MINUTES

Ordinary Meeting

Held at Council Chambers
Sir Albert Abbott Administration Building
73 Gordon Street, Mackay

On Wednesday 23 March 2022

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His Worship the Mayor, Cr Williamson acknowledged the traditional custodians of the land on which we meet today, the Yuwibara and Yuibera people and paid his respects to their Elders past and present. He also extended his acknowledgement to all Aboriginal members of the Birri Gubba Nation.

Cr Williamson advised that the Council Meeting is being streamed live, recorded and published in accordance with Council's Standing Orders, including publishing on Council's web-site.

Cr Williamson advised those present in the public gallery that, by attending a public meeting of the Council they are consenting to their image, voice and comments being recorded and published, and comments will form part of the live stream and recording.

Attendees were also advised that they may be subject to legal action if their actions result in inappropriate and/or unacceptable behaviour and/or comments.

1. ATTENDANCE

His Worship the Mayor, Cr G R Williamson (Chairperson), Crs M J Bella, L G Bonaventura, J F Englert, M I Green, B C Hassan, A N Jones, F A Mann, K L May, R J Seymour and P A Townsend were in attendance at the commencement of the meeting.

Also present was Ms A Hays (A/Chief Executive Officer), Mrs J Ronald (Minute Secretary), Mr D McKendry (Executive Officer), Mr J Devitt (Director - Engineering & Commercial Infrastructure), Ms A Nugent (Director - Development Services), Mr J Carless (Director - Capital Works), Mr S Burke (A/Director - Community & Client Services), Ms K Lamb (Director - Organisational Services) and Mr M Sleeman (Manager - Corporate Communications & Marketing).

The meeting commenced at 10:00 am.

2. OPENING PRAYER

Rev Alan May (RTD) led those present in Prayer.

3. ABSENT ON COUNCIL BUSINESS

Nil

4. APOLOGIES

Nil

5. CONDOLENCES

leave to family of steve seaton - council crew at sarina. isaac council and moved to sarina depot. our crews and his wife lesley.

Cr Mann - passing carmen munford - friday 11 march - mother-in-law of ayril paton (former cr) - dows creek community hall. husband ken and the family.

Cr Williamson expressed condolences, on behalf of Council to the family of XXXX, who passed away recently.

6. CONFLICT OF INTEREST

Nil

7. CONFIRMATION OF MINUTES

7.1. CONFIRMATION OF MINUTES - 9 MARCH 2022

Council Resolution ORD-2022-46

THAT the Ordinary Meeting Minutes dated 9 March 2022 be adopted.

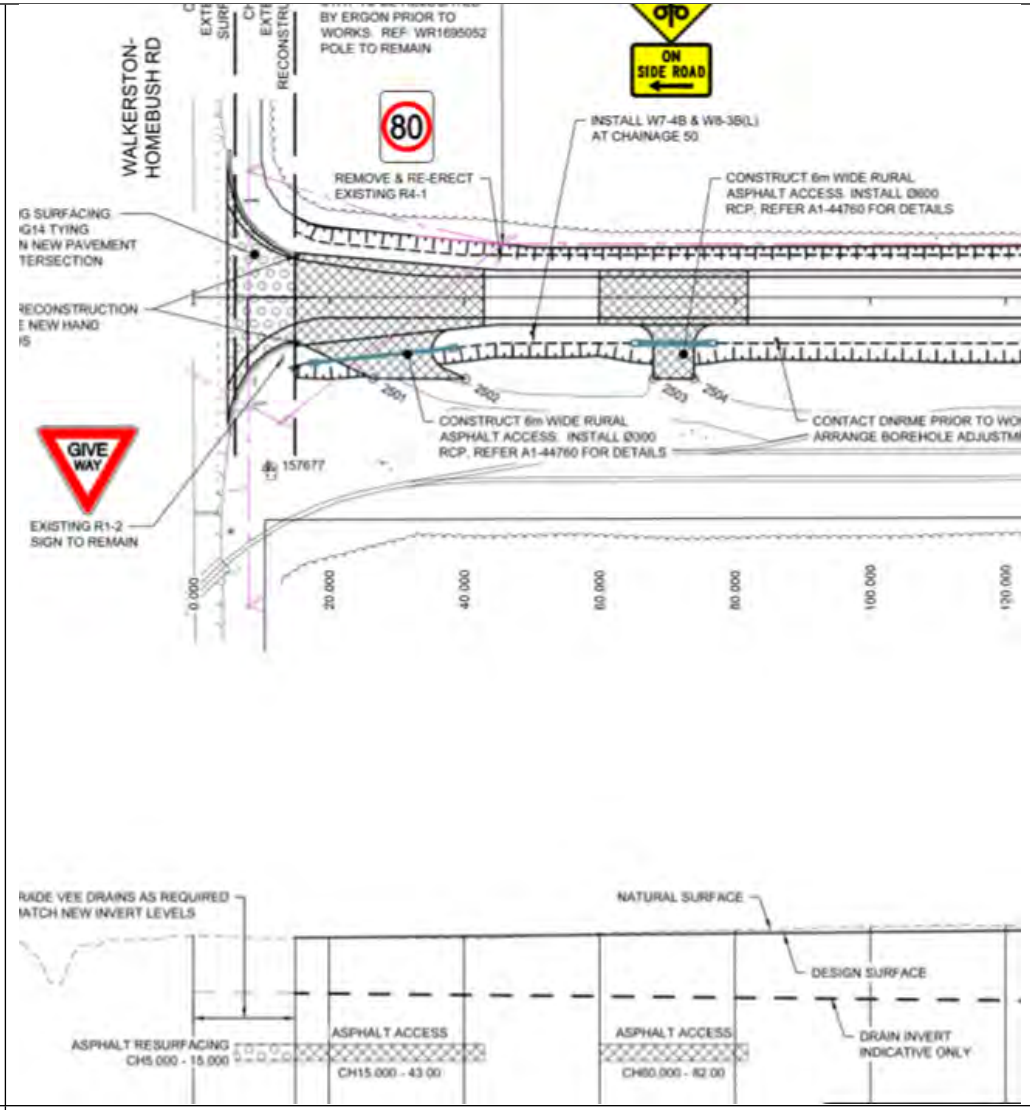
Moved Cr Mann **Seconded Cr Hassan**

CARRIED/LOST

8. BUSINESS ARISING OUT OF PREVIOUS MINUTES

UPDATE ON QUESTIONS ARISING FROM COUNCIL MEETING – 9 MARCH 2022

AGENDA ITEM	MATTER	RESPONSE
11.1.1 Office of the Mayor and CEO Monthly Review Report – February 2022	**Administrative Action Complaints** Cr Bonaventura noted there was a spike in November 2021 and November 2020 and queried if there was a reason for this.	The reason for the spike in November 2021 was due to an error where Penalty Infringements Notices were issued to people who hold parking permits.
11.2.1 Capital Works Monthly Review Report – February 2022	**Pioneer River North Bank Shared Path** Cr May queried why Council had not chosen an alternative route rather than having to construct a path over a drain.	In terms of alternative alignments, for example into Kay Ct, then back along Heaths Rd, these were considered to be undesirable in terms of direct/desired routes. Advice is that this alignment, in part, would have also required a treatment with maintaining open drainage capacity and elevated pathway solution. This alignment (Kay Ct, then back along Heaths Rd) would also be much longer in distance and likely not any cheaper. Also working in a state-controlled road reserve TMR rejected any at grade footpaths, as they wanted a system that maintained the drain capacity with the footpaths above the hydraulic grade line. In addition, requirements existed for access to maintain the drain. These requirements set the alignment and level of the path. Then options for construction were considered with the preferred design being the one we have, as the option which met all the set requirements and performance parameters and also the most cost effective.
11.2.1 Capital Works Monthly Review Report – February 2022	**Roadwork – Lorne Road and Creek Street** Cr Seymour queried if the roadwork would involve chip sealing or asphalt.	The proposed surface material is chip seal in the straight section with asphalt adjacent property access points. Will possibly combine the two sections of asphalt shown in the image as they are so close.

		
11.3.1 Community & Client Services Monthly	**Access and Inclusion Reference Group**	The promotion included a targeted community and sector campaign with details on Council's website. Expressions of Interest closing date has been extended until the end of March.

Review Report – February 2022	Cr Green queried how the Expressions of Interest for group membership were distributed.	
11.3.1 Community & Client Services Monthly Review Report – February 2022	**Weed Management** Cr Bella raised an incident of Giant Rats' Tail on a private property and queried if Council was acting on this case.	Information will be provided by way of Council Briefing update.

9. MAYORAL MINUTES

Nil

10. CONSIDERATION OF COMMITTEE REPORTS & RECOMMENDATIONS

10.1. LOCAL DISASTER MANAGEMENT GROUP MINUTES - 31 JANUARY 2022

Author	Acting Emergency Management Coordinator (Kristy Brown)
Responsible Officer	Acting Chief Executive Officer (Angela Hays)
File Reference	Local Disaster Management Group
Attachments	1. MINUTES - LDMG Meeting - 31 January 2022 [**10.1.1** - 4 pages]

Purpose

To present to Council the Local Disaster Management Group Minutes of the meeting held on 31 January 2022 for information purposes.

Related Parties

Nil.

Corporate Plan Linkage

Priority: Community Health & Wellbeing
Strategy: Disaster preparedness - Build community preparedness and responsiveness to emergencies and natural disasters.

Officer's Recommendation

THAT the Minutes of the Local Disaster Management Group Meeting of 31 January 2022 be received.
Cr Green queried about the status report from the Chair, whereby CQ Rescue is only funded for one helicopter and if the rescue service is transporting a patient to Townsville, this could result in no coverage for the Mackay/Isaac Region for approximately 6 hrs. Cr Green asked for an explanation on this statement and what does it mean for emergency coverage for our Regions.

Cr Williamson responded that the Mackay Rescue Service which is operated by CQ Rescue has the provision of one helicopter on a funded basis and about 70% of the hours being completed are on inter-facility transfers of non-critical patients to other hospitals. This does leave the Regions exposed. The service has been pleading with the State Government through QLD Health for a number of years to have a fixed wing aircraft based here which could do the work in half the time and half the cost. This would leave the helicopter for emergency services and it a work in progress at this stage.

Council Resolution ORD-2022-47

THAT the Minutes of the Local Disaster Management Group Meeting of 31 January 2022 be received.

Moved Cr May **Seconded Cr Townsend**

CARRIED

Cr May spoke to the report noted the retirement of CEO Ian Rowan as soon as a replacement is recruited. Further the SES report and the great success they have had in recruitment in December. I also note the QPS report on the rallys that have been taking place in the area and these are planned for the remainder of the year. Our LDMG has been ready during our storm season and to date there has been no activations, however Council has been assisting other areas such as the recovery process from the floods down south.

Cr Bella spoke to report and took the opportunity to highlight this region has had an exceptional year in the way our rain has fallen and plant growth and further believes our region will be facing a considerable fire danger. He would like for Council to start thinking about how we are going to mitigate this risk, as he has seen such heavy fuel loads and for private landowners to start considering how they will mitigate their risks.

Cr Williamson advised this matter will be placed on the next District Disaster Management Group for discussion.

MACKAY LOCAL DISASTER MANAGEMENT GROUP MEETING

Monday, 31 January 2022, 1.00pm

MRC: Microsoft Teams Teleconference

MINUTES

Meeting Opened: 1:00pm

ATTENDEES	
AGENCY	**NAMES**
Mackay Regional Council	Cr. Greg Williamson
	Michael Thomson
	Jason Devitt
	Angela Hays
	Cr Karen May
	Cr Fran Mann
	Cr Justin Englert
	Kylie Lamb
	Mark Sleeman
	Aletta Nugent
	Anthony Lee
	Vicki Booth
Aurizon	Wayne Lord
CQ Rescue	Ian Rowan
Dalrymple Bay Coal Terminal	Sam Franettovich
Department of State Development, Infrastructure, Local Government & Planning	Nikki Wright
Ergon	Jade Hammer
Mackay Airport	Philip Clark
Mackay Hospital and Health Service (MHHS)	Jenny Luke
Mackay Mater	Holley Nugent
Maritime Safety Queensland	Deane Alty
North Queensland Primary Health Network	Colleen Watkins
NBN Co	Rick Hospers
Queensland Education	Marg Coyne
Queensland Fire and Emergency Services (QFES)	Carla Duck, Sven Diga, Darryl Youngberry
Queensland Parks and Wildlife	Mike Grinke
Queensland Police Service (QPS)	Mark Lewer
Queensland Transport	Priyanga Senanayaka
Reef Catchments	Traci Ellwood
Red Cross	Frank Frazer
State Emergency Services (SES)	Alex McPhee

APOLOGIES	
AGENCY	**NAMES**
Mackay Regional Council	Kristie Brown
	Stephen Bourke
Department of Communities, Housing and Digital Economy	Cindy Reck

	Topic
1	**WELCOME** - Chair - Mayor, Cr Greg Williamson The Chair thanked everyone for their attendance at this LDMG meeting and acknowledged the Traditional Custodians of the land. Additional Apologies noted
2.	**MINUTES OF PREVIOUS MEETING** ▪ No business arising from the minutes dated 22 November 2021. **Moved: Cr Karen May** **Seconded: Cr Fran Mann** **CARRIED**
3.	**ACTION LIST** ▪ No Actions
4.	**CORRESPONDENCE** Outwards correspondence was received and noted by the LDMG.
	AGENDA ITEMS:
5.	**COVID UPDATE – Anthony Lee (MRC)** • Departments within Council are working various work from home strategies, splitting teams to different locations • Critical essential worker and close contacts – developed a workflow on how this process works such as testing, no symptoms etc • Council have purchased Rapid Antigen Tests kits for the use of critical essential workers • Communication to all staff continues to provide the latest information. It is important to refer to Qld Health's website • National Cabinet talking about what constitutes a fully vaccinated person – currently a vaccinated person is double vaccinated. The next mandate will most likely be double vaccinated with one booster. • There are discussions also about scraping the QR codes when entering facilities, watch this space • It is important to make a note: o Symptoms are the key to returning to work; ▪ People should not return to work with symptoms ▪ There is no requirement to conduct a test (RAT) to return to work for non-essential workers – you can actually test positive to COVID weeks after contracting it and be asymptomatic
6.	**DISASTER MANAGEMENT TRAINING FOR LDMG MEMBERS – Carla Duck (QFES)** It is important that if you are a representative on the LDMG for your organisation (primary or proxy) you must have the necessary training and skills to do so. As a thankyou to all people whose training is up to date, their names were placed to win a $20 Voucher, the lucky recipient of this draw was Cr Karen May (MRC). **RECOMMENDATION** To be noted. If you require further training, please contact QFES Emergency Management Coordinator Carla.duck@qfes.qld.gov.au *Mackay LDMG Training Needs Analysis will be sent as a separate attachment to the minutes.*
7.	**REPORTING: Agency Status Reports** Comments: ▪ **Mackay Airport,** Phil Clark – report: o Nothing further to add from the submitted report ▪ **CQ Rescue,** Ian Rowan – update further from report submitted: o Ian advised he is retiring as CEO from this week, has been asked to stay in the role till recruitment process is completed, could be looking at couple of months. o Chair noted from the report that they are only funded for one helicopter. If it is taking a patient to Townsville this could result in no coverage for Mackay, Isaac and Whitsundays for approximately 6 hours ▪ **MRC EM**, Anthony Lee – report: o Nothing further to add from the submitted report

- **Mater Hospital Mackay,** Holley Nugent – report:
  - Nothing further to add from the submitted report

- **NBN Co,** Rick Hospers – report:
  - Chair inquired where the equipment is stationed. Rick responded:
    - Mackay, Rockhampton and Townsville with additional in Cairns and Bundaberg – Master is in Brisbane. All are tested and ready to be deployed

- **NQBP**, Anthony Lee - report:
  - Nothing further to add from the submitted report

- **SES**, Alex McPhee - report:
  - Chair asked how many of the 10 prospective members from the last recruitment night in December are now members. Alex responding that they are now all members. Also advised that there is 7 signed up already to attend the next recruitment night in March.

- **MHHS,** Jenny Luke – update further from report:
  - Chair commented that MHHS are doing an outstanding job – staff in immense pressure. Please pass on our sincere congratulation to all
  - Currently remain on LEAN FORWARD for COVID pandemic
  - Brief Summary of COVID stats:
    - 450 fever clinics
    - Provided 140 people with home testing kits
    - 53 staff have tested positive with another 53 off due to close contacts
    - 12 in hospital
    - 37 in virtual ward
    - 171 new cases (trending down)
    - Isolation hospital opened with 50 rooms for covid positive patients
    - Plans to open a second covid ward at hospital with 15 additional beds
  - *Status Report will be sent as attachment to minutes*

- **Qld ED**, Marg Coyne – update:
  - Back to School plan released yesterday:
    - Operational 7 February to 4 March
    - Limit of visitors on site
    - All children attending
    - Priority access to Rapid antigen tests for students and staff who become unwell for self testing
    - Suspensions of all school camps, excursions, assemblies, face to face interviews and large gatherings
    - Students in years 3-6 provided with masks and strongly encouraged to were
    - All staff and high school students to wear masks where physical distances cannot be maintained
  - All staff have to be double vaccinated

- **QPS,** Mark Lewer - update:
  - DDMG is at LEAN FORWARD in support to Qld Health vaccination – when we get to 95% double vaccinated they will stop counting
    - Thanked all for support and sharing of information
    - Priority for vaccination is booster shot as maybe mandatory in future – push for younger generation to get vaccinated
  - Non COVID district plans being revised – out for consultation in next couple of weeks
  - Ian houton is retiring
  - Staff that were deployed to other regions are back now – trying to manage leave as most are fatigued.
  - All stations are well staffed
  - Chair noted that there had been a couple of ugly scenes from rallies- anything to share?
    - Mark responded that there are planned rallies all over the state most weekends. Canelands one did catch us by surprise and resulted in 4 arrests made, 3 were charged. Last weekend there were only around 100 people who were all well behaved
  - Chair congratulated QPS as they are all putting in a great effort – please pass to all personal on our behalf

- **QFES**, Carla Duck – *Submitted status report will be sent as attachment to minutes*

8.	**GENERAL BUSINESS:** **No general business** Chair – As we are only halfway through Storm Season, we need to not become complacent as still 2 months to go. Cr May – update on COVID Human & Social Sub-Group • Activated to alert on 21/122021 in response to COVID with all members informed via email o No requirement to convene a meeting of group members at this stage • Reminder to all, anyone who is under a Queensland Health Direction to quarantine at home and do not have family, friends or neighbours to help, or cannot access services online or over the phone, can call the Community Recovery Hotline on 1800 173 349 for assistance with food, medicine or emotional support.
9.	**NEXT MEETING** ▪ **Monday 14th March 2022** **Future Meetings:** ▪ Monday, 23rd May 2022 ▪ Monday 1st August 2022 ▪ Monday 10 October 2022 ▪ Monday, 5 December 2022 Public Holidays 2022 – 26 Jan Australia Day, 15-18 April Easter, 25 April Anzac, 2 May Labour Day, 16 June Mackay Show Holiday, 3 October Queens Birthday. School Holidays 2022 – 2 to 18 April, 25 June to 10 July, 17 Sept to 3 October, 10 December
14.	**MEETING CLOSED at 1.31pm**

11. CORRESPONDENCE AND OFFICER'S REPORTS

11.1. OFFICE OF THE MAYOR AND CEO
11.1.1. STRATEGIC FINANCIAL REPORT - FEBRUARY 2022

Author	Director Organisational Services (Kylie Lamb)
Responsible Officer	Acting Chief Executive Officer (Angela Hays)
File Reference	Strategic Financial Report
Attachments	1. February 2022 Strategic Financial Report [**11.1.1.1** - 20 pages]

Purpose

To adopt Mackay Regional Council's (MRC) Strategic Financial Report for the month of February 2022.

