stormwater drainage issues in the McCreadys Creek south catchment (which includes parts of Glenella, Mt Pleasant, Richmond & Beaconsfield) and identify acceptable solutions for trunk stormwater infrastructure for the next 5 years and potential ultimate development in the catchment.
Bakers Creek Stockroute Road East Stormwater trunk infrastructure Strategy	★	Study to consider existing flooding and stormwater drainage issues in the Bakers One catchment (which includes parts of Ooralea, Bakers Creek and Paget) and identify acceptable solutions for trunk stormwater infrastructure for the next 5 years and potential ultimate development in the catchment.
Voluntary mechanism for Stormwater Quality Management – projects	★	Projects which are undertaken when Developers take up the option to contribute to regional stormwater quality projects instead of undertaking these projects on their development sites.
Mackay Region Coastal and Inland Flood Hazard Adaptation Strategy	★	Project to identify the Mackay Regions coastal and flood hazards and identify adaptation options to minimize the adverse impacts of these hazards.
Urban Stormwater Quality Management Plan for Mackay	★	A Plan for how stormwater quality is managed in the Mackay Region.
Minor Stormwater system design standard for residential areas	★	Proposed reduction of minor stormwater system design standard from existing 18% AEP (Q5) to 39% AEP (Q2). Interim arrangements to consider the changed standards of service have been developed.
Flood Gauge Mapping	★	Development of interactive mapping showing the flood footprint linked to the Forgan Bridge flood gauge height.
Mackay Regional Flood and Stormwater Management Strategy	★	The Flood and Stormwater Management Strategy will be a 10 year strategy which will allow Council to plan and undertake measures to manage flood and stormwater, to minimise the risks to the community.

**Project Update:** Effective management of the flood and stormwater network requires identification and prioritising of areas most at risk, exploring community expectations and developing cost-effective solutions that deliver multiple and value-for-money benefits. Assessing life-cycle costs of the infrastructure is also essential to balance the needs of the present with the needs of the future.

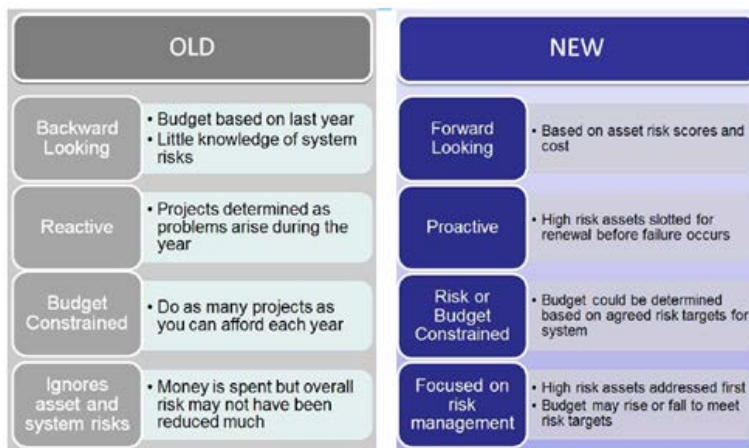
The strategy will identify a vision, objective and outcomes in the areas of:

- Flood and stormwater knowledge (asset data and condition)
- Asset management
- Operations and maintenance
- Emergency management
- Communications and engagement
- Governance

A condition assessment of sample areas of the underground drainage network and the entire flood levee system has been completed, and work is underway on the prioritisation of future projects and the strategy document.

A community engagement workshop – with attendees representing more than 25 organisations from the Mackay region in the broad areas of environment, economy, social/community and infrastructure – was held in February, the outcomes of which have provided key inputs into the development of the strategy.

The project will continue throughout 2016.



## Development Approvals

### Development Assessment

Volume of Operations (01/01/2016 – 31/03/2016)

Material Change of Use – Code, Impact & Compliance



Reconfiguration of a Lot – Code, Impact & Compliance



Combined Applications – Code and Impact



Concurrency Agency



Amended Applications



■ Under Assessment ■ New ■ Completed



### Development Services Performance Against Legislative Timeframes

Application	Status	% Decided
MCU Code (85% in 40 Days)	🟢	93.5% decided in 40 days
MCU Impact (50% in 40 Days)	🟢	100% decided in 40 days.
ROL (85% in 40 Days)	🟢	91% decided in 40 days.
Concurrence Agency (85% in 10 Days)	🟢	92% decided in 10 days.