Related Parties

Nil.

Corporate Plan Linkage

Priority: Organisational Performance
Strategy: Financial sustainability and efficiencies - Maintain the financial sustainability of the council by implementing rigorous financial management practices across all council programs.

Background/Discussion

Under Part 9, section 204 of the *Local Government Regulation 2012*, the local government is required to prepare a financial report which the Chief Executive Officer presents at a meeting of the local government once a month.

The financial report must state the progress that has been made in relation to the local government's budget for the period of the financial year up to a day as near as practicable to the end of the month before the meeting is held.

Consultation and Communication

Chief Executive Officer, Directors, Manager Financial Services.

Resource Implications

MRC is forecasting an operating surplus of $0.1M for the 2021/22 financial year following the adoption of the December budget review by Council on 9 February 2022. The actual operating result for February is an unfavourable variance of $0.3M against YTD budget.

Risk Management Implications

Variances will be closely reviewed and considered in future budget processes where required.

Conclusion

For the period ending February 2022, MRC reported an unfavourable operating variance of $0.3M against YTD budget. Some revenue categories are reporting above YTD budget, with rental income, sales contracts, recoverable works, interest income and rates and levies noted as exceptions. Operating expenditure is reporting above YTD budget, particularly in employee benefits.

To date, $63.2M has been expended in the delivery of Council Projects; $61.9M capital expenditure and $1.3M operational expenditure. Council projects includes accrued expenditure for works in progress and associated operational costs expended in the delivery of these works.

Officer's Recommendation

THAT the attached Strategic Financial Report February 2022 be adopted.
The Acting Chief Executive Officer Angela Hays provided an overview and highlights of the Report.

Council Resolution ORD-2022-48

THAT the attached Strategic Financial Report February 2022 be adopted.

Moved Cr May **Seconded Cr Englert**

Cr May highlighted several items from the report including the small unfavourable variance this month and capital projects $63.2M have been expended, which represents about 51% of our capital program. This directorate is working very hard in delivering the programs as close as they possibly can. There are some areas of concerns such as COVID which continues to play a part in Council's operations, work in the asset management around the data cleansing especially when it comes to depreciation and the impact this has in the discovery of assets that haven't been accounted for previously. Also the impacts of supply, materials and resources in the delivery of both Capital Works Programs and Council's normal operations. The Financial Services team do a fantastic job in monitoring these areas each month.

Cr May further highlighted Council's balance sheet in that we don't often look at this. On our balance sheets there is $289M+ worth of current assets and around half of this is made up of cash reserves. While these reserves have been not been performing as favourable in generating additional revenue, Council is still in a strong position with the cash reserves. Also to note is our liabilities for a Council of this size, both current and long term of $227M, compared to both our cash and asset positions, leaves Council with a community equity of $3.5B. Our balance sheet remains in a quite healthy position. The team is constantly monitoring the collection of rates, fees and charges and also note the rates recoverable of over $5.2M which is not a bad position to be situated in given the rating discount period finished on 16 March 2022 and our Council fairs well compared to the average of the State of just under 9% and we are sitting at 2.5% in terms of rate recovery.

CARRIED

Mackay REGIONAL COUNCIL

Strategic Financial Report

> February 2022

Executive summary

Council is forecasting an operating surplus of $0.1M for the 2021/22 financial year following the adoption of the December budget review by Council on 9th February 2022 which is now reflected within this report.

	Annual Original Budget $000	Annual Revised Budget $000	YTD Budget $000	YTD Actual $000	YTD Variance $000
Total operating revenue	268,646	271,858	250,878	251,138	260
Total operating expenses	267,963	271,754	171,168	171,739	572
Operating surplus / (deficit)	**683**	**104**	**79,710**	**79,399**	**(311)**

The operating surplus as at 28 February 2022 is reporting an unfavourable variance of $0.3M against YTD budget. Operating revenue is reporting above YTD budget, with rental income, sales contracts and recoverable works, interest income and rates and charges noted as exceptions. Operating expenditure is also reporting above YTD budget, particularly in employee benefits.

Income and expenditure trends continue to be reviewed, with budget closely monitored to ensure true variances are realised in future budget review reports.

To date, $63.2M has been expended on council projects and includes associated operational expenditure in the delivery of these projects, representing 51% of the annual revised budget. Ongoing risk in project delivery is noted with tightened local market conditions and resource shortage across local building and civil construction firms.

Kylie Lamb
Director Organisational Services

**Figures provided are accurate as at the date of publication and are cumulative year to date. Amounts disclosed are rounded to the nearest thousand ($000) unless otherwise stated. Consequently, rounded balances in the categories may not exactly add to the reported totals.*

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1 Significant risks

Risk	Likelihood	Consequence	Treatment	Financial impact
Nil to report				

2 Areas of concern for noting

Area	Comment
All of MRC - COVID-19	Council continues to monitor the evolving COVID-19 situation and will respond to and report any changes that affect the financial operations of MRC.
All of MRC - asset data cleansing	A significant body of work is currently being undertaken internally to validate, enhance and standardise data within MRC's financial asset classes. Financial impacts arising from this project will be realised in future reporting periods when known.
All of MRC – council projects expenditure	Product and service price increases are being observed due to tightened market conditions. This reflects resource shortage across local building and civil construction firms. Difficulties in sourcing some construction material and equipment due to supply chain issues are also noted. This is likely to negatively impact the capital program delivery and may create variance in future forecasted expenditure.

3 Budget analysis – Consolidated

3.1 Income Statement

Income Statement
For the period ending 28 February 2022

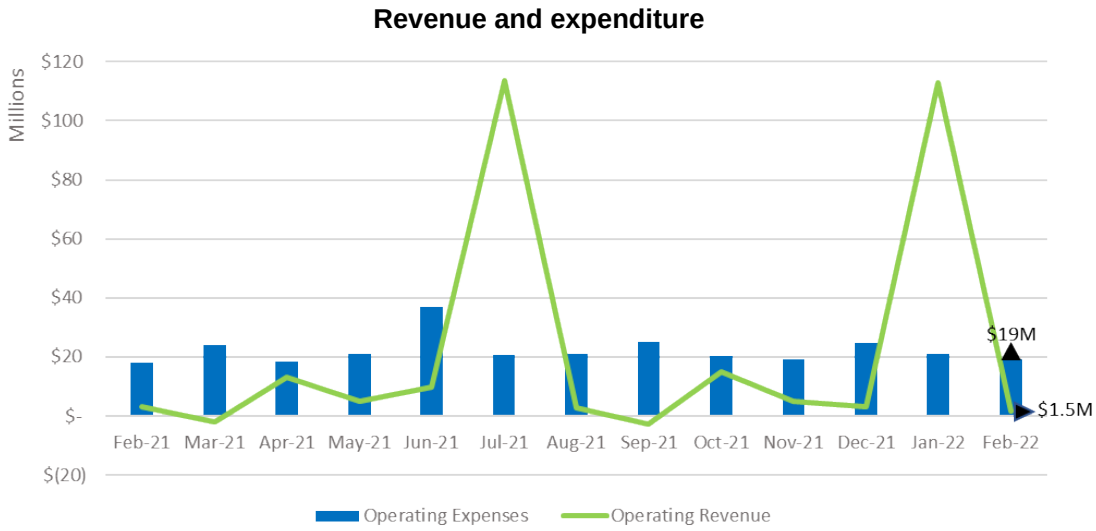
	Annual Original Budget $000	Annual Revised Budget $000	YTD Budget $000	YTD Actual $000	YTD Variance $000	
Rates and charges	225,276	225,276	220,422	220,081	(341)	
Fees and charges	17,925	19,372	14,576	15,145	568	
Rental income	1,449	1,417	1,012	947	(65)	
Interest income	1,441	1,812	1,172	1,042	(130)	
Sales contracts and recoverable works	7,740	8,126	4,308	4,073	(235)	
Other recurrent income	3,754	4,402	3,335	3,403	68	
Grants, subsidies, contributions and donations	11,061	11,453	6,052	6,447	395	
Total operating revenue	**268,646**	**271,858**	**250,878**	**251,138**	**260**	
Employee benefits	89,294	87,049	53,961	55,231	1,271	
Materials and services	91,640	97,564	64,176	63,572	(604)	
Finance costs	7,695	7,819	3,934	3,878	(55)	
Depreciation and amortisation	79,334	79,322	49,098	49,058	(40)	
Total operating expenses	**267,963**	**271,754**	**171,168**	**171,739**	**572**	
Operating surplus / (deficit)	**683**	**104**	**79,710**	**79,399**	**(311)**	
Grants, subsidies, contributions and donations	19,858	22,416	9,168	10,637	1,470	
Other capital revenue	0	43	43	69	26	
Capital expenses	(2,740)	(2,740)	(2,142)	(2,144)	(2)	
Total capital revenue and expenses	**17,118**	**19,719**	**7,069**	**8,562**	**1,493**	
Net result	**17,801**	**19,823**	**86,779**	**87,961**	**1,182**	

% YTD Variance from YTD Budget	
YTD Variance favourable of budget	
YTD Variance unfavourable, between 0% and 5% of YTD Budget	
YTD Variance unfavourable, more than 5% of YTD Budget	

3.2 Revenue and expenditure

Council is currently reporting an unfavourable operating variance of $0.3M against YTD budget for the period ending February 2022.

MRC will continue to closely monitor emerging trends as the year progresses with variances considered in future budget review reports.



Revenue

Total operating revenue reports a favourable variance of $0.3M against YTD budget for the month.

Favourable variances are evident in fees and charges mainly due to an increase in development application fees. Grants, subsidies, contributions and donations is also reporting above budget due to operational works completed in regard to Works for Queensland Round Four and higher than anticipated Federal Assistance Grant received during the month. Other recurrent income is also slightly reporting above YTD budget.

Offsetting these favourable variances is lower than forecast rental income as indicative of property vacancies and abatements provided to tenants along with sales contracts and recoverable works which is reporting under YTD budget primarily in Water Networks. Interest income is also reporting below YTD budget for the period. This variance is indicative of an issue identified by Finance Team where income had been allocated incorrectly. This issue has now been rectified and will be represented in line with budgeted revenue in future reports.

Expenses

Total operating expenses reports an unfavourable variance of $0.6M against YTD budget for the month.

Employee benefits is the main contributing category to this unfavourable variance reporting $1.3M over YTD budget. Processing the December budget review amendment for employee benefits was highly administrative due to the restructures occurring particularly within the Parks, Environment and Sustainability program. This administrative burden has caused a timing issue in the spreading of budgeted expenditure and when it will fall

due, this will be corrected in future reports. It has been identified there is an increase in the use of overtime to compensate for high vacancy rates across council to ensure service standards are maintained. Also an increase in sick leave expenditure across MRC is noted for the month of February, indicative of the current COVID-19 climate within the region. These variances will continue to be monitored and considered in future budget processes as required.

Materials and services are reporting a slight favourable variance mainly due to Waste Services which will be monitored with adjustment for variances to be considered in future budget review processes.

Finance costs and depreciation are reporting slight favourable variances.

Capital revenue and expenses

Total capital revenue and expenses is reporting a favourable variance of $1.5M against YTD budget at period end due to higher than forecast contributions from developers.

3.3 Council projects expenditure

	Annual Original Budget $000	Annual Revised Budget $000	YTD Budget $000	YTD Actual $000	YTD Variance $000
Capital expenditure ^	109,537	120,533	64,915	61,909	(3,006)
Operational expenditure	2,441	3,297	1,436	1,279	(156)
Total council projects expenditure	111,978	123,830	66,351	63,188	(3,162)

^ as depicted in the below graph

Total council projects expenditure is currently tracking $3.2M behind YTD budget.

The Mackay region continues to be impacted from tightened local market conditions and resource shortage caused by national and international supply chain issues across local building and civil construction firms, leading to delays of some council projects. Project delivery, including impacts from wet weather will be considered as part of the March budget review process.

Council projects were reviewed as part of the December budget review. The outcomes of this review have been included within this report as part of the annual revised budget and detailed below.

Movement between original budget and annual revised budget:

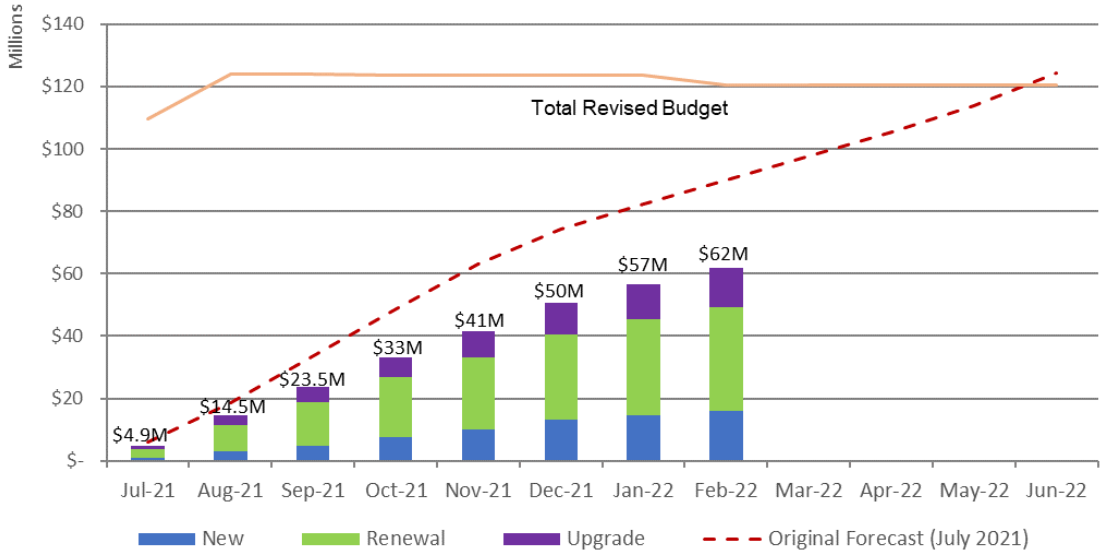
	Carryover	Project Adjustments	New Works	Deferred Works	Budget Movement
	$000	$000	$000	$000	$000
Budget carryovers to the 2021/22 financial year	15,652	-	-	-	15,652
Budget adjustment	-	1,390	2,438	(4,398)	(570)
Adjustments adopted 25th August	**15,652**	**1,390**	**2,438**	**(4,398)**	**15,082**
Budget adjustment	-	2,195	966	(3,535)	(374)
Adjustments adopted 27th October	**15,652**	**3,585**	**3,404**	**(7,933)**	**14,708**
Budget adjustment	-	2,054	528	(5,438)	(2,856)
Adjustments adopted 9th February	**15,652**	**5,639**	**3,932**	**(13,371)**	**11,852**

Project adjustments includes savings and cancelled project works.

3.3.1 Capital expenditure

Capital projects expenditure is currently tracking $3.0M behind YTD budget. This represents 95.4% of revised YTD budget; noting this amount includes accrued expenditure for work completed in the month.