### Development Engineering

Volume of Operations (01/01/2016 – 31/03/2016)

Development and Compliance Permits



Plan Sealing



Minor Works



Signage Applications

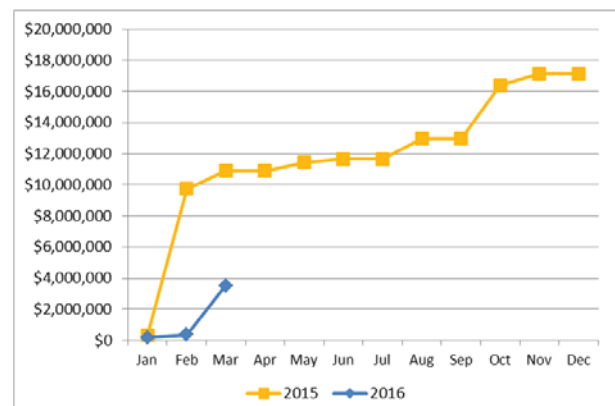


Prescribed Tidal Works



### Value of Approved Operational Works

Cumulative value of works to date

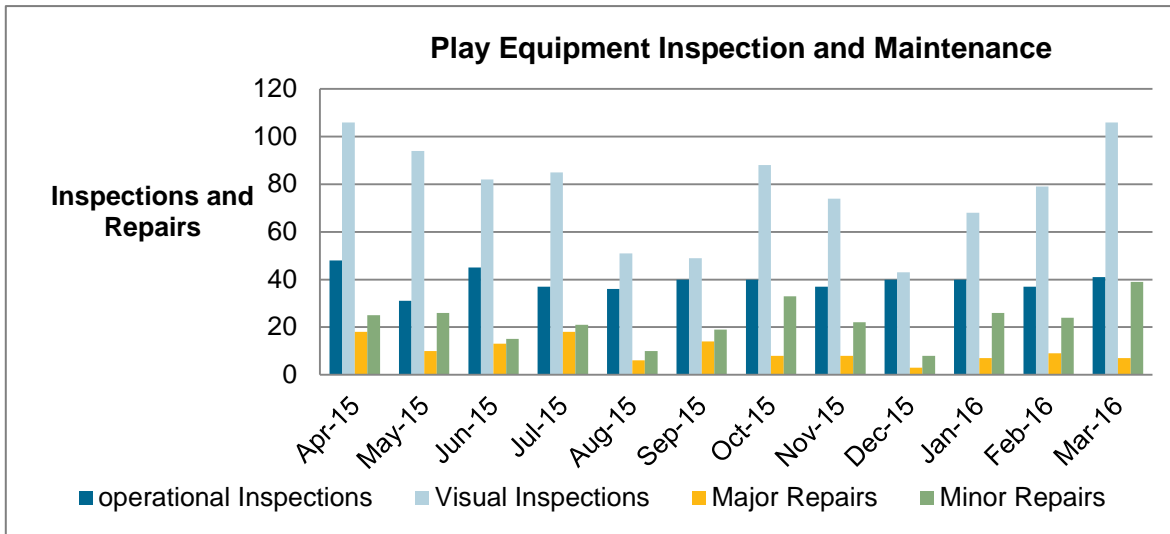


Eleven Operational Works applications were approved in March 2016 quarter with a total value of works of \$3,526,394.