Cumulative capital expenditure



4 Balance Sheet

4.1 Statement of financial position

Statement of Financial Position
For the period ending 28 February 2022

	Annual Original Budget $000	Annual Revised Budget $000	Actual $000	
Current assets				
Cash and cash equivalents	122,016	143,343	126,519	
Investments	0	0	60,000	
Trade and other receivables	23,795	19,916	98,013	
Contract Assets	0	3,500	1,007	
Other assets	0	2,710	716	
Inventories	3,107	2,745	3,158	
Non-current assets classified as held for sale	0	79	79	
Total current assets	**148,918**	**172,293**	**289,492**	
Non-current assets				
Investments	6,159	5,102	5,133	
Trade and other receivables	0	0	1,975	
Property, plant and equipment	3,328,274	3,452,964	3,426,231	^
Right of use assets	0	782	812	
Intangible assets	5,077	5,158	5,487	
Total non-current assets	**3,339,510**	**3,464,006**	**3,439,631**	
Total assets	**3,488,428**	**3,636,299**	**3,729,123**	
Current liabilities				
Trade and other payables	25,192	9,763	22,831	
Borrowings	16,974	16,974	8,367	
Lease liabilities	0	25	(6)	
Provisions	60,862	63,111	63,111	
Contract Liabilities	0	3,500	6,841	
Other liabilities	81	12,654	5,927	
Total current liabilities	**103,109**	**106,027**	**107,070**	

Non-current liabilities			
Borrowings	85,541	84,703	101,416
Lease liabilities	0	791	831
Provisions	18,928	16,746	16,746
Trade and other payables	0	0	0
Other liabilities	0	1,163	1,163
Total non-current liabilities	**104,469**	**103,403**	**120,156**
Total liabilities	**207,578**	**209,430**	**227,227**
Net community assets	**3,280,850**	**3,426,869**	**3,501,903**
Community equity			
Retained surplus	2,213,498	2,257,681	2,332,715
Asset revaluation surplus	1,067,352	1,169,188	1,169,188
Total community equity	**3,280,850**	**3,426,869**	**3,501,903**

^refer section 4.4 for breakdown

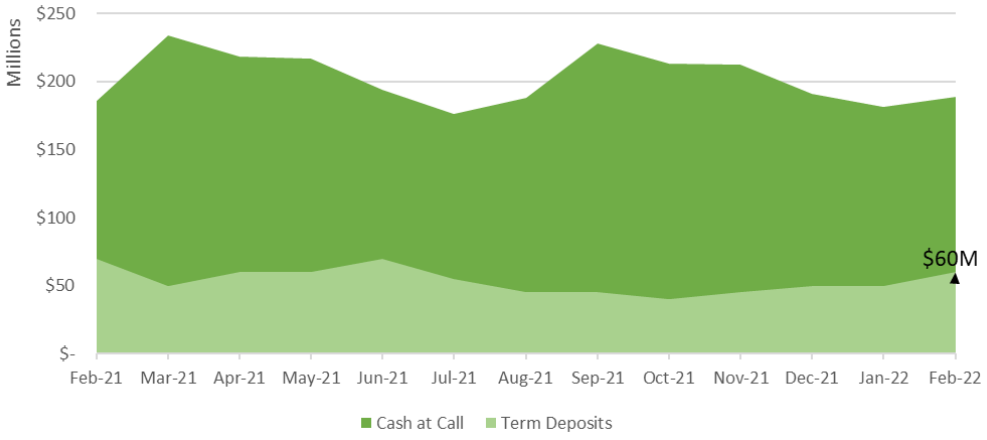
4.2 Cash and Investment Portfolio

4.2.1 Total Cash and Investment Portfolio

The total balance of MRC's cash at call and investments, at the end of the reporting period, is shown in the graph below. Please note, the balance of cash at call will vary from the reported balance of cash and cash equivalents on the statement of financial position due to unbanked cheques and other uncleared amounts.

MRC is currently holding a significant percentage (65%) of the portfolio balance with Queensland Treasury Corporation (QTC) in accordance with Council's Investment Policy. This balance continues to return yields that have been assessed as comparable or better than forecast term deposit returns from other financial institutions.

Closing investment portfolio balance



MRC's portfolio diversification

	Actual $000	Percentage of Portfolio	Weighted Average Rate of Return
A2	45,000	24%	
A3	15,000	8%	
Total investments in term deposits	**60,000**	**32%**	**0.5%**
QTC	123,227	65%	
Other financial institution	5,352	3%	
Total cash at call	**128,578**	**68%**	**0.4%**
Total investment portfolio	**188,578**	**100%**	

Note: All investment categories referenced are in accordance with MRC's adopted investment policy. This is available for viewing via the Mackay Regional Council website.

4.2.2 Cash and cash equivalents

MRC's cash and cash equivalents are subject to internal and external restrictions that limit amounts available for discretionary or future use. At the end of the reporting period, approximately $117M was maintained in various reserves and is anticipated to be expended over various timeframes.

A significant amount of the reserve balances relates to funds received as contributions for future capital trunk infrastructure. MRC regularly conducts review on reserve balances to confirm the validity of restrictions.

4.2.3 Investments

MRC maintains an investment portfolio diversified across various institutions and terms to maturity, which is reviewed regularly to maximise performance and minimise risk. MRC currently has $60M invested with financial institutions other than QTC. Maturity of these investments is scheduled between March 2022 and February 2023.

The MRC portfolio return continues to exceed the benchmark of Ausbond Bank Bill Index at the end of the reporting month. While investments continue to perform well against the current market, there is still some volatility in this area, indicators suggest the interest rate markets has reached the bottom of their cycle which presents an upside in future earnings. The implications from the changing interest rate market on Council's forecasted interest income budget will continue to be monitored.

	February	12 Month Comparative
MRC Portfolio	0.67%	0.67%
AusBond Bank Bill Index	0.04%	0.05%

4.3 Receivables

	Actual $000
Trade and other receivables	
Current	
Rates and utility charges	87,403
Interest receivable	730
GST recoverable	1,060
Other debtors	9,223
Less: provision for impairment of debt	(403)
Total current receivables	**98,013**
Non-current	
Other debtors	1,975
Total non-current receivables	**1,975**
Total receivables	**99,988**

Revenue is recognised at the amounts due at the time of sale or service delivery. MRC's standard settlement terms for trade receivables are 30 days from invoice date.

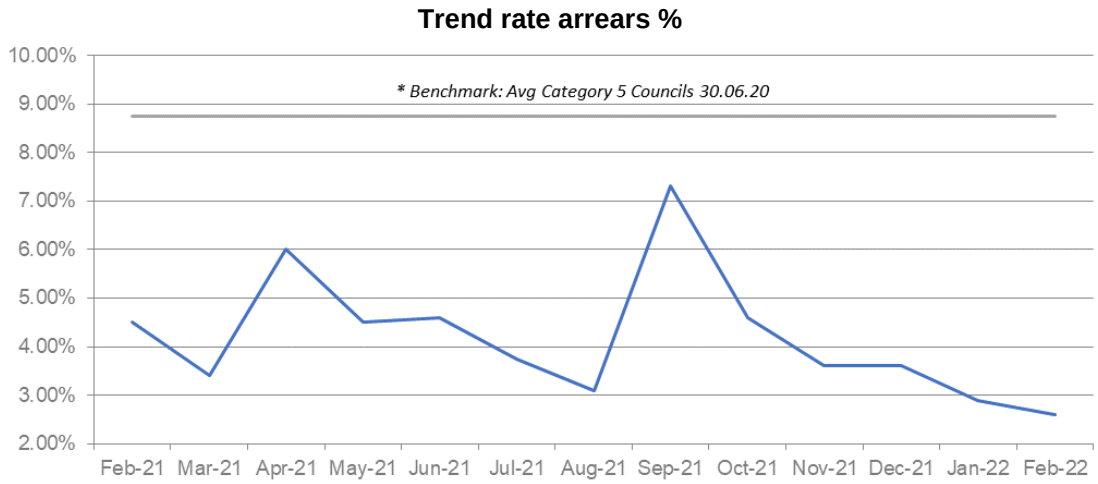
4.3.1 Rates Receivables

Rates and charges revenue represent ~83% of MRC's revised operating revenue budget for the financial year. MRC constantly reviews its collection process to ensure rates are collected efficiently and effectively, whilst being cognisant of individual circumstances. Collection action is continuing, both with our external collection agency and monitoring of in-house payment schedules. In-house collection methods include the use of SMS reminders for ratepayers.

	Total Overdue $000	Current year 2021/2022 $000	1 year 2020/2021 $000	2 years 2019/2020 $000	> 3 years $000
Total rate arrears	5,909	2,921	1,569	835	584

	Issue date of notice	Due date for payment
Rates notice	14/02/2022	16/03/2022
Pensioner rates notice	14/02/2022	01/06/2022
Rates reminder notice	04/04/2022	19/04/2022
Water notice	02/05/2022	01/06/2022

A notable decrease in rate arrears is depicted in the trend rate arrears % graph when compared with February 2021, due to COVID-19 business support measures being adopted last financial year deferring payment to December 2020. The current arrears balance is anticipated to increase next month when rates notices fall due for payment.



* *Each year the Department of State Development, Infrastructure, Local Government and Planning collects information from local governments about the key services they provide and publishes it in the Queensland local government comparative information report. The report includes a suite of efficiency, effectiveness and quality-of-service indicators covering key functional and financial areas of local government, including rates arrears performance indicators. The benchmark reported above represents the average rates arrears of like councils (category 5) for comparative years as at 30 June 2020.*

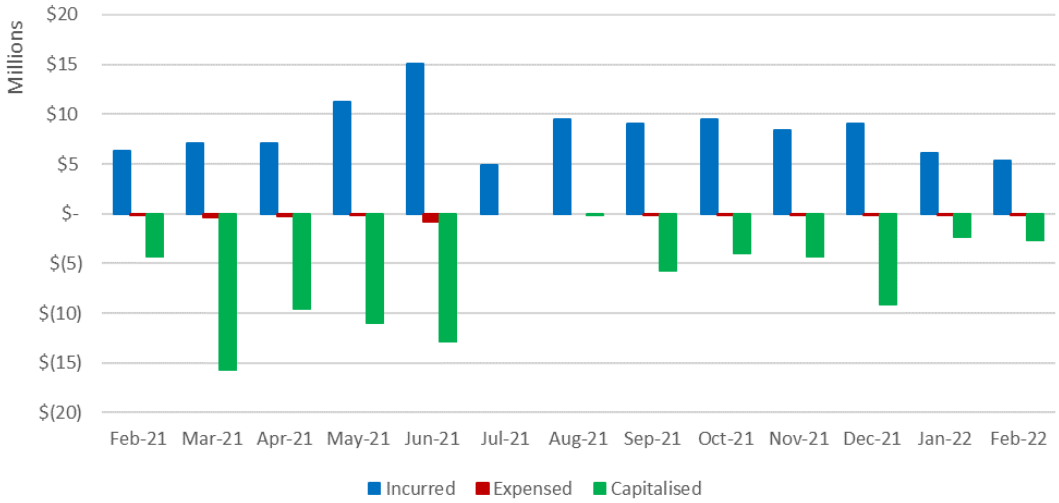
4.4 Property, plant and equipment

Property, Plant and Equipment

	Annual Original Budget $000	Annual Revised Budget $000	Actual $000
Opening balance as at 1 July	3,295,905	3,409,370	3,409,363
Opening balance adjustment	0	0	6,896
Net additions (including WIP) and contributed assets	114,508	124,534	61,476
Depreciation	(79,282)	(78,260)	(48,344)
Write off / disposed	(2,857)	(2,673)	(3,119)
Transfers to other asset classes	0	(7)	(41)
Closing balance	**3,328,274**	**3,452,964**	**3,426,231**

The bulk of MRC's assets are in the form of infrastructure, such as roads, drainage water and sewerage assets. Significant parts of MRC's long-term financial forecast are focused on the construction, upgrade and renewal of these assets. Please refer to section 3.3 Council Projects Expenditure for current year budget estimates.

Work in progess (WIP) movement

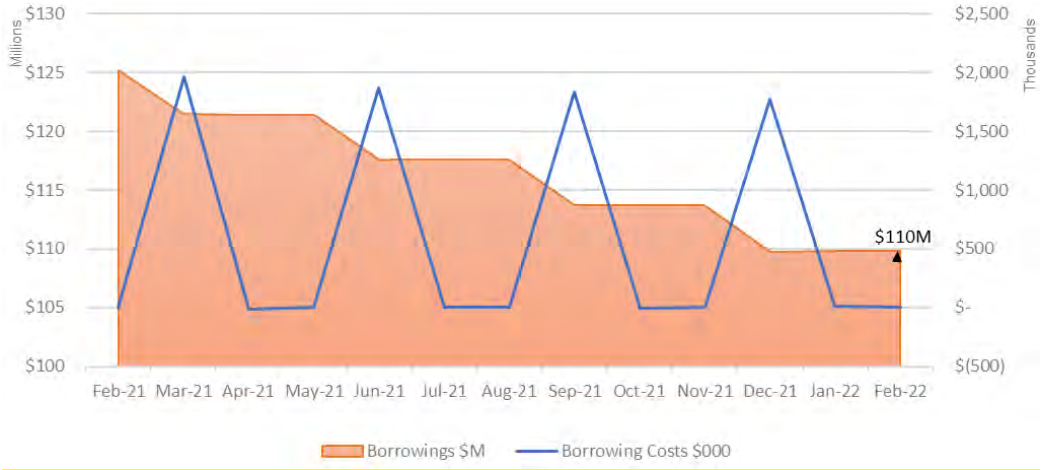


*Note: **Incurred**; represents capital expenditure for the construction or acquisition of assets transferred to WIP. These assets are incomplete and are non-depreciating. **Capitalised**; refers to the addition of property, plant and equipment in MRC's asset register during the financial year. **Expended;** relates to costs transferred from WIP that will not be capitalised, with expenditure recognised in the Comprehensive Income Statement.*

4.5 Borrowings

Loan borrowings are an important funding source for local government. They reflect that the full cost of infrastructure should not be borne entirely by present-day ratepayers, instead future ratepayers who will benefit from the infrastructure should contribute.

Borrowing costs associated with the debt balance are recognised when the principal payments are made on a quarterly basis. At the end of February, MRC had $110M in total loan borrowings outstanding. In line with the council debt policy, no new borrowings are forecast in the current financial year.



5 Cash Flow

5.1 Statement of cash flows

Statement of Cash Flows
For the period ending 28 February 2022

	Annual Original Budget $000	Annual Revised Budget $000	Actual $000
Cash flows from operating activities			
Receipts from customers	255,915	266,201	172,377
Payments to suppliers and employees	(181,988)	(207,255)	(126,164)
Interest income	1,442	1,812	1,042
Non-capital grants, subsidies, contributions and donations	11,063	11,236	6,447
Borrowing costs	(6,922)	(6,922)	(3,613)
Net cash inflow from operating activities	**79,510**	**65,072**	**50,090**
Cash flows from investing activities			
Payments for property, plant and equipment	(111,538)	(120,534)	(61,449)
Payments for investments	311	1,975	10,000
Other capital income	0	0	69
Other capital expenses	0	(1,957)	(37)
Proceeds from sale of property, plant and equipment	2,117	1,933	1,012
Capital grants, subsidies, contributions and donations	15,858	18,745	10,610
Net cash outflow from investing activities	**(93,252)**	**(99,838)**	**(39,795)**
Cash flows from financing activities			
Repayment of borrowings	(15,905)	(15,906)	(7,801)
Repayments made on leases (principal only)	0	(41)	(31)
New cash outflow form financing activities	**(15,905)**	**(15,947)**	**(7,832)**
Net increase / (decrease) in cash and cash equivalents	**(29,647)**	**(50,713)**	**2,463**
Cash and cash equivalents at beginning of the period	**151,663**	**194,056**	**124,056**
Cash and cash equivalents at end of the period	**122,016**	**143,343**	**126,519**

6 Financial analysis

6.1 Key performance indicators

Ratio	Description	Target	FY2020	FY2021	Revised Budget FY2022	February FY2022
Operating surplus ratio (%)	Extent to which operating revenues covers operating expenses (excludes capital items)	0% - 10%	(0.9%)	2.2%	0.0%	31.6%
Interest coverage ratio (%)	Extent to which operating revenues cover net interest expense	0% - 5%	2.0%	2.4%	2.2%	1.1%
Net financial liabilities ratio (%)	Extent to which net financial liabilities can be serviced by operating revenues	< 60%	17.7%	6.1%	13.7%	(24.8%)
Current ratio	Extent to which current assets cover current liabilities	Between 1 and 4	1.7	1.8	1.6	2.7
Asset sustainability ratio (%)	Extent to which the infrastructure assets are being replaced/renewed	> 90%	58.2%	82.2%	83.9%	68.3%
Capital expenditure ratio (times)	Extent to which capital expenditure exceeds depreciation.	> 1.1 times	1.1	1.2	1.6	1.3

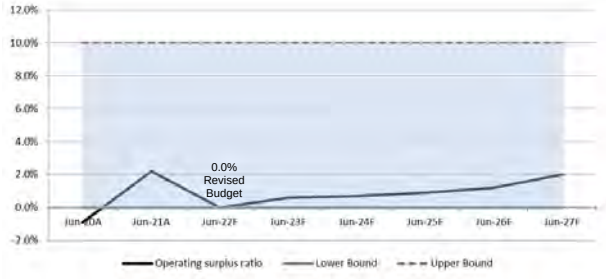
The year to date results are indicative of business timing in the delivery of the annual budget and are anticipated to return to revised budget levels by the end of the financial year following finalisation of year end processes.

The actual asset sustainability ratio is consistently below target, which is reflective of the relative new age of MRC's asset base, primarily resulting from a period of high growth and a sustained period of NDRRA repairs. This in effect means the requirement to spend significant funds on renewals at this stage is relatively low, however this will be monitored in the future to ensure spend is sufficient.

The key performance indicator trends are observed in the following graphs. Historical financial years are represented on the axes using actual (a) results, with revised budget forecasts (f) applied in future financial periods.

Operating surplus ratio %

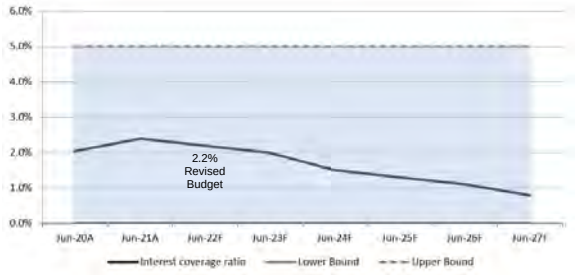
A percentage between 0% and 10% over the long term means Council is expecting to generate healthy levels of revenue with an ability to fund proposed capital expenditure and / or debt repayments.



Interest coverage ratio %

This ratio measures the extent to which operating revenues are committed to funding interest expense.

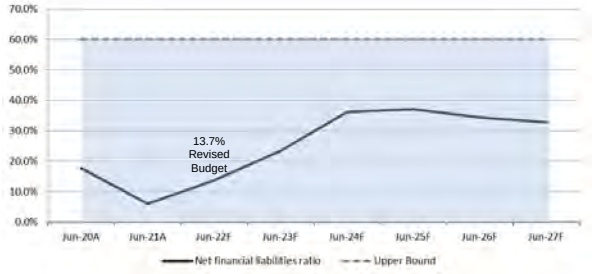
It is noted that MRC is expected to remain within target bounds indicative that the financial risk is being effectively managed.



Net financial liabilities ratio %

This ratio measures Council's ability to fund its net financial liabilities from recurrent revenue.

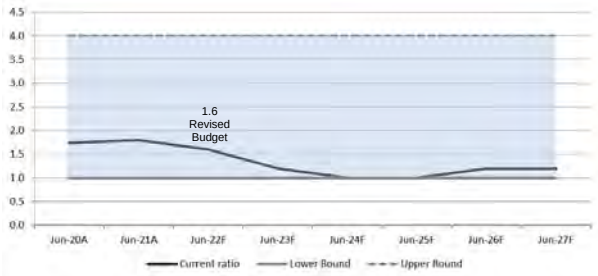
It is noted that MRC is expected to remain within target bounds indicative that the financial risk is being effectively managed.



Current ratio

The current ratio is a good indicator of Council's liquidity and ability to meet short term obligations.

If the current ratio is too high over a sustained period, this may indicate that council may not be efficiently using its current assets or its short-term financing facilities and may also indicate problems in working capital management.

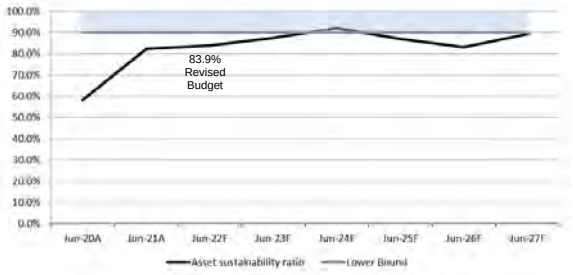


Asset sustainability ratio %

This ratio is calculated based on the planned capital expenditure on the renewal of assets.

MRC is confident that although it does not reach the set target in the first few years of Councils' Long Term Financial Forecast, it does contribute to sustainable asset replacement over the long term.

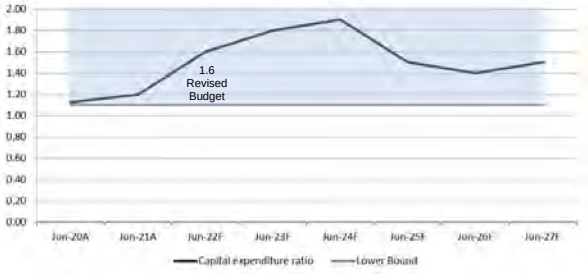
This ratio is also reflective of the relative new age of MRC's asset base following a period of high growth and a sustained period of NDRRA repairs. This means the requirement to spend significant funds on renewals at this stage is relatively low but will be monitored to ensure future spend is sufficient.



Capital expenditure ratio (times)

This ratio measures the extent to which annual capital expenditure is covered by annual depreciation. A ratio above 1.1 indicates investment in long term asset growth beyond current existing levels.

This ratio indicates that council is willing to invest more than depreciation into expanding its assets base for the life of the adopted Long Term Financial Forecast.



7 Budget analysis - Commercial businesses

7.1 Mackay Water Services

Income Statement
For the period ending 28 February 2022

	Annual Original Budget $000	Annual Revised Budget $000	YTD Budget $000	YTD Actual $000	YTD Variance $000
Operating revenue	97,358	97,380	85,060	85,331	271
Operating expenses	38,433	38,792	25,302	25,928	626
Earnings before interest, depreciation, dividend and tax	**58,925**	**58,588**	**59,758**	**59,403**	**(355)**
Finance costs	4,041	4,100	2,110	2,113	3
Depreciation	27,625	27,629	17,896	17,931	35
Earnings before dividend and tax	**27,259**	**26,859**	**39,752**	**39,359**	**(393)**
Dividend and tax	24,179	24,178	16,119	16,119	0
Operating surplus / (deficit)	**3,080**	**2,681**	**23,633**	**23,240**	**(393)**
Total capital revenue and expenses	2,150	3,408	1,298	1,940	642
Net result	**5,230**	**6,089**	**24,931**	**25,180**	**249**

% YTD Variance from YTD Budget
YTD Variance favourable of budget
YTD Variance unfavourable, between 0% and 5% of YTD Budget
YTD Variance unfavourable, more than 5% of YTD Budget

Mackay Water Services is reporting an operating surplus of $23.2M for the month of February, which is a $0.4M unfavourable variance against YTD budget.

Operating revenue is $0.3M above YTD budget at period end. All revenue streams remain closely aligned to YTD budget apart from sales contracts and recoverable works which is reporting an unfavourable variance to YTD budget due to the current market not producing the unusually high demand that was observed in the last financial year which will be addressed in a future budget review.

Total expenses (operating expenses, finance costs and depreciation) are reporting an unfavourable variance of $0.7M against YTD budget at period end. Materials and services and employee benefits is reporting above YTD budget mainly due to an increase in unanticipated repairs and compliance costs contributing to an increase in overtime required. All other expense categories are reporting close to YTD budget.

Total capital revenue and expenses is reporting a favourable variance of $0.6M against YTD budget at period end. This largely relates to the recognition of non-current asset disposals and higher than forecast contributions from developers during the period.

7.2 Mackay Waste Services

Income Statement
For the period ending 28 February 2022

	Annual Original Budget $000	Annual Revised Budget $000	YTD Budget $000	YTD Actual $000	YTD Variance $000	
Operating revenue	29,855	30,043	27,616	27,466	(150)	
Operating expenses	20,191	20,087	13,323	12,356	(967)	
Earnings before interest, depreciation, dividend and tax	**9,664**	**9,956**	**14,293**	**15,110**	**817**	
Finance costs	916	938	387	401	14	
Depreciation	2,001	2,001	1,221	1,208	(13)	
Earnings before dividend and tax	**6,747**	**7,017**	**12,685**	**13,501**	**816**	
Dividend and tax	4,676	4,676	3,118	3,118	0	
Operating surplus / (deficit)	**2,071**	**2,341**	**9,567**	**10,383**	**816**	
Total capital revenue and expenses	(100)	(100)	(33)	0	33	
Net result	**1,971**	**2,241**	**9,534**	**10,383**	**849**	

% YTD Variance from YTD Budget	
YTD Variance favourable of budget	
YTD Variance unfavourable, between 0% and 5% of YTD Budget	
YTD Variance unfavourable, more than 5% of YTD Budget	

Mackay Waste Services is reporting an operating surplus of $10.4M for the month of February, which is a $0.8M favourable variance against YTD budget.

Operating revenue is reporting slightly below YTD budget at period end. Fees and charges is reporting a $125K unfavourable variance due to lesser than expected waste disposal fees. All over categories are reporting close to YTD budget.

Total expenses (operating expenses, finance costs and depreciation) are reporting a favourable variance of $1M against YTD budget at period end. Materials and services accounts for much of the variance specifically around the waste levy and delay in contract payments associated with the Mackay Recycling Facility which will continue to be monitored as the year progresses. All other expense categories are reporting close to YTD budget.

Total capital revenue and expenses is $0.03M lower than YTD budget due to a delay in the recognition of non-current asset disposals at the reporting date and is anticipated to realign with forecast in a future period.

11.2. DEVELOPMENT SERVICES
11.2.1. DEVELOPMENT SERVICES MONTHLY REVIEW REPORT - FEBRUARY 2022

Author	Director Development Services (Aletta Nugent)
Responsible Officer	Director Development Services (Aletta Nugent)
File Reference	DSMRR
Attachments	1. Monthly Review Report - February 2022 [**11.2.1.1** - 26 pages]

Purpose

To provide Council with the Development Services Monthly Review for the period of 1 February to 28 February 2022.

Related Parties

Nil

Officer's Recommendation

THAT the Development Services Monthly Review Report for the period of 1 February to 28 February be received.

The Director for Development Services, Aletta Nugent provided an overview and highlights of the report.

Cr Green queried the signage audit across the Region and noted SLSQ is finalising their internal review of the recent fatality at Eimeo Beach and will there be any recommendations regarding beach signage improvements in their review and will they be taken into account in Council's audit.

The Director responded that any outcomes from the audit will result in a new project for Council to consider.

Cr Mann queried the contractor accessing the board walk at the Botanic Gardens which has caused damage to the board walk. She queried how long has Council been utilising contractors for and are they going to be responsible for repairs to the board walk.

The Director responded that from time to time Council utilises specialised contractors at the gardens where works are not be able to be performed by gardens staff and discussions are currently being held with the contractor responsible for the damage

Cr Mann queried the desilting trial project and noted the report was due from the contractor, mid January and has this report been received.

The Director responded that this has become incredibly frustrating for our team. Council has been chasing the report weekly and despite all efforts, the contractor has not delivered the report. Council is considering other options with Procurement to achieve an outcome.

Cr Mann queried the economic indicators report which outlines medium house prices, could medium rental price as the report talks about vacancy rates for rentals, as this is an important indicator as well.
The Director responded that this indicator will be added to the report.

Cr Jones queried the working groups of the Environmental Sustainability Strategy which runs out this year. She noted that two of the five workings were established and the other three haven't been established. Cr Jones asked who is championing the remain three groups and when will they commence.

The Director responded that those working groups sit under the Sustainability Executive Group which is a group of officers across Council and that group drives the projects under the Strategy. The working groups are then delivering those projects whereby Council has active projects on the go and one of those groups are awaiting the finalisation of corporate plan. Further the Director doesn't believe Council is running out of time with the Strategy, it is about when to bring those groups on-line and that scheduling is overseen by the Executive Group.

Cr Jones queried the Parks and Environment Program and the ongoing complaints received over the last several months around our town is looking shabby and unloved as a result of the mowing issues. She is aware that the restructure was implemented started in February and queried when will the community see some significant changes, so the community can see that Council is on top of this area.

The Director responded that there was a major organisational change, no only to the structure, but also the way the teams operate. Council had 20+ new staff start in those teams and still many vacancies and also ideal growing conditions. The Director acknowledged that we are behind and are confident the changes made will result in efficiencies over time and it will take some time to get back on top of this backlog.

Cr Williamson asked the A/CEO on what 'a little while' will look like in terms of our ability as an elected body to interact with the community to provide them with a timeframe.

Cr Bonventura queried the graph on approved value of operational works and it appears from the graph it is the lowest it has been for the last five years and why it has been such a slow start and what does this mean for the remainder of the year.

The Director responded that the graph shows the value of the works and referred to a particular development which lead to the spike in 2020 and currently we are receiving lower value works. In terms of applications and the budget figures, we are exceeding what our predictions were in this area. It still remains to be a very busy start to the year and it is expected to continue to pick up.

Cr Seymour queried the Lagoon weed management and the ongoing spraying and how successful has this treatment been.

The Director responded that this project is a 12 month program and currently it is the wet season and the weed spraying does get interrupted due to raining and the weather conditions. The spraying is part of an overall range of different controls for this area including weed harvesting and long arm excavator and the spraying plays its part in this program.

Council Resolution ORD-2022-49

THAT the Development Services Monthly Review Report for the period of 1 February to 28 February be received.

Moved Cr Englert **Seconded Cr Townsend**

Cr Englert highlighted several items from the report including the Activate My Place program and Marian State School was a great example of what this program is meant to deliver within the community. The ninth lane project has been delayed due to COVID with an anticipated commencement date in April. Further in looking to make Mackay a serious fish destination, the 'Hooked on Mackay' website has been refreshed and our Council is working with other Councils to deliver a draft barra highway concept development plan. Further to promote the opening of the barramundi season, two competitions with prizes. The Mackay Beach Horse Races will be held on 10-12 June 2022 at Mackay Harbour with monthly meetings held with all stakeholders. The scope is also currently being prepared for consultants to undertake the preparation of the Mackay Recreational Vehicle strategy and the project commence this final year. The Safe Night Precinint grants for commercial

businesses and incorporated bodies to look at around safety and security of businesses and people within the precinct. 5th lane short listed for street art awards of which we received gold last week in the category of best street art lane way. The Sarina Sugar Shed saw their ticket revenue up 19% although this was down slightly due to heat wave conditions, this also had an effect on their retail sales were down 2.8%. The next free plant giveway is being held on 01 and 02 April.

Cr Townsend highlighted the many upcoming events in our Region including the Gum Cross Valley Motorcross Club at Koumala is hosting the Australian off-road Championships on 08 & 09 April and on 10 April they are hosting the Pro-Max Championships. The Mackay Basketball multi sports stadium is hosting the 2022 Junior Basketball championships from 18 to 22 April which is always very well attended. The Great Barrier Reef Marine Bash for Cash is on 30 April to 02 May at Harrup Park and the MECC is hosting the Rotary Combined District Conference from 30 April to 02 May. There is a huge variety of events for our community to attend and support.

CARRIED

Mackay REGIONAL COUNCIL

Development Services

Monthly Review Report

February 2022

Executive Summary

DEVELOPMENT SERVICES

This report is for Development Services for February 2022. Some highlights from this period are as follows:

- The McCreadys Creek Flood Study has progressed to the development of a flood model, to provide an understanding of flood hazards across the catchment. The model will ultimately be used to inform planning and development over the catchment and assist with the assessment of mitigation options.
- Work has been undertaken to develop an AMP! Micro grant, that is complimentary to the existing AMP! Grant. The new grant is designed to facilitate a grassroots, community-led placemaking program where the community can become their own place makers. Grants are intended to be 100% funded, up to a maximum value of $1,000 per grant. The new AMP! Micro grant will be released in March.
- Fifth Lane Street Art Mackay has been shortlisted for the 2021 Australian Street Art Awards in the category of Best Street Art Laneway. The winners will be announced during an online ceremony to be held on Friday, 4 March.
- Natural Environment staff have been finalising a signage audit to upgrade and replace beach access signage across the region.
- Replacement of the aged scale swing at Seaview Park, Bucasia with a new double swing was completed in February.
- An interactive touchscreen computer has been installed at Botanic Gardens Visitor Information which will provide garden visitors with a range of interesting information including maps, self-guided walks and factsheets. This technology will enhance visitor experience and help visitors plan the activities they want to undertake while at the gardens.
- The revised Facilitating Development in the Mackay Region Policy was endorsed by Council on 9 February 2022.
- Round 2 of the Small Business Mentoring Program was officially launched on Friday, 18 February. The closing date for the Expressions of interest is Friday, 11 March. Council is funding ten spots for eligible start-ups and businesses in the Pioneer Valley.
- To help promote the opening of the barramundi season, Mackay Isaac Tourism and Council organised two competitions. The competitions offered fantastic prizes ranging from fishing charters, island day trips and vouchers. The competitions were launched on February 1 and closed on the 28 February. The winners will be announced in early March.

Director Development Services

Development News 02/2022

Updates on Significant Developments Currently Being Assessed by Council

APPLICATION LODGED

DA-2022-16

Lot 51 Midge Point Road, Midge Point QLD 4799

Combined Application for a Variation Request from the Rural Zone to the Rural Residential Zone and Reconfiguration of a Lot (1 Lot into 35 Lots).

APPLICATION LODGED

DA-2022-21

Lot 981 Rosewood Drive, Rural View

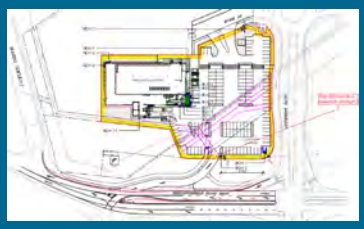
Reconfiguration of a Lot (1 into 48 Lots) being Stage 6A of Plantation Palms.

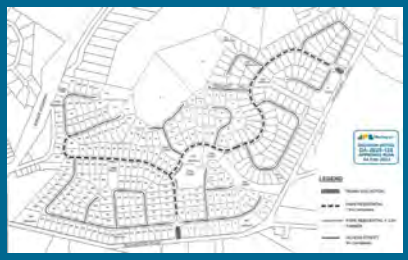
APPLICATION APPROVED

DA-2013-389/A

Lot 710 Cutler Drive, Andergrove QLD 4740

Change Application (Other Change) for a Material Change of Use of Premises for a Shop (Aldi Store).





APPLICATION APPROVED

DA-2020-132

Lot 49, Lot 1 and Lot 5 Sugarshed Road and 16 Powells Road, Erakala QLD 4740

Reconfiguration of a Lot (Four Rural Residential Lots into 231 Park Residential Lots) being Stages 4A, 4B, 4C, 5A and 5b of Settler's Rise Estate.

Monthly Safety Review

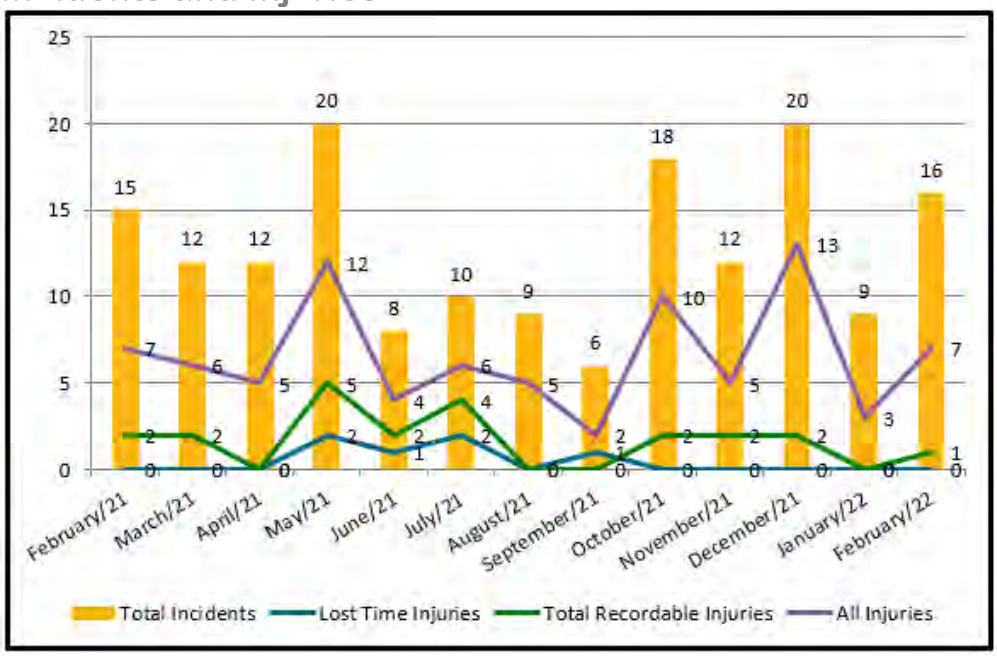
Summary

In February 2022:

- Eleven safety interactions were undertaken.
- Four Site Safety Inspections were undertaken.
- 87% of monthly action plans activities were carried out.