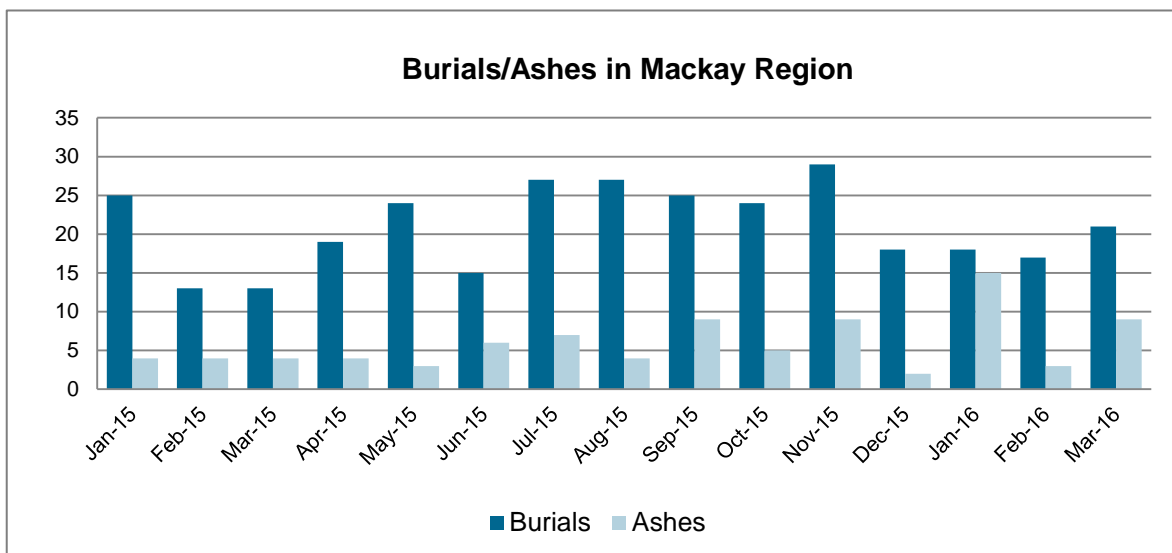
Application	Status	% Decided
Minor Works (85% in <10 Days)	🟢	86% decided in 10 days.
Signage Applications	🟢	Four applications received, three decided within 10 days.
Operational Works (85% in 40 Days)	🟢	89% decided in 40 days.
Plan Sealing (% decided in 20 days without action notice)	🟢	100% decided in 20 days without action notice.

## PARKS AND ENVIRONMENT

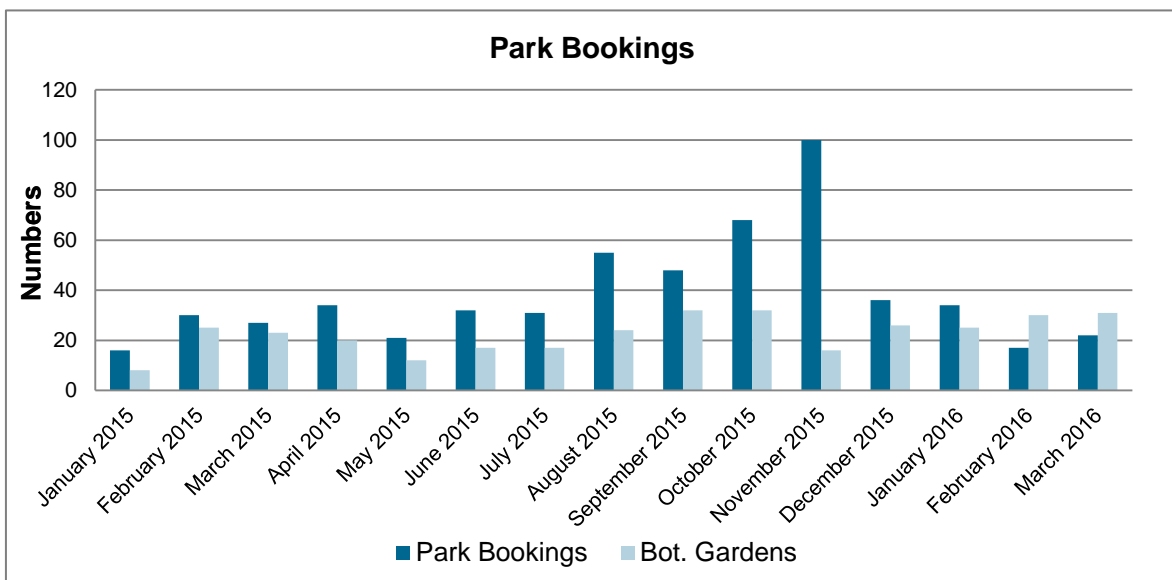
### Parks Building Services Activities



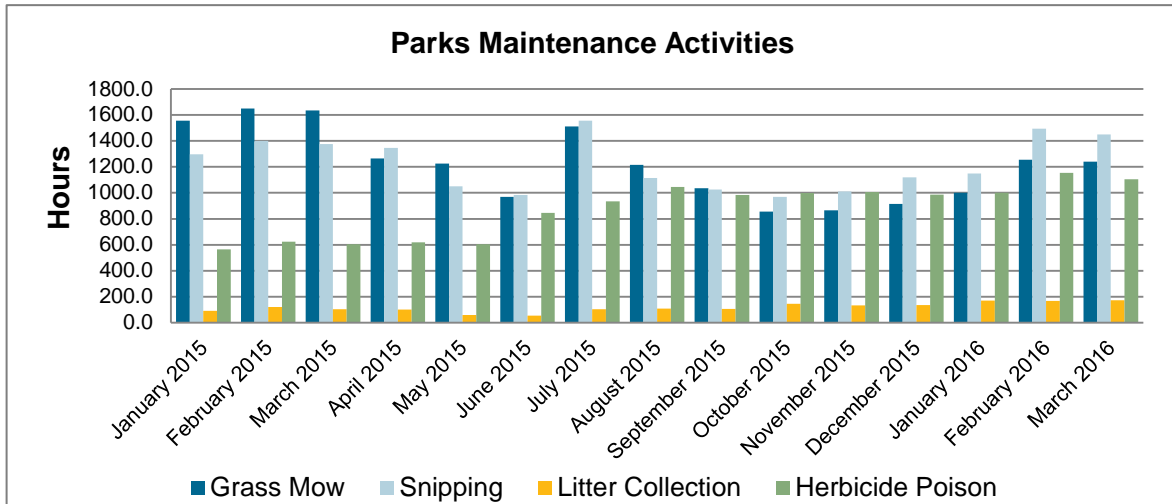
### Cemeteries



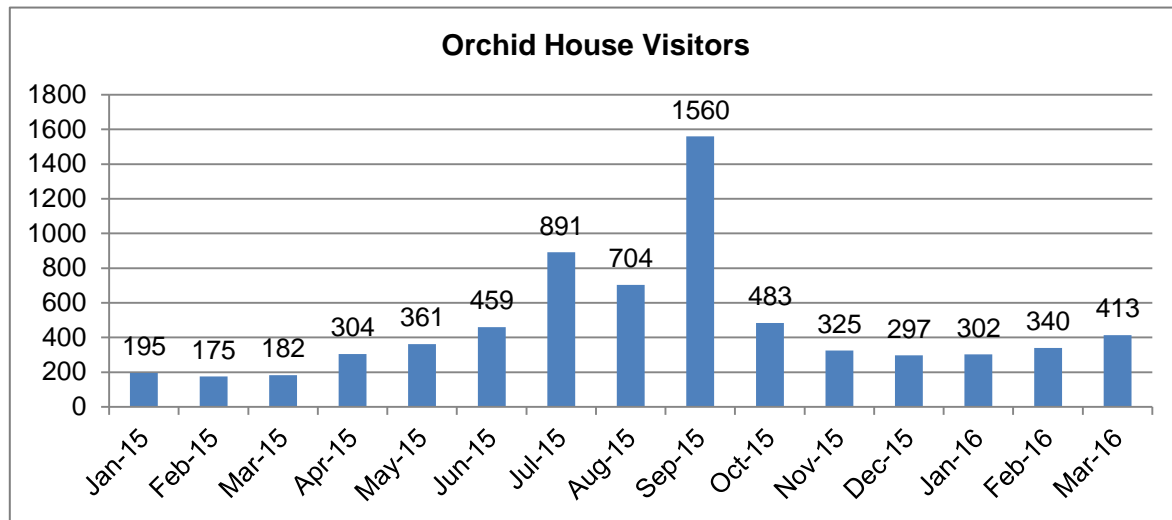
### Administration – Parks Bookings



Grass Maintenance Activities



Horticulture



Natural Environment Projects

Project	Status	Description of Project
Coastcare Volunteer Activities	🌱	<p>Around 30 people of all ages came along to the Mackay Natural Environment Centre Nursery to join in the 'Sowing the seeds of love' activity for St Valentine's Day. Volunteers aged from 2 to 72, tried their hand at plant propagation; sowing seeds, taking cuttings and potting on local native plants that will be used for community restoration projects and giveaways at festivals and events.</p> <p>Volunteers collected marine debris from Harbour Beach on Sunday 6<sup>th</sup> March as part of Clean up Australia Day activities.</p> <p>The Grasstree Beach community stood up to vandalism on Saturday 12<sup>th</sup> March, helping to replant native vegetation in an area where trees had been removed and deliberately poisoned. Residents decorated their own tree guards, planted local native trees and gave their support to retaining and protecting native vegetation on our coast. This activity was organised by the Grasstree Beach Progress Association.</p>