Sixteen incidents were reported in February, involving MRC employees, members of the public or contractors.

Incidents and Injuries



The following injuries to MRC employees were reported in February:

- While climbing into ATV hit head on rear-view mirror.
- While using blower to clear under truck, felt pain in back.
- Felt sharp sting on elbow while removing branches, suspected wasp sting
- While pulling weeds with one hand and holding secateurs in the other, slipped and cut top of wrist with secateurs.
- While trimming hedge was stung by wasp.
- Rash occurred on arm after moving branches
- Officer harassed by member of the public, reported incident to on call officer and police.

The following asset damage incidents involving MRC employees were reported in February:

- While lifting deck of mower, window has shattered. Window seal was broken and waiting repair
- Performing hydro excavation works and water / debris hit nearby vehicle.
- While travelling along road in tractor, windscreen fell out due to vibration

The following near miss incidents involving MRC employees were reported in February:

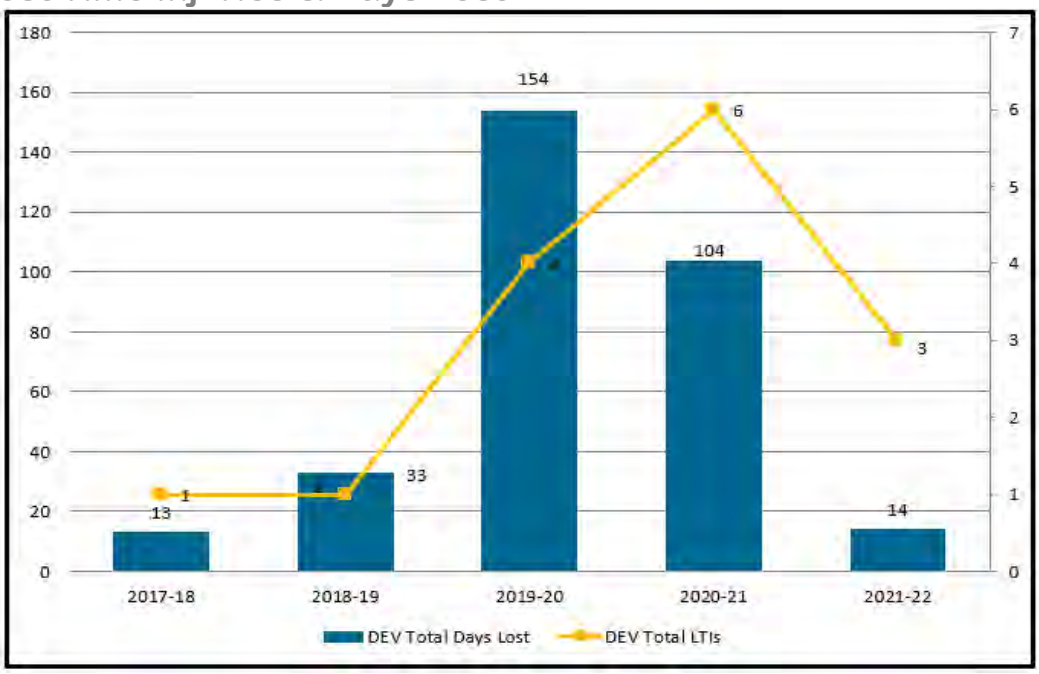
- While mowing steep section of slope, mower has slipped on wet grass.
- While whipper snipping, stepped backwards towards road edge, where approaching vehicle narrowly missed worker.
- O-ring failed on sprayer and herbicide leaked onto staff member back

The following incidents involving contractors were reported in February:

- Contractor accessing the regional forest site in the Botanical Gardens with their chipper and has caused extensive damage to the boardwalk.
- After whipper snipping for the morning, felt pain in back.

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

Lost Time Injuries & Days Lost



Department	2017-18		2018-19		2019-20		2020-21		2021-22	
	LTI	Days Lost	LTI	Days Lost	LTI	Days Lost	LTI	Days Lost	LTI	Days Lost
Development Planning & Engineering										
Parks, Environment & Sustainability	1	13	1	33	1	154	6	104	3	14
Strategic Planning										
Economic Development & Tourism										
Development Services Total	**1**	**13**	**1**	**33**	**1**	**154**	**6**	**104**	**3**	**14**

For the 2021-22-year, three lost time injuries have been recorded:

1. In July 2021, a person had an allergic reaction to a tick bite on the head. One day was lost.
2. In July 2021, a person suffered a knee injury while raking sand in playground, resulting in minor surgery. Eleven days were lost while the person recovered.

In September 2021, a person fell while exiting a vehicle, grazing their hands and face. Two days were lost as they recovered.

Mackay REGIONAL COUNCIL **Development Services** Monthly Review February 2022

Financial Report

Financial Performance Report
Period Covered: 1 July 2021 to 28 February 2022

Development Services

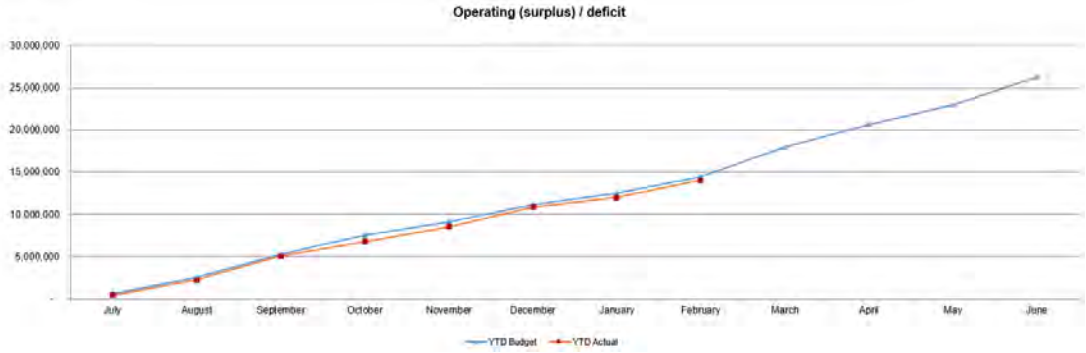
% YTD Variance of YTD Budget
YTD Variance favourable of budget
YTD Variance unfavourable, between 0% and 5% of YTD Budget
YTD Variance unfavourable, more than 5% of YTD Budget

	Revised Budget	YTD Budget	Actual	YTD Variance	Comments
2.01 - Development Services Management	1,006,317	459,465	529,926	70,461	Negative variance caused by timing of expenditure and wages
2.02 - Strategic Planning	2,391,993	1,192,729	1,116,470	(76,259)	Positive variance caused by minor delays to some projects
2.07 - Economic Development & Tourism	4,052,214	2,496,581	2,523,213	26,632	Minor over expenditure in some areas offset by under expenditure in others
2.08 - Parks and Environment	18,322,898	10,741,944	10,660,817	(81,128)	Savings from ongoing vacancies
2.09 - Development Planning & Engineering	533,297	(439,909)	(782,698)	(342,789)	Positive variance caused by spike in application fees since December budget review
Operating (surplus) / deficit	**26,306,719**	**14,450,810**	**14,047,727**	**(403,083)**	

Operating Results	YTD budget	YTD actual	Variance	Status
Development Services Management	459,465	529,926	70,461	
Strategic Planning	1,192,729	1,116,470	(76,259)	
Economic Development & Tourism	2,496,581	2,523,213	26,632	
Parks, Environment & Sustainability	10,741,944	10,660,817	(81,128)	
Development Planning & Engineering	(439,909)	(782,698)	(342,789)	
TOTAL OPERATIONAL	**14,450,810**	**14,047,727**	**(403,083)**	

Legend
YTD Variance favourable of budget
YTD Variance unfavourable, between 0% and 5% of YTD Budget
YTD Variance unfavourable, more than 5% of YTD Budget

Operating Results



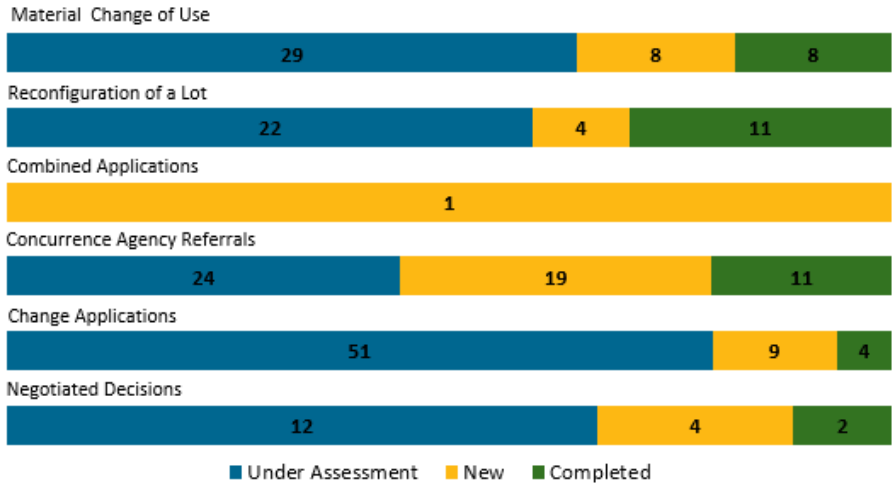
Mackay REGIONAL COUNCIL **Development Services** Monthly Review February 2022

Review of Operations

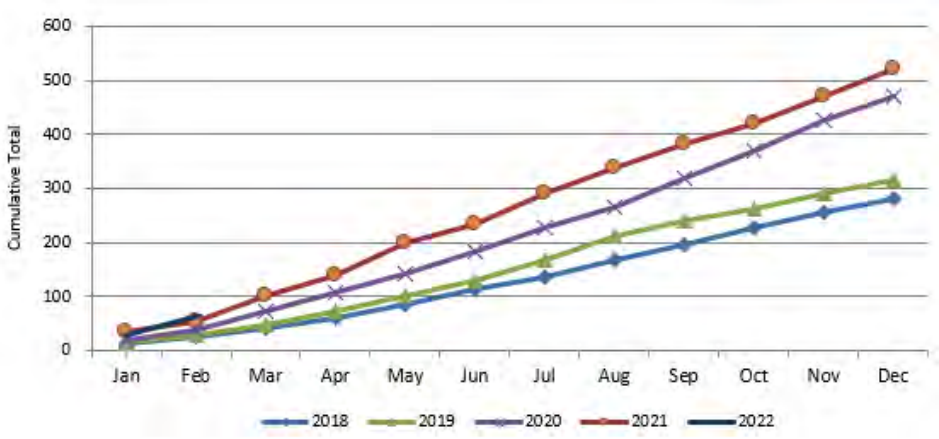
On Track
Potential Issue
Definite Issue

DEVELOPMENT ASSESSMENT

Volume of Operations



Cumulative Number of Approved Development Assessment Applications

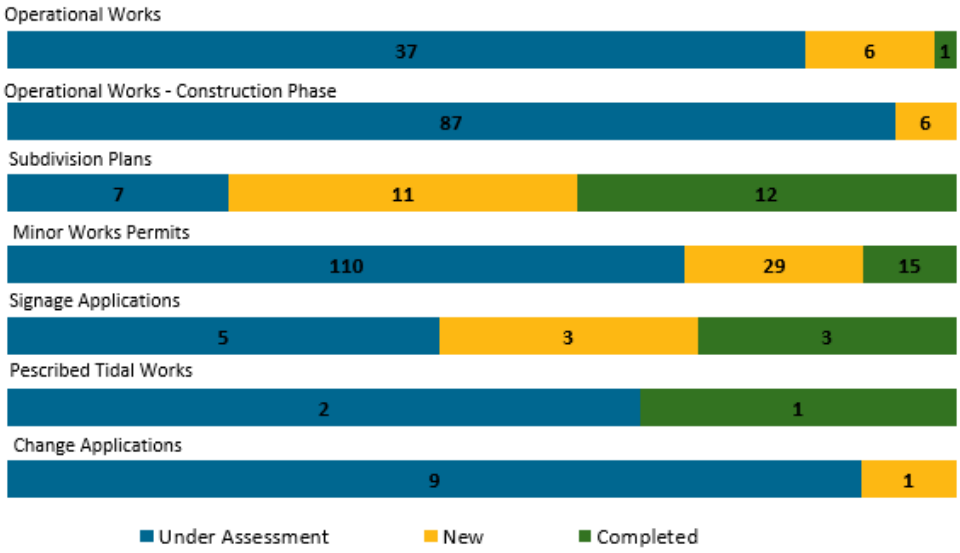


Development Assessment Performance Against Legislative Timeframes

Application	Status	% Decided
MCU Code (85% in 35 Days)	KPI met	86% decided in 35 days
MCU Impact (50% in 35 Days)	KPI met	100% decided in 35 days
ROL (85% in 35 Days)	KPI not met	80% decided in 35 days Three out of ten applications were decided outside of 35 days.
Concurrence Agency (85% in 10 Days)	KPI not met	83% decided in 10 days Two out of 12 applications decided outside of 10 days.

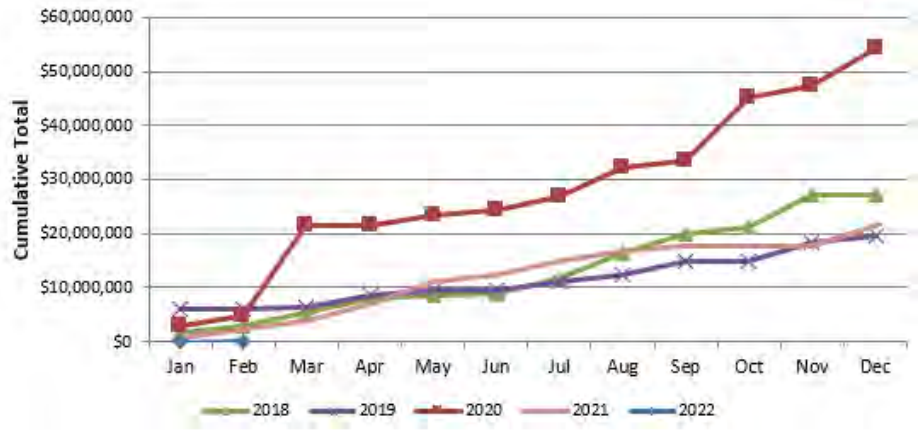
DEVELOPMENT ENGINEERING

Volume of Operations



Cumulative Value of Approved Operational Works

One Operational Works applications was approved in February with a total value of works of $147,604.



Development Engineering Performance Against Legislative Timeframes

Application	Status	% Decided
Minor Works (85% in <20 Days)	KPI met	100% decided in <20 days
Signage Applications (85% in <20 Days)	KPI met	100% decided in <20 days
Operational Works (85% in 35 Days)	KPI met	100% decided in 35 days
Plan Sealing (85% decided in 20 days without action notice)	KPI met	89% decided in 20 days without an action notice

STRATEGIC PLANNING

Regional and Local Area Planning		
Projects	**Status**	**Description / Update of Project**
Mackay Region Planning Scheme - Minor amendment 5		Minor amendment 5 has commenced under delegation. The purpose and general effect of the amendment is to: • Incorporate recently adopted drainage studies for North Mackay, West Mackay and Andergrove/Beaconsfield into the Flood and coastal hazards planning scheme overlay. All property owners in the four localities that experience an increase in flood levels from these studies have been sent a letter to notify of the change. • Update State planning policy mapping to ensure the planning scheme reflects up to date state mapping relating to wildlife habitat, transport and state heritage places. A report to adopt the proposed amendment is being prepared.
Mackay Region Planning Scheme – Major amendment 2		The purpose and general effect of the proposed amendment is to update and improve various parts of the planning scheme: • as a result of new information and studies; • in response to a number of workability matters identified since the planning scheme commenced in 2017; • to reflect completed development approvals; and • to improve clarity, remove redundant wording and improve alignment with the *Planning Act 2016*. The consultation period has finished. Submissions have been considered by council and submitters have been responded to. The amendment has been sent to the Minister for final consideration. A response is expected soon.
Mackay Region Planning Scheme – Major amendment 3		Council resolved to commence the preparation of major amendment 3 to the planning scheme in December 2021. The purpose and general effect of the proposed amendment is to: • Facilitate commercial and other specific non-residential uses within designated precincts under the Township zone in the Finch Hatton and Eungella townships; • Encourage wider range of uses or adaptive re-use by changing the zone of a small number of lots to Township in the Finch Hatton and Eungella townships; and • Reduce the levels of assessment for certain uses and development requirements in specific use codes to facilitate appropriate development outcomes for the Finch Hatton and Eungella townships in support of the Pioneer Valley mountain bike project.
Mackay Region Planning Scheme – Planning Scheme Policy (PSP) review		Consultation on the Proposed Planning Scheme Policy Amendment 4 – Bushfire has finished and submissions have been considered. A report to adopt the proposed amendment is being prepared. The review of the remaining Planning Scheme Policies (PSPs) not yet amended continues to progress through a governance process by relevant internal programs. Internal review of the following PSPs are progressing: • Planning scheme policy – geometric road design

		• Planning scheme policy – operational works application and construction requirements • Planning scheme policy – healthy waters • Planning scheme policy – constructed lakes
Finch Hatton and Eungella Township local planning frameworks	✹	Local planning frameworks for Finch Hatton and Eungella townships have been prepared to support the implementation of the mountain bike strategy. Feasibility around recommended public realm, placemaking and wayfinding projects for both townships are being considered. Community consultation with the local community and businesses occurred in November 2021 on the planning policy recommendations and council briefed on the outcomes from the consultation.
Northern Beaches Community Hub	✹	The Master plan for the Northern Beaches Community Hub site was endorsed by Council in December 2021. Preparation is underway for the development of the functional brief for Stage 1A and Stage 1B. The functional brief will focus on more detail whereas the masterplan describes the Vision and the staged development of the site over time with a preferred multi-level building option as Stage 1. Findings from comprehensive stakeholder consultation in 2021 confirmed the direction for the Community Hub as detailed in the master plan and building concepts and now being incorporated into the Functional brief. Work is progressing on the site infrastructure detailed design including roads, drainage, and other services. Detailed design is planned to be completed in the 2021/22 financial year.
Mackay Urban Greening Project	✹	The project considers how to enhance, protect and sustain the quality and quantity of trees and vegetation in our urban areas. A community survey was completed in 2021. Lidar and aerial imagery have been analysed to provide current canopy cover figures as well analyse changes in canopy cover from 2009-2021. Three workshops have been completed with relevant staff. A draft Strategy is expected to be available for consultation in April.
Environmental Sustainability Strategy 2017-2022	✹	The Sustainability Executive Group (SEG) oversees implementation of the Environmental Sustainability Strategy. In 2021, the SEG approved the establishment of five working groups to implement the strategy's action plan. Two of the five working groups have been established: • Natural Assets and Biodiversity – established Aug 2021 • Energy and Carbon Management – established Aug 2021 Three groups to be established: • Corporate Waste Management • Climate Risk Management • Corporate Strategy

Transport & Infrastructure Planning		
Projects	**Status**	**Description / Update of Project**
Growth Allocation Model		Lead and lag statistics are continually monitored to measure growth projections against actual economic activity and population movements.
Local Government Infrastructure Plan Review		The process to commence a review of the current Local Government Infrastructure Plan has commenced with internal stakeholders.
Northern Beaches Area Transport Planning		Project planning for the Northern Beaches Area Transport plan development has commenced. Options for undertaking transport modelling of the road network are being investigated.