Marine Debris	★	<p>Marine debris surveys were conducted at Salonika Beach, Harbour Beach, Town Beach and Bucasia Beach by Conservation Volunteers Australia in February and March.</p> <p>Council was successful in gaining a grant for a marine debris art project.</p>
Gooseponds fish kill	★	Staff cleaned up over 1000 dead fish from the Gooseponds after a fish kill caused by low oxygen levels and high temperatures in February.
Far Beach near volleyball courts	★	Fencing was repaired at Far Beach to help trap sand and prevent it from blowing into the park and road. Local native plants will help stabilise the dune.
Crocodile warning signage	★	Crocodile warning signs were installed at boat ramps and beach access tracks across the region.
Green Army	★	A new Federal Government Green Army team started in January. This team will work in riparian areas and wetlands across the region. A new coastal-focussed team started in March. Discussions were held with the service provider regarding applying for an additional 15 project teams over the next 3 years as part of Green Army round 5 which opens soon.
Demoleyns Lagoon	★	A community planting day was held at Demoleyns Lagoon in the Pioneer Valley. Conservation Volunteers Australia's Better Earth Team assisted with site preparation and maintenance of past plantings.
Beach accesses	★	<p>A tender was awarded for four new beach accesses across the region, including Grasstree Beach, Far Beach and Armstrong's Beach.</p> <p>Contractors completed a beach access over the rock wall at McEwens Beach.</p>

### Capital Works Projects

Project	Status	Description of Project
Broad Street Park Sarina	★	Buffy Landscaping and Refurbishment.
Centenary Park Walkerston	★	New Playground, Shelter, Paths Fencing and Landscaping.
Quota Park Mackay	★	New Paths and fencing.
Blue Water Trail	★	Replacement of burnt section of ramp.
Ron Anderson Park Mackay	★	Full refurbishment of Park.
Settlers Rise Park Mackay	★	Refurbishment of playground, shade structure basketball court and paths.
Campwin Beach Esplanade Park	★	Full rebuild of existing basketball court.
John Breen Park Mackay	★	Child proof fencing along Willis Street frontage.
Police Dog Tunza Off Leash Dog Park	★	New signage installed.
Seaforth Playground	★	Shade cover replacement and playground full refurbishment and paint.

## ECONOMIC DEVELOPMENT

### Overview January – March 2016

Program	Activity	Report Period	YTD	Target	Status	Comments
Investment Facilitation and Business Support	Meetings facilitated with developers / property owners / business owners	15	51	-	🟢	
	Applications processed under Facilitating Development Policy	3	3	-	🟢	Approvals: <ul style="list-style-type: none"> <li>○ RIMEX Wheel Pty Ltd – Paget industrial development.</li> <li>○ Horizons - mixed use multi-rise building project in the City Centre.</li> <li>○ Mackay Transit Centre – Intersection of Bruce Hwy and future Stockroute Rd extension.</li> </ul>
Industry Development and Networking	Meetings with local businesses/ industry representatives	29	69	100	🟢	
	Presentations to forums / conferences	3	4	-	🟢	<ul style="list-style-type: none"> <li>○ NARPACA Technical Conference – Mackay</li> <li>○ Planning Institute of Australia (PIA) Central Queensland Planning Symposium</li> <li>○ Northern Australian Regional Performing Arts Centres Association (NARPACA) Managers Conference – Gold Coast</li> </ul>
	Pepper – The robot	-	-	-	🟢	<ul style="list-style-type: none"> <li>○ Mackay Regional Council, in partnership with CQ University acquired Pepper robots (two for Council and one for the University) – these are the first Pepper robots outside of Japan.</li> <li>○ Council's Peppers will be housed at the new high-tech Dudley Denny City Library and also deliver outreach programs across the region.</li> </ul>
	Northern Queensland Capitals Alliance Program	-	-	-	🟢	○ Work continued in partnership with Cairns, Rockhampton and Townsville on the Northern Queensland Capitals Alliance, with the preparation of a draft full report and summary document on opportunities in Northern Australia.
	Advance Queensland – Startup Mackay	-	-	-	🟢	○ 12 Startup representatives from Mackay are participating in the inaugural Innovation and Investment Summit and Startup Festival being held in Brisbane in April 2016.
Mackay Pride Façade Improvement Scheme	Applications approved	5	5	10	🟢	