Stormwater		
Projects	**Status**	**Description / Update of Project**
Mackay Coastal Hazard Adaptation Study		Council was notified in December 2021 that it was successful in its application to receive funding assistance from the Queensland Government through the Local Government Association of Queensland (LGAQ)'s QCoast2100 Program to complete the coastal hazard adaptation study which will develop a strategic approach to managing coastal hazards. A consultant's brief has been issued for quotations and project planned to commence in March 2022.
McCreadys Creek Flood Study		Council has received funding assistance from the Queensland Government through the 2019-2020 Resilience and Risk Reduction Funding to deliver a Flood and Stormwater Study over the McCreadys Creek Catchment. The study included an aerial LiDAR survey over the catchment which was completed in 2021 to capture the extensive development that has occurred since the last aerial survey was completed in 2015. The study has progressed to the development of a flood model to provide an understanding of flood hazards across the catchment. The model will ultimately be used to inform planning and development over the catchment and assist with the assessment of mitigation options to target any high flood risk locations identified.

MACKAY CITY AND WATERFRONT

Mackay City and Waterfront		
Projects	**Status**	**Description / Update of Project**
Council Land Tender		Following Council endorsement in December 2021, Council is working through the finalisation of the agreement with ReNew Mackay Pty Ltd (a consortium of local professionals) for the development rights of six Council owned sites. The development agreement will stipulate a process and timeframes for development to occur on each of the sites, which includes a mix of residential, retail, health and hospitality offerings. The proposal by ReNew also includes development on their privately owned sites, in addition and complementary to the six public sites.
Riverside Revitalisation Project		Local contractor Woollam Constructions has been successful with its tender for the public realm component of the three-part Riverside Revitalisation Project. Construction of the revitalised public realm area between Paxton's and the Fish Market, worth $5.5M will begin in mid-March. The design includes a large pavilion, activity shelter, amenities block, picnic areas, a shared path and plenty of seating to take in the views. The project has also been successful in receiving funding under the Federal Government Building Better Regions Fund Round Five. The contribution from the Federal Government will be $4.12M towards a total project cost of $10M. The funded package also includes a river pontoon and upgrades to an existing Riverfront building, and design of these works will be refined in the coming months.
River and Sydney Street Intersection upgrade		Council continues to work closely with the Department of Transport and Main Roads on funding opportunities and commitments for the upgrade to the intersection located at River Street and Sydney Street to improve pedestrian and cycling safety along the Bluewater Trail.
Activate Mackay City Centre		**Placemaking** After completing internal strategy documents including a Place Audit and Place Plan, the strengths, weaknesses, and opportunities of the Mackay city centre were identified. To support increased activation and placemaking in the Mackay city centre the AMP! Micro Grant has been developed. AMP! Micro is complimentary to the existing AMP! Grant and is designed to facilitate a grassroots, community-led placemaking program where the community can become their own place makers. Grants are intended to be 100% funded, up to a maximum value of $1,000.00 per grant. AMP! Micro will be released in March. **Signage and Wayfinding** A signage and wayfinding strategy for the Mackay Waterfront was completed last year and is being used to guide design. The strategy aims to support new and improved signage in the city and Mackay Waterfront area, with a focus on linkages between the two key areas. The project is now in the design phase, with the intent to implement new signage and wayfinding elements in the upcoming public realm packages.

		Safe Night Precinct Safety Initiative Grant Council has recently released the Safe Night Precinct Safety Initiative Grant. The Grant provides commercial businesses and incorporated bodies funding to improve the late-night economy, community safety and connectivity around licenced venues and surrounding areas within the designated Safe Night Precinct Boundary as determined by the Queensland Government. Applications closed on Friday, February 25 which included a weeks extension. The applications are now being assessed and successful parties will be notified in April. **Fifth Lane- Shortlisted in Australian Street Art Awards** Fifth Lane Street Art Mackay has been shortlisted for the 2021 Australian Street Art Awards in the category of Best Street Art Laneway. The winners will be announced during an online ceremony to be held on Friday, March 4.

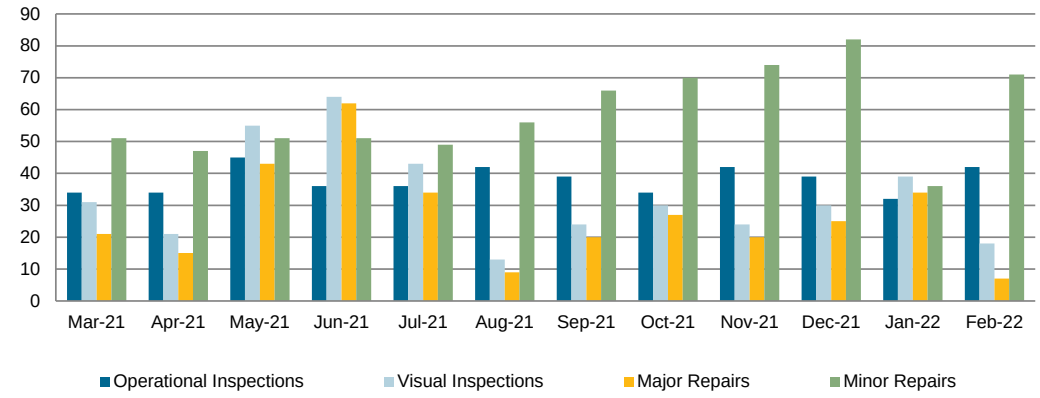
e-Statistics

Subscribers	Sep 21	Oct 21	Nov 21	Dec 21	Jan 21	Feb 21
City Centre Facebook Likes	6,486	6,487	6,567	6,580	6,577	6,569
City Centre Instagram Followers	1,456	1,454	1,455	1,455	1,455	1,456
City Centre Wi-Fi Sessions	86 users	366 users	519 users	570 users	464 users	520 users
	545 sessions	3311 sessions	5470 sessions	5755 sessions	5798 sessions	7482 sessions

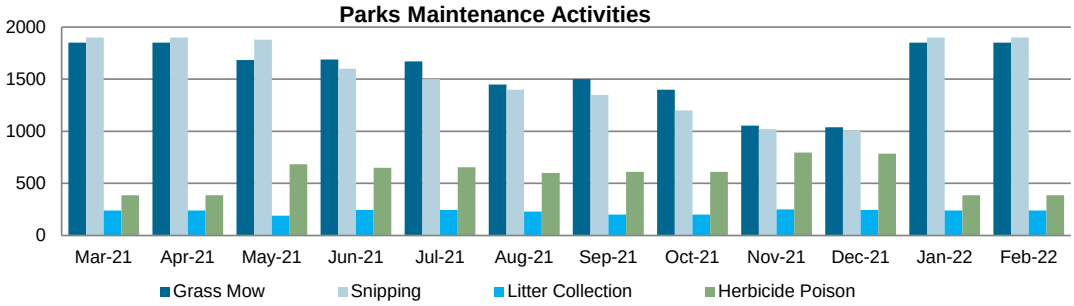
* During the month of September and October Red Fox Internet confirmed there were technical issues with the WIFI network which has impacted the calculation of statistics for the WIFI usage in the City Centre.

PARKS & ENVIRONMENT

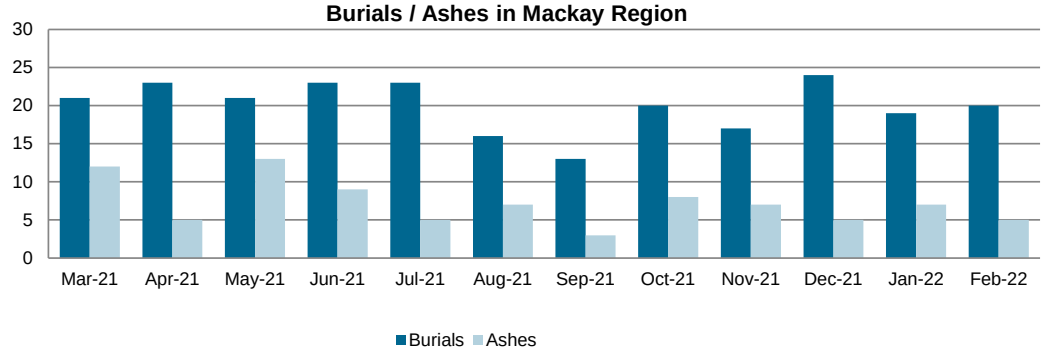
Play Equipment Inspection and Maintenance



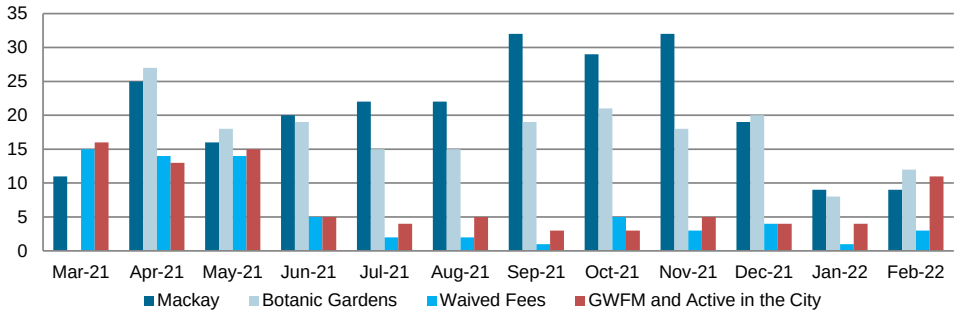
Parks Maintenance Activities



Burials / Ashes in Mackay Region



Park Bookings



Natural Environment Projects		
Project	**Status**	**Description / Update of Project**
Signage audit		Staff have been busy finalising a signage audit to upgrade and replace beach access signage across the region.
MNEC Nursery		The Mackay Natural Environment Centre Nursery welcomed back the nursery volunteers after the holiday break. The team has been busy propagating plants and sorting seed. The Free Plant Giveaway program kicked off again for 2022. Click and collect orders have continued to be popular, with residents taking advantage of the rainy conditions to get some new plants established in their gardens. The nursery also received a new covered trailer which will make transporting plants much easier and will allow the Free Plant Program to be rolled out to some of our smaller communities.
Site maintenance activities		Site maintenance has occurred at a range of sites including Salonika Beach, Sandfly Creek Environmental Reserve, Midge Point, Cape Hillsborough, Bucasia and Woodlands Reserve.
Strolling stories		The strolling story 'One Remarkable Reef' which features threatened creatures found on the reef was packed up after a two-month long presence at Seaview Park Bucasia. Despite some vandalism, the strolling story was popular with children and walkers and was a great initiative in partnership with the libraries, as part of the First Five Forever program.

Capital Works Projects		
Project	**Status**	**Description / Update of Project**
Minor Play Equipment Replacements – Various Locations		Quotation and ordering of minor items of play equipment which have deteriorated and require replacing, to bring up to standard of the rest of the playground they form part of, is in progress. Replacement of the aged scale swing at Seaview Park Bucasia with a new double swing was completed this month. Components for replacing the crawl tube at Longair St playground with activity panels have been received and will be installed in the coming weeks. These activity panels will improve the user age group for the play item allowing a wider age group of users with activities.
Seaforth Campground Fence		Fencing around the effluent dispersion area of the campground's treatment plant is being replaced. 1800mm high black chainmesh fencing and gates will replace the aged and deteriorated log fencing. Removal of the old log fence has been completed and construction of the new chainmesh fence has commenced.
Camilleri Park Amenities Security		Security screening with lockable gates is being added to the front and sides of Camilleri Park amenities. The works will improve security of the building at night and significantly reduce the repeated vandalism currently occurring. Custom screens and gates have been manufactured and delivered. Installation is currently in progress.

Botanic Gardens and Queens Park Projects		
Project	**Status**	**Description / Update of Project**
Desilting trial project		The desilting trial aims to find a solution to create a usable product out of the silt which needs to be removed from the Lagoons at the Botanic Gardens. Watering has commenced on the site, leachate sumps have been checked and was noted the watering needed to be upped significantly then first anticipated as the sumps were dry. After another period of heavier watering the contractor has been contacted to re check the sumps. Visual inspections have noted weeds and grasses growing well in all trial plots (excluding the two covered in black plastic), this is a good indicator the silt could be reused onsite once treated. The final leachate and pH samples have been taken and a report from the contractors with their findings is expected mid-January, this is longer than first anticipated and due contractor having staffing issues. The final report is yet to be provided by contractor undertaking the trial due to staff resourcing issues.
Lagoon Weed Management		The Lagoon is still looking good following the targeted water weed control that occurred last year. Follow up spraying has been ongoing when the weather and resources have allowed. Ongoing spraying will continue to manage waterweeds and to prevent their excessive growth.
Interactive Touchscreen Computer		An interactive touchscreen computer has been installed at Botanic Gardens Visitor Information which will provide garden visitors with a range of interesting information including maps, self-guided walks and factsheets. This technology will enhance visitor experiences and help visitors plan the activities they want to undertake while at the gardens. Visitors will be able to email information of interest to their devices, for future reference or for use while at the gardens, including self-guided walks and kid's activities such as treasure hunts. Information will be available on the living collection for education and research purposes. Stakeholder groups will be able to promote their activities and events. The touchscreen computer is up, and running and additional content will be added over time.
Stakeholder Activities		The Friends of the Gardens have been busy this month holding two sessions to propagate native Golden Everlasting Daisies to feature in the gardens as part of Daisy Day to be held in May, along with a weeding activity, committee meeting and Botanic Art Interest group (BAIG) sessions. They have also stocked Botanic Gardens Visitor Information with some new and interesting items, including books, guides and cards. Native Plants Queensland/Society for Growing Australian Plants Mackay has also been busy with propagation sessions at the nursery, a herbarium session, as well as supplying native plants for sale at the Visitor Information Centre. Birdlife Mackay held their regular monthly bird count in the gardens on the last Friday of the month.

Collection Management	✹	The Bamboo Collection has been cut back to allow new growth to occur, and planting has been undertaken in the Lagoons Foreshore area and also in the Heritage Gardens. Some of the signage in the Heritage Garden had a makeover this month with the installation of some new images.
Queens Park	✹	Planning is underway for some new plantings at Queens Park and some additions to the orchid collection. Staff have been busy cleaning up storm damage from a storm in late February which saw a mature Tabebuia tree damaged and removed, along with regular maintenance activities.

Requests for Maintenance Work

Customer survey results have not been finalised for this period.

ECONOMIC DEVELOPMENT & TOURISM

Events and Tourism To develop the Mackay region as a leading regional tourism and events destination through the implementation of the Mackay Region Event Strategy 2020-2025 and Destination Tourism Plan 2017-2022.		
Business Priority	**Status**	**Action**
Regional Events Strategy Implementation • Refine and develop the structures, framework and tools within Council to best support and progress new events.	✹	**Redevelop Council's methods and metrics** Economic Development has received its second IER event outcome report for B Social event held in December 2021 which has been provided to event organiser to assist with future funding applications and development of the event. Economic Development has also been working with IER to get a real-time, live data dashboard to display the analysis of event metric reports. This dashboard will allow officers to track the cumulative value of the economic, tourism, social and environmental impacts of events held across the Mackay region. This dashboard is in its final stages before going live. **Structural Efficiencies Audit** Luminair Consulting has been engaged to complete a structural efficiencies audit which will focus on: • The whole of Council spend on events and staff resourcing given the span of events across the organisation. • Resourcing requirements, including allocation of resources to provide better services to event organisers in relation to permits, health and regulatory requirements, and traffic management plans. • Alternative models and structures for increased efficiencies. The draft report is currently being perused by Economic Development before being considered by the Executive Leadership Team.
Regional Events Strategy Implementation • Create the correct environment for event success and sustainability via supporting programs, increased awareness of Mackay as an events destination and increased leverage of event benefits for the region.	✹	**Events and Conference Briefing Update** Economic Development and MECC officers are currently planning for the 2022 Events and Conference Briefing for tourism industry operators to be held at the MECC on March 17, 2022. The briefing will cover: • an overview of events coming to Mackay in 2022 • regional calendar of events • hear from event planners about opportunities for leveraging events • network with other operators and event planners. **Mackay Region Event Bootcamp** In partnership with Mackay Isaac Tourism, the bootcamp workshop will take place at Harrup Park Lancaster Room on Thursday, March 10. This workshop will help take events to the next level, creating an unforgettable customer experience, an increase in ticket sales & promotion. Facilitators include: • Jo Jordan, who will cover off on Designing an Event Experience your audience will remember. • Amanda Munn, who will cover off on Events Marketing 101: Six essentials for successfully promoting your event and growing your audience and ticket sales. • Kath Rose, who will cover off on Event Promotion and PR – the pitfalls, the possibilities and the power! How to shine the light on your event.

Regional Events Strategy Implementation • Develop and acquire strategic events aligned with council's vision to partner on a local, national and state level for increased opportunities.	✹	**Invest Mackay Events and Conference Attraction Program** Seven event sponsorships and one conference sponsorship were approved through the Invest Mackay Events and Conference Attraction Program in February. The February sponsorships will be endorsed at the March 9 Council meeting. One supported event was held in the month of February: • NRL Trial Match – Cowboys vs Broncos – 26 February at BB Print Stadium with 5732 in attendance. **Mackay Beach Horse Races** The Mackay Beach Horse Races will be held from June 10-12, 2022 at Mackay Harbour. Economic Development, Mackay Isaac Tourism and Sound Australia, stakeholder meetings are scheduled monthly and ad hoc meetings added when required to discuss the delivery of the event.
Tourism Industry Development • Foster and encourage new tourism products and experiences and implement a regional approach to destination branding and awareness.	✹	Officers are currently preparing the scope to engage a suitably qualified consultant to undertake the preparation of a Recreational Vehicle Strategy for Mackay region, with the project to commence this financial year and completion in 22/23.

Economic Development,
To encourage sustainable and diversified jobs and investment in the Mackay Region through the implementation of the Mackay Region Economic Development Strategy 2020-2025.

Business Priority	Status	Action
Economic Development Strategy Implementation • Advocacy and Leadership through engagement with State and Commonwealth Governments to promote investment into local infrastructure as a catalyst for future economic development.	✹	*Provide positive economic development media statements (together with partners) associated with key targeted industries and recent success stories (externally focused).* • Media Releases: o 09/02/2022 - Facilitating Development policy revised and to remain in place o 18/02/2022 - Pilot program a success with second round now open *(Small Business Mentoring Program)* *Work with stakeholders to deliver the MIW Digital Infrastructure Study and other initiatives to support the region's digital growth and transformations towards smart technologies.* • Continue to provide representation and input to the Regional Digital Connectivity Forum. Members are currently developing a vision for the Greater Whitsunday region and will be issuing an EOI for the development of a Digital Roadmap in March.
Economic Development Strategy Implementation • Investment Attraction activities to promote and market investment opportunities.	✹	*Create a suite of marketing material 'Mackay Opportunities' to support specific identified investment opportunities.* • Economic Development continues work on the Mackay Investment Prospectus. Statistics and content have now been updated. Additional information is being sourced on current and proposed major projects and investment in the region for inclusion in the final document. *Reinvigorate digital Invest Mackay presence to provide more specific information regarding growth opportunities, competitive advantages and support available.*

		• Content and structure for the Invest Mackay website is being prepared. This project will be progressed over the next few months. *Continue to implement, monitor and evaluate the Facilitating Development Policy.* • The revised Policy was endorsed at the Council meeting on February 9, 2022. • No applications were processed during the review period. *Work with partners to proactively identify and engage with prospective investors/businesses in identified targeted sectors.* • Economic Development liaised with five parties interested in exploring business opportunities aligning with the Pioneer Valley Mountain Bike Trails project. • In collaboration with other Council programs, a tender for a private e-scooter hire service in the Mackay region was released. The tender is open for applications until Tuesday, March 29 at 10am.
Economic Development Strategy Implementation • Industry Development through engagement with local businesses and industry groups, providing support and assistance for growth.		*Clearly define and promote Council's First Point of Contact Service.* • Work on this project will commence over the next couple of months as team capacity improves. *Deliver business development and branding activities to optimise economic and investment opportunities.* • The Queensland Mining and Engineering Exhibition (QME) 2022 stakeholder working group released an EOI this month seeking twelve innovative businesses to participate in the *Greater Whitsunday VR Showcase Lounge* display. Technology focused businesses in the Underground Mining, Advanced Manufacturing, Conveyors, and Bulk Material Handling sectors are encouraged to apply. A companion program is also being developed at Resource Centre of Excellence (RCOE) in conjunction with QME organisers. *Support the operation of the Resource Centre of Excellence.* • Economic Development has approved sponsorship of the LeadIN 2022 event to be held in Mackay on March 11, 2022. Engagement on future initiatives for the RCOE is ongoing. *Support establishment and operation of the Mackay Isaac Whitsunday Small-Medium Enterprise METS Export Hub.* • Draft framework for Export Hub 2.0 is being finalised which will identify potential income streams post grant funding. • Export Hub is finalising an export basics video which will be promoted to regional businesses. Final sign-off from the Advisory Committee is due in March. *Secure funding and support the development of Pioneer Valley Mountain Bike Park.* • A promotional video highlighting the achievements of some of the mentees of Small Business Mentoring Program Round 1 was launched on Friday, February 18. The video is being promoted through Council social media platforms and other channels. • The launch of Round 2 of the Small Business Mentoring Program, facilitated by Sparrowly Group, was held on Friday, February 18. Close date for the Expressions of interest is Friday, 11 March. Council is funding ten spots for eligible start-ups and businesses in the Pioneer Valley.

		• The graduation and launch event for Round 1 and 2 of the program will be held in July 2022. • An investment prospectus promoting the economic impact and commercial opportunities of the Pioneer Valley Mountain Bike Trails project has been finalised and published. A downloadable version is available on the Invest Mackay webpage. *Implement funded recommendations from Recreational Fishing Strategy.* • The development of the refreshed Hooked on Mackay website is well underway. Delays have been experienced due to COVID resourcing impacts, however, the website is scheduled to go live in March. • The Recreational Fishing Strategy Steering Group meeting scheduled for February has been rescheduled to late March. Economic Development will continue to keep the Steering Group engaged with projects and initiatives. • Economic Development worked with Rockhampton Regional Council, Mackay Isaac Tourism and consultant EarthCheck to deliver a draft "Barra Highway" Concept Development Plan following the visioning workshop held last October. A survey was undertaken in February with key local fishers to confirm key messaging in the plan. An action plan and budget will be completed by the end of March for consideration. • To help promote the opening of the barramundi season, Mackay Isaac Tourism and council organised two competitions. The competitions offered fantastic prizes ranging from fishing charters, island day trips and vouchers. The competitions were launched on February 1 and closed on the February 28 the winner will be announced in early March. • Mackay Regional Council, in partnership with Mackay Isaac Tourism, Tourism and Events Queensland and Isaac Regional Council, launched a new fishing event for Central Queensland. This new event focuses on sustainability, utilising App based technology. Delivered over 30 days in September, the aim of the event is to become 'Australia's largest participatory event'. Random prizes and cash giveaways will be drawn daily and will jackpot over the event. Economic Development is currently working with Silver Lining Consulting and Info Fish to deliver the project and engage with local stakeholders. • The last of the Hooked on Mackay ambassador program videos has been finalised and released on social media. Economic Development will investigate launching the marketing campaign next financial year. *Develop and prepare the Mackay Region Camping and Leisure Review and implement recommendations.* • The next Mackay Regional Council Caravan and Camping Management Group meeting is scheduled to be held on March 24. The group is progressing with the implementation of the recommended actions. As one of the actions from the previous meeting, Economic Development will update content and imagery on council's website to better promote the council-owned campgrounds. *Support local businesses and business associations to understand and support business needs and priorities.* • Mackay Regional Council hosted the Mackay Chamber of Commerce's B2B Brews at Pancake Bliss, Bluewater Lagoon, on Tuesday, February 22. • Economic Development provided support to the Office of the Australian Small Business and Family Enterprise Ombudsman

		(ASBFEO) with their visit to Mackay on February 14. The purpose of the visit was to seek feedback from small businesses in relation to the "Small Business Natural Disaster Preparedness and Resilience" Inquiry. The inquiry will examine and make recommendations to improve education and engagement programs to best target and assist small businesses in preparing for natural disasters such as fires, floods, cyclones and drought. • Economic Development participated in the Indigenous Business Month Working Group meeting. Indigenous Business month will be held in October and Economic Development will be providing assistance to the working group. *Continue to provide support to Mackay City Centre and regional business centres through the Façade Improvement Program.* • The Building Improvement Rebate 2021/22 was launched on September 15. To date, six applications have been submitted in the Smarty Grants application platform. Five applications have been approved. One applicant is still to provide all the required supporting documentation. Economic Development will continue to promote the rebate and encourage more applications. A radio campaign was finalised in February with radio ads to be played during March. *Continue placemaking efforts across Mackay and other townships and centres.* • Economic Development is continuing to work with successful applicants of the Activate My Place (AMP!) grant program. The Marian State School have completed their mural and the official unveiling occurred on February 25. • The 9th Lane Revitalisation Project has been delayed due to COVID-19 travel border restrictions. The project manager has advised the project will commence in April. • Round 4 of AMP! opened on January 25 and will close on April 8. Online promotion has occurred through the Council website and on social media platforms, e-Newsletters, and Council Connect. Video and radio ads have been finalised and will commence in March. Economic Development has been engaging with progress associations and local member-based organisations advising them of the grant.
Economic Development Strategy Implementation • Workforce and Skills Development through partnerships to upskill residents and attract new workers to the region.	✹	• A Skills Attraction and Retention Working Group has been established under the umbrella of the Resource Industry Network. The group includes representatives from government, education and industry and meets monthly. The development of a new website that promotes the lifestyle and liveability of Mackay is being explored, and a draft site map has been developed and distributed to the working group for feedback. The website will include information about current job vacancies, real estate, schools, sporting and recreational facilities, and industry opportunities, in an easy to access format. This site will be built and maintained by Council. • Officers participated in a Visa Options webinar, presented by Economic Development Australia and Department of Home Affairs. Information covering different work visas and changes to work visas was shared and a potential roadshow to Mackay region is now being explored. A webinar on innovative solutions for regional workforce attraction, presented by the Regional Australia Institute, was also attended. Reports on these webinars were provided to the working group. • Economic Development continues to participate on the Mackay Regional Jobs Committee coordinated by GW3. GW3 has

		been invited to present a case study on "Growing Your Own – Industry and place-based workforce approaches" to the Queensland Workforce Summit to be held on March 11 and representatives from Economic Development will attend.

Sarina Sugar Shed
To manage and operate a sustainable tourism facility, which provides a range of tourism products and experiences to promote the region's heritage

Strategy / Project	Status	Description / Update of Project
Operate a successful tourism facility which meets its performance targets		**Monthly overview** February was a slow month for the Sarina Sugar Shed, as it was for many accommodation, hospitality and tourism operations in the Mackay Whitsunday region and throughout Queensland. Although February is traditionally one of the quietest months, additional factors for this include variable weather conditions including a heatwave period and a severe storm as well as ongoing low consumer confidence around COVID and the associated controls around this. **Revenue performance** <u>Ticket sales revenue</u> Ticket revenue in February 2022 equalled $7,100 which was 19.7% higher than February 2021. Although this was a good result, ticket sales were considerably impacted by a period of heatwave weather conditions. <u>Retail and café sales revenue</u> Retail sales in February 2022 achieved $23,543 which was 8,2% down on retail sales in February 2021. This was a disappointing result, given the previous success of retail sales across the past twelve months and the significant amount of work undertaken on the retail mix. However, the lower visitation means less spend in the retail store. However, online sales reached $2,674 which is a solid contribution to revenue and there is confidence that this will continue to grow. <u>Alcohol sales revenue</u> Alcohol sales in February 2022 totalled $11,769 (ex. GST) with the 10th Anniversary rum liqueur 700ml and Lime NOI 500ml continuing to be the biggest sellers, followed by the 10th Anniversary rum liqueur 500ml. The Chocolate Turkish Delight Liqueur is also a good contributor. **Activities** There was a strong push during February to review the Sugar Shed's reseller outlets and to engage with new outlets to retail its products. This work resulted in three new local retailers stocking Sugar Shed products. Sarina Sugar Shed engaged with Southern Cross Austereo during February with live reads on the Jay & Dave breakfast show and providing vouchers for on-air giveaways. The Coordinator and Distiller participated in the Destination Food 2022 conference which moved online due to COVID.

Mackay REGIONAL COUNCIL **Development Services** Monthly Review February 2022

		Item	February 22	YTD	Annual Target
Business Operations (excluding accruals)		Tour Visitation (Paid)	359	8,324	18,000
		Visitation (Total)	1,290	18,959	25,000
		Volunteer Hours	202	1,626	-
		Item	**February 22**	**YTD**	**Annual Budget (Amended)**
		Ticket Sales	$7,100	$147,461	$187.015
		Retail Sales	$23,543	$489,499	$530,375
		Total Income (incl. Ticket income)	$30,643	$636,960	$717,389
		Total Expenses	$77,987	$872,823	$1,133,069

Economic Indicators (Quarterly)

Indicator	Mar 20	Jun 20	Sep 20	Dec 20	Mar 21	Jun 21	Sep 21	Dec 21
Employment								
Unemployment rate	5.8%	5.2%	5.5%	5.7%	5.4%	4.4%	3.5%	-
Employed persons	59,209	61,190	62,228	63,137	63,355	63,896	63,527	-
Real Estate								
Median house sale	$355,000	$358,000	$379,000	$385,000	$383,500	$400,000	$400,000	-
Res vacancy rate	2.5%	1.3%	0.6%	0.9%	1.0%	0.8%	0.7%	0.7%
Residential Lot Supply								
Lots Approved^	31	118	13	39	5	11	Data not available	-
Lots Registered	45	71	129	114	26	100	55	78

Data relates to the Mackay Local Government Area and is updated on a quarterly basis as it is received by Council.
There is often a 3-6 month lag from the receipt of data for a previous quarter.
The 'employed persons' data does get adjusted retrospectively by the source. This may see quarterly figures change but is a valuable indicator for recognising trends.
^ Queensland Government data (QLD Treasury).

e-Statistics

	Sept 21	Oct 21	Nov 21	Dec 21	Jan 22	Feb 22
Mackay Region Joblink	261 active users	171 active users	197 active users	159 active users	257 active users	168 active users
	354 sessions	212 sessions	240 sessions	217 sessions	344 sessions	214 sessions

Analytic Report	1m 28s average session	2m 04s average session	1m 52s average session	1m 43s average session	1m 35s average sessions	2m 03 average sessions
Internet Vacancy Index (Central Qld) Advertised Jobs*	3,300	Data not available	3,400	3,200	3,200	Data available late March
SEEK Advertised Jobs**	1,368	1,788	1,648	1,350	1,648	1,540
Sarina Field of Dreams Usage Wi-Fi ***	5 users	31 users	30 users	33 users	44 users	37 users
	35 sessions	276 sessions	431 sessions	227 sessions	574 sessions	1,370 sessions
Sarina Field of Dreams Website Visitation	450 active users	279 active users	215 active users	283 active users	295 active users	223 active users
	484 sessions	317 sessions	247 sessions	319 sessions	321 sessions	252 sessions
Hooked on Mackay Facebook	4,450	4,477	4,578	4,614	4,729	4,800
Hooked on Mackay Instagram	656	664	698	701	721	764
Hooked on Mackay YouTube Subscribers	64	66	70	76	107	156
Net Free Zone Voluntary Code Sign-ups	678	681	682	682	683	689
Mackay Region Event Organisers Connect Facebook Group Members	92	94	94	94	99	102
Invested in Mackay Subscribers	579	587	587	587	585	582

*Economic Development will now include Federal Government data which reports on the Internet Vacancy Index (IVI). The IVI is the only publicly available source of detailed data on online vacancies, including for around 350 occupations (at all skill levels), as well as for all states/territories and 37 regions. The IVI is based on a count of online job advertisements newly lodged on SEEK, CareerOne and Australian JobSearch during the month. As such, the IVI does not reflect the total number of job advertisements in the labour market as it does not include jobs advertised through other online job boards, employer websites, word of mouth, in newspapers, and advertisements in shop windows. The IVI also does not take account of multiple positions being advertised in a single job advertisement. The data available is broken down as far as Central QLD which includes 9 local Government areas and is calculated on a 3-month moving average.
**SEEK data is captured on the 1st Tuesday of each month.
*** During the month of September and October Red Fox Internet confirmed there were technical issues with the WIFI network which has impacted the calculation of statistics for the usage Sarina Field of Dreams.