Invest Mackay Events Attraction and Conference Attraction	Number of events/conferences confirmed	-	40	8	★	Negotiations continue with a further 40 conference and events opportunities.
	NAB Challenge Cup - Brisbane Lions v St Kilda				★	<ul style="list-style-type: none"> <li>○ Completed</li> <li>○ Event scheduled for Sunday, March 6 – cancelled due to wet weather</li> </ul>
	Australian Veterinary Association Conferences				★	<ul style="list-style-type: none"> <li>○ Completed</li> </ul>
	Bulls Masters Country Challenge				★	<ul style="list-style-type: none"> <li>○ Event to be held October 2016 and 2017</li> </ul>
	Bulls Masters U16 Challenge				★	<ul style="list-style-type: none"> <li>○ Event to be held December 2016 and 2017</li> </ul>
	Mackay Airport Beach Horse Racing Festival				★	<ul style="list-style-type: none"> <li>○ Event to be held Sunday, August 27, 2016</li> </ul>
	Sarina Beach Coconut Festival				★	<ul style="list-style-type: none"> <li>○ Event to be held September 3, 2016</li> </ul>
	Greater Whitsunday Farmers Market				★	<ul style="list-style-type: none"> <li>○ Event to be held Mackay City Centre weekly from June 2016</li> </ul>
	Indoor Cricket Masters Championships				★	<ul style="list-style-type: none"> <li>○ Event to be held in May 2016 Hosted representatives from Cricket Australia and Cricket Queensland in Mackay</li> </ul>
	Australian National Budgerigar Championship Show				★	<ul style="list-style-type: none"> <li>○ Event to be held in May 25 – 31 2016</li> </ul>
Greater Whitsunday Food Network				★	<ul style="list-style-type: none"> <li>○ Planning and preparation for the establishment of the new Greater Whitsunday Farmers Market is progressing well. On track to commence June 2016.</li> </ul>	

### City Centre Coordination

Program	Activity	Report period	YTD	Target	Status	Comments
City Centre Taskforce	Number of Meetings	-	1	-	★	<ul style="list-style-type: none"> <li>○ Limited meetings held due to Council election caretaker period.</li> </ul>
City Centre Events	Chinese New Year – community participation	-	-	-	★	<ul style="list-style-type: none"> <li>○ Completed. Held on August 20 and attended by 6,000.</li> </ul>
	Twilight 5km Mackay Marina Run Launch – community participation	-	-	-	★	<ul style="list-style-type: none"> <li>○ Completed. 130 participants. In conjunction with the Marina Run Committee and Mackay Road Runners, Mackay City Centre coordinated the Twilight 5km Mackay Marina Run Launch Event.</li> </ul>
	MLC Advice Easter Carnival – community participation	-	-	-	★	<ul style="list-style-type: none"> <li>○ Completed. Attended by 3,500. Coordinated by MECC on behalf of the City Centre and sponsored by MLC Advice, the Easter Carnival was held on Sunday, March 27 in Caneland Park.</li> </ul>
	Twilight City Spooktacular – community participation	-	-	-	★	<ul style="list-style-type: none"> <li>○ Twilight City Street Party in the City Centre to be held August 20.</li> </ul>
	Fashion Week Mackay	-	-	-	★	<ul style="list-style-type: none"> <li>○ Fashion Week Mackay to be held on 6, 7, 8 October.</li> </ul>
City Centre Development / Marketing	Flavours of the World	-	-	-	★	<ul style="list-style-type: none"> <li>○ Campaign promoted dining in the City Centre – over 90 City Centre businesses participated.</li> </ul>

Program	Activity	Report period	YTD	Target	Status	Comments
Campaigns						Culminated at helloworld Travel Expo on 20 February.
	Window Activation Strategy	-	-	-	★	<ul style="list-style-type: none"> <li>○ Activation of vacant buildings in the City Centre.</li> <li>○ Planning in progress. Artwork designed. Booking / cost structure to be determined.</li> </ul>
	WiFi Strategy				★	<ul style="list-style-type: none"> <li>○ Promotion and delivery of marketing opportunities via the FREE City Centre WiFi platform.</li> <li>○ Brochure being designed. Booking and cost structure to be determined.</li> </ul>
	City Centre Active Kids and City Centre Active in the City				★	<ul style="list-style-type: none"> <li>○ Weekly activities undertaken: <ul style="list-style-type: none"> <li>➢ Lazy Runners Club</li> <li>➢ Zumba</li> <li>➢ City Dog walking</li> </ul> </li> <li>○ Active Kids Easter Holiday program ran in January.</li> </ul>
Business Attraction	Businesses attracted to City Centre	5	14	10	★	<ul style="list-style-type: none"> <li>○ New businesses established in report period: <ul style="list-style-type: none"> <li>➢ Cocoa Mama</li> <li>➢ Swish</li> <li>➢ Muffin Break</li> <li>➢ Fusion 128</li> <li>➢ Your Way</li> </ul> </li> </ul>
City Centre Façade Improvement Scheme	Round 1				★	<ul style="list-style-type: none"> <li>○ Applications approved – 26</li> <li>○ Completed – 22</li> <li>○ Underway – 4</li> <li>○ Works will result in \$401,000 of capital improvements with local contractors.</li> </ul>
	Round 2				★	<ul style="list-style-type: none"> <li>○ Applications approved – 7</li> <li>○ Completed – 2</li> <li>○ Underway – 3</li> <li>○ Not yet commenced – 2</li> <li>○ Works will result in \$140,000 of capital improvements with contractors.</li> </ul>

**e-Statistics**

	January	February	March
City Centre Business Network	737 current subscribers	819 current subscribers	808 current subscribers
Regional Focus Business Network	302 current subscribers	304 current subscribers	304 current subscribers
Sarina Businesses Network	286 current subscribers	287 current subscribers	287 current subscribers
Evans Avenue Network	122 current subscribers	122 current subscribers	122 current subscribers
City Deals Club Subscribers	2,958 current subscribers	3,014 current subscribers	3, 473 current subscribers
Mackay Region Joblink Analytic Report <a href="http://www.mackayregionjoblink.com.au">www.mackayregionjoblink.com.au</a>	302 Total users 3,464 Job views	313 Total users 1,751 Job views	320 Total users 1,321 Job views

**City Centre Website, Facebook & WiFi Statistics**

Facebook	January	February	March
Likes	3,178	3,678	3,985
Total Reach	24,493	100,508	81,672
Mackay City Centre Instagram			
Followers	539	579	590
Following	108	111	111
City Centre WiFi Statistics			
Total Users:	965	814	962
Total Sessions:	2,321	2,637	2,294
Average Session Time:	12m31s	1m52s	12m24s

**Sarina Sugar Shed**

Program	Activity	Report Period	YTD	Target 2015 /2016	Status	Comments
Business Operations	Visitation	1,150	7,455	10,000	★	<ul style="list-style-type: none"> <li>○ Visitors came from:</li> <li>○ Mackay Region – 402</li> <li>○ Queensland – 234</li> <li>○ NSW – 93</li> <li>○ Victoria – 44</li> <li>○ Overseas – 237</li> <li>○ SA, WA &amp; NT – 55</li> <li>○ Other - 85</li> </ul>
	Ticket Sales	\$15,977.52	\$90,901.44	\$175,000	★	<ul style="list-style-type: none"> <li>○ January - \$8,166.15</li> <li>○ February- \$3,834.13</li> <li>○ March - \$3,977.24</li> <li>○ Peak tourism season about to commence.</li> </ul>
	Total Income (incl. Tickets)	\$59,938.83	\$210,370	\$275,000	★	<ul style="list-style-type: none"> <li>○ January – \$22,865.94</li> <li>○ February – \$17,381.21</li> <li>○ March – \$19,691.68</li> </ul>
Business and Product Development	Farm Tour Wagons	-	-	-	★	<ul style="list-style-type: none"> <li>○ Work has commenced on upgrading farm tour wagons.</li> <li>○ Tours will commence in mid-2016.</li> <li>○ Expected to increase revenue</li> </ul>
Marketing and Media	Qantas Australian Tourism Awards	-	-	-	★	<ul style="list-style-type: none"> <li>○ Sarina Sugar Shed was a finalist in: <ul style="list-style-type: none"> <li>▪ Excellence to Food Tourism</li> <li>▪ Best Winery, Distilleries and Breweries</li> </ul> </li> </ul>