UPCOMING EVENTS

Date	Event	Location
March 17, 2022	Events and Conference Briefing Update	MECC, North Foyer
1st and 2nd April	Free Plant Giveaway	Mackay Natural Environment Centre
April 8 - 9, 2022	Australian Off-Road Championship (AORC) **- Invest Mackay Events and Conference Attraction Program**	Gum Valley Motorcross Club, Koumala
Sunday, 10 April 2022	ProMX Championship Round 2 **- Invest Mackay Events and Conference Attraction Program**	Gum Valley Motocross Club, Koumala
April 18 - 22, 2022	Australian Society of Sugar Cane Technologists Conference **- Invest Mackay Events and Conference Attraction Program**	MECC
April 19 - 24, 2022	2022 Australian Junior Basketball Championships **- Invest Mackay Events and Conference Attraction Program**	Mackay Basketball / Multi-Sports Stadium
April 30 - May 2, 2022	Great Barrier Reef Arena Bash for Cash **- Invest Mackay Events and Conference Attraction Program**	Great Barrier Reef Arena, Harrup Park
April 30 - May 2, 2022	Rotary Combined District Conference **- Invest Mackay Events and Conference Attraction Program**	MECC

11.2.2. DA-2021-160 MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL VARIATION REQUEST TO REGULATE LAND AS IF LOCATED IN THE MIXED USE ZONE

Author	Manger (Development Planning & Engineering) Matthew Kelly
Responsible Officer	Director Development Services (Aletta Nugent)
Application Number	DA-2021-160

Attachments	Attachment A:	Locality Plan
	Attachment B:	Plan of Development
	Attachment C:	Annexure A- Table of Assessment– Mixed Use zone (as amended)
	Attachment D:	Annexure B- Mixed Use Zone Code (as amended) Plan of Development
	Attachment E:	Referral agency response

Date Received:	28 October 2021
Applicant's Details:	Stockwell Development Group Pty Ltd C/- Matthew Cole 399 Montague Rd WEST END QLD 4101
Proposal:	Preliminary Approval (being a Variation Approval) for a Material Change of Use from Low Impact Industry uses to Mixed Use uses by way of introducing Low Impact Industry Mixed Use Precinct (Precinct no. MX3)
Site Address:	29 & 33 Arana Drive and 1-11 Carl Street, Rural View
Property Description:	Lot 1 on SP282340 Lot 2 on SP282340 Lot 5 on SP282340
Owner's Details:	Eulcom Pty Ltd
Area:	1.9134 hectares
Planning Scheme:	Mackay Region Planning Scheme v3.0
Planning Scheme Designations:	
Zone:	Low Impact Industry Zone
Precinct:	Not applicabale
Assessment Level:	Impact
Submissions:	Nil
Referral Agencies:	State Assessment and Referral Agency (SARA) Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 *Planning Regulation 2017*
Recommendation:	Approved, subject to conditions

Related Parties

- Stockwell Development Group Pty Ltd
- Eulcom Pty Ltd
- Jewell Planning Consultants
- bull + bear Economics
- BRD Group
- Traffic Transport Plus

Assessment of Application

Purpose

The application seeks a Preliminary Approval (being a Variation Approval) for a Material Change of Use from Low Impact Industry uses to Mixed Use uses by way of introducing Low Impact Industry Mixed Use Precinct (Precinct no. MX3) at 29 and 33 Arana Drive and 1-11 Carl Street, Rural View (refer to Attachment A - Locality Plan). The application is Impact Assessable and was subject to Public Notification. The Application was notified for thrity (30) business days and Council did not receive any submissions.

The application has been assessed in accordance with the legislative framework for Variation Requests, including the *Planning Act 2016* (Qld), *Planning Regulations 2017* (Qld), Development Assessment Rules, Regional Plan, State Planning Policy and the applicable benchmarks contained in the Mackay Region Planning Scheme v3.0 (Planning Scheme). The application is recommended for approval, subject to conditions.

Practically, the application is a “rezoning” from the Low Impact Industry Zone to the Mixed Use Zone. The application seeks to vary the Planning Scheme to allow for and encourage non-industrial commercial uses on this site instead of solely industrial uses. This mix of uses is ordinarily located in a mixed use zone.

The variation will allow some uses to become code assessable where they otherwise would have been impact assessable. Examples include:

- Food and drink outlet (servicing more than just the immediate catchment)
- Hardware and Trade supplies (with retail)
- Health Care Services
- Office
- Shop
- Showroom
- Veterinary Service; and
- Childcare centre.

The critical issues that require a detailed assessment are:

1. The risk that the proposal will compromise the role and function of the Region’s existing and proposed Centres.
2. The risk that the proposal will result in an undersupply of Industrial zoned land in the Region, in general and the Northern Beaches specifically.
3. The lack of available and proposed onsite carparking to service high traffic generating uses such as Shops, Health Care Services, and Childcare Centres.

In response to Council’s Information Request, the Applicant provided an Economic Impact Assessment (EIA) to support the application which demonstrates that this variation will not negatively impact on the supply of industrial land in the region or the viability of existing approved centres in the Region. Council engaged an independent expert to review these findings and this review confirmed the methodology of the Applicant’s EIA.

The Applicant has also provided a Traffic Impact Assessment to support the application, however, the ability to provide sufficient onsite carparking still remains unresolved.

The Application is recommended for approval subject to reasonable and relevant conditions that:

1. Implements a new Mixed Use Zone Table of Assessment and Code that overrides the Planning Scheme for the site.
2. Ensure that carparking is addressed as part of future Material Change of Use development applications.

Subject Site and Surrounds

Site

The subject site consists of three lots (Lot 1, 2 and 5 on SP282340) which are zoned low impact industry. This site contains stages 1-3 (Buildings 1-5) of the Northern Beaches Emporium Development. Stages 4 and 5 (Buildings 6 and 7) are currently under construction.

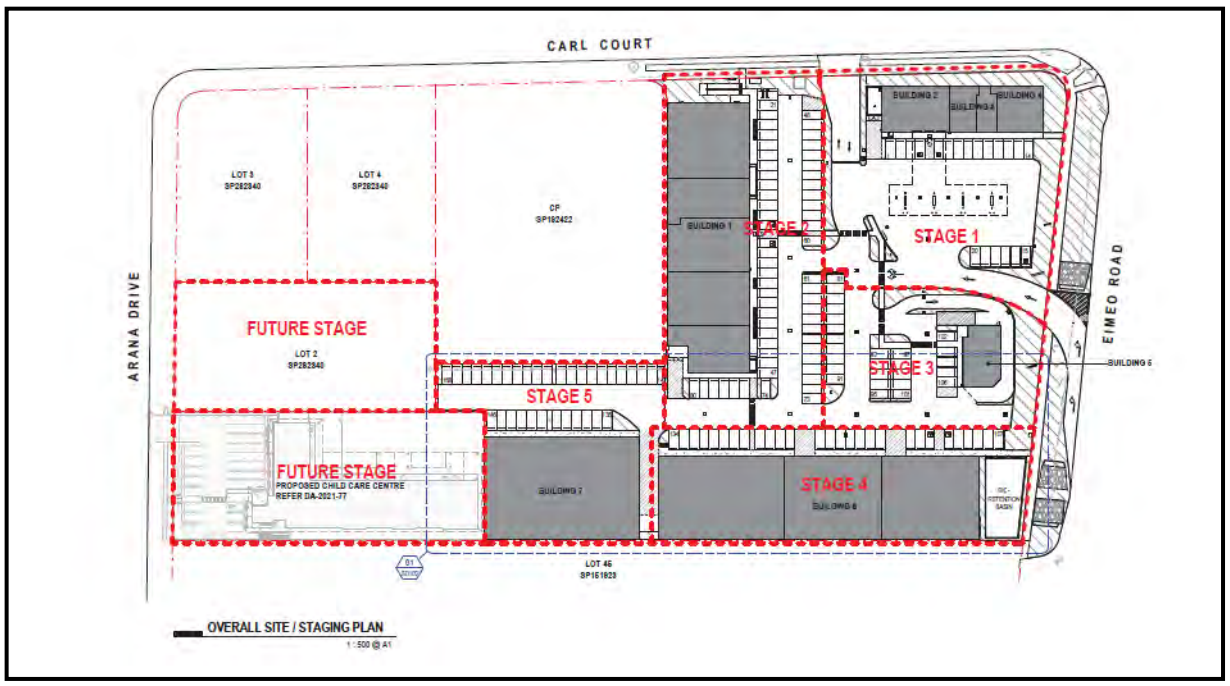


Image 1: Current Site Plan

Surrounding Land Uses

North – Arana Drive and Community Facilities (Eimeo Road State School and Marlins Swim School).

East – Carl Street and Existing Low Impact Industry (Proposed childcare centre).

South – Eimeo Road and Major Centre (Northern Beaches Central).

West – Mackay Bucasia Road and Residential (Vacant Land and Dwelling Houses).

Background

Zoning

The lot has been zoned for some form of urban development over the various iterations of the Planning Scheme, as follows:

- 1999 Transitional Mackay City Planning Scheme: Future Urban (Major Neighbourhood Centre)
- 2006 Mackay City Planning Scheme: Urban Expansion
- 2017 Mackay Region Planning Scheme: Low Impact Industry.

Although the previous zoning of the site is not specifically relevant to this application, it does highlight the strategic importance of the site in the context of Rural View.

Eulbertie Park Plan of Development

In March 2004, Council approved the Eulbertie Park Plan of Development over the subject site and adjoining land, pursuant to Section 3.1.6 of the *Integrated Planning Act 1997*, which provided for levels and types of assessment for development, consistent with the Transitional Planning Scheme 1999 in force at the time.

The uses anticipated by this approval included Neighbourhood Centre, Commercial and Service Industry, Community Facilities, Educational Facilities, Open Space, and Residential.

This Plan of Development no longer has effect over the site.

DA-2019-75 and DA-2019-75/A

On 16 April 2020, Council issued a Negotiated Decision Notice for Research and technology, Service industry, Indoor sport and recreation, Service station, and Food and drink outlet (buildings 1 – 5) and Preliminary Approval – Research and technology, Service industry, Indoor sport and recreation, Agricultural supplies store, Hardware and trade supplies, and Low impact industry (buildings 6 and 7).

The approval gave effect to the following land uses and their Gross Floor Area (GFA):

- Service station – 200m2
- Food and drink outlet – 430m2 across three individual tenancies
- Research and technology – 750m2
- Service industry – 150m2; and
- Indoor sport and recreation – 500m2.

On 25 November 2021, Council approved a Other Change Application to amend the land uses and GFAs as follows:

- Service station – 200m2
- Food and drink outlet – 430m2 across three individual tenancies
- Research and technology – 610m2
- Service industry – 150m2; and
- Indoor sport and recreation – 640m2 across three individual tenancies (limited to 440m2 Gymnasium + 200m2 group classes area (i.e. yoga and pilates studio).

DA-2019-109

On 16 April 2020, Council issued a Negotiated Decision Notice for Health Care Services (Radiography). The Decision Notice allows up to 400m2 of GFA to be used for Health Care Services within the approved building 1. (See Image 1 above).

DA-2021-77

On 21 May 2021, an application was made for a Childcare Centre over the area shown as Future Stage Proposed Child Care Centre in Image 1 above. This application also includes an application for Reconfiguring a

Lot (Boundary Realignment) which amends the lot boundary of Lot 1 and Lot 5 to accommodate the Childcare centre footprint.

The Application is Impact Assessable under the current Planning Scheme provisions. It is unusual for a Council to support the establishment of a Childcare Centre in an industrial zone and is not generally encouraged due to the impacts of industrial uses on a sensitive land use such as a childcare centre.

As such, the Application has been held in abeyance pending the outcome of this Application. Whilst the Application for the Childcare Centre has not been made under the variation request framework, the outcome of the variation request is a relevant consideration in the assessment of DA-2021-77.

DA-2021-154

On 23 December 2021, Council approved a development application for Stages 4 and 5 (buildings 6 and 7).

This development permit approves the following uses and GFAs:

- Indoor Sport and Recreation – 700m2; and
- Warehouse – 2,149m2.

Current and Proposed Use

Lot 1 on SP282340 (33 Arana Drive) is currently vacant. This is the proposed site for the Childcare Centre.
Lot 2 on SP282340 (29 Arana Drive) is currently vacant with no current approvals over the site.

Lot 5 on SP282340 (1-11 Carl Street) contains Buildings 1-5 of the Northern Beaches Emporium development. The following tenancies have been confirmed for these buildings:

- Tenancy 1: Fitstop - 220m2, Queensland X Ray - 400m2, City Cave - 220m2, and Contro Yoga / Pilates Studio - 200m2
- Tenancy 2: Mobil Service Station, fuel outlet - 200m2
- Tenancy 3: The Common Room, coffee shop - 140m2
- Tenancy 4: Sushi Hyo - 140m2, and
- Tenancy 5: Drive Through Burrito Bar, takeaway food outlet - 150m2.

Pre-lodgement Advice

Council Officers raised concerns prior to this application being lodged and throughout the application process that the proposal:

1. May impact the viability of the existing centres within the Northern Beaches including
    i) Rural View Major Centre Zone
    ii) Northern Beaches Central
    iii) Blacks Beach Local Centre Zone (strategic local centre);
    iv) Blacks Beach Road East (Blacks Beach) Local Centre Zone (existing local centre);
    v) Bucasia Local Centre Zone (strategic local centre);
    vi) Richmond Specialised Centre (precinct no. SC1); and
    vii) Eimeo Mixed Use Zone (precinct no. MX1).

2. May impact on industrial land provision in the Northern Beaches and the broader Mackay Region.

Additionally, officers raised concerns with the capacity of the existing onsite carparking to accommodate non-industrial uses on site which typically have a much higher carparking rate required under the Planning Scheme.

To address the economic impact and industrial land supply concerns raised in pre-lodgement discussions and subsequent requests for information, the Applicant provided a EIA to support the Application.

To address the carparking concerns, the proposed Table of Assessment and Code provisions have been drafted in such a way to ensure that future applications requiring a higher carparking rate are supported by a detailed Traffic Impact Assessment.

Proposal

The proposed development is a variation request for a Material Change of Use from Low Impact Industry uses to Mixed Use uses by way of introducing Low Impact Industry Mixed Use Precinct (Precinct no. MX3).

The Plan of Development (refer to Attachment B) illustrates the subject site being designated within the Mixed Use Zone. The proposal introduces a precinct within the Mixed Use Zone referred to as the Low Impact Industry Mixed Use Precinct (Precinct no. MX3). The purpose of this precinct within the Mixed Use Zone is to provide for a mix of low impact and service industry uses and complimentary non-industrial uses across the precinct.

The proposal introduces a new Table of Assessment known as the “Table of Assessment– Mixed Use zone (as amended)” (refer to Attachment C) and a new Mixed Use Zone Code known as the “Mixed Use Zone Code (as amended)” (refer to Attachment D). The new Table of Assessment and zone Code will apply to all future development applications for a Material Change of Use made over the site in accordance with this approval until the currency period expires.

The purpose of the new Low impact industry mixed use precinct (precinct no. MX3) is:

i) The predominant form of development within the zone is low impact industrial development and other complementary and compatible uses; and
ii) A range of non-industrial uses may be appropriate if these uses are:
    - required to serve the needs of the local area; and
    - located on prominent, highly accessible sites; and
    - not affected by, or able to mitigate, impacts generated by established industrial uses; and
    - do not compromise the ability to establish future industrial uses on site; and;
    - do not compromise the role and function of the centre zones or Specialised Centre Zone; and
iii) Sensitive land uses are only located adjacent established non-industrial uses.

Economic Need

The Application is supported by a report prepared by bull + bear economics. Council had the findings of the report independently reviewed by Ethos Urban. Ethos Urban have confirmed the methodology of the Applicant’s economic report.

The report concluded that the rezoning will not impact the existing and designated centres hierarchy within the Northern Beaches, nor have detrimental impacts on the supply of low impact industry land in the Mackay region.

The analysis demonstrates that the impact of zoning change from low impact industry to mixed use on existing, approved and designated centres will not adversely impact the centres hierarchy or industrial land supply. The report provides the following conclusion:

> *“we would contend that the loss of the subject site either partially or in full for industrial purposes is inconsequential in the broader Mackay context due to the relatively small size of the industrial land holding and the availability of appropriate substitutes to service the low impact industry needs of urban Mackay both now and into the future.”*

Carparking and Traffic

The impact of a failure to provide adequate on-site carparking and address queuing concerns has been a consistent feature in the assessment of each development proposal over the site.

The predominant concern with this Application is that the current provision of on-site carparking will not adequately service future non-industrial uses intended for the site.

In the assessment process for each approved use on site, the Applicant has been asked by Council to demonstrate the adequate provision of carparking in accordance with the Planning Scheme.

In DA-2019-75, the Applicant was unable to demonstrate adequate carparking provision across the site for Buildings 1-7 which resulted in a Preliminary Approval for Buildings 6 and 7.

A condition of the Preliminary Approval required the Applicant to comply with the carparking rates in Table 9.4.1.3.B of the Planning Scheme for Buildings 6 and 7 at the time of applying for a Development Permit.

Insufficient carparking was proposed for Buildings 6 and 7 in the application material for DA-2021-154. The Applicant was unable to substantiate that the shortfall in carparking for the proposed uses was appropriate in the circumstances. As such, the Applicant revised the uses proposed on site and proposed 2,149m^2 of Warehouse which is the use with the lowest carparking rate in the Planning Scheme.

The pracitical implication of this is that the plans as currently approved provide sufficient carparking for 2,149m^2 of Warehouse use in buildings 6 and 7. A Warehouse use has a carparking rate of 1 space per 100m^2 GFA or 22 spaces. If the same area was occupied by a Centre Activity (ie. Shop, Food and Drink Outlet), the carparking rate is 1 space per 15m^2 or 108 spaces. Simarly, a Showroom attracts a rate of 1 space per 40m^2 or 54 spaces.

Noting the intent of this Variation Application, it is not anticipated that 2,149m^2 of GFA will be utilised as Warehouse as currently proposed.

It is therefore important for Council to ensure that an adequate carparking assessment is undertaken for each new proposed use that generates a higher carparking demand until such time as adequate carparking is provided across the site.

As Lot 2 has no current approvals and is currently vacant, the site is capable of accommodating sufficient carparking to support the uses proposed to be established under the variation request.

To ensure this issue is addressed, the uses that generate a higher carparking rate are proposed to be code assessable in the newly established Mixed Use Zone Precinct no. MX3. Additionally, a condition of approval is recommended to confirm any uses that are proposed to be established which do not comply with the rates set out in Table 9.4.1.3.B are supported by a Traffic Impact Assessment/carparking study.

In a similar context, the impact of queuing on Council controlled intersections has been consistently raised as a concern throughout the previous assessment processes. This has largely been addressed by supporting Traffic Impact Assessments. It is unknown whether the establishment of uses that generate higher traffic volumes will impact on the current local government road network. As such, a condition has been included to ensure this issue is addressed at the time of making a Material Change of Use application for a supported non-industrial use.

Infrastructure Considerations

As the site is partially developed, a detailed infrastructure analysis has previously occurred.

The approval of this application will have no impact on infrastructure as the site is already serviced by water and sewer and the impacts on stormwater and the external road network have been considered.

Additionally, the specific infrastructure requirements for each new use established on site will be considered as part of subsequent Material Change of Use applications.

Referral Agencies

The application was referred to the State Assessment Referral Agency (SARA) for assessment and/or approval as a concurrence agency and SARA responded indicating it had no requirements (see Attachment E).

Legislative Framework

The application has been assessed in accordance with the provisions of Part 3 of the *Planning Act 2016* (Qld) and its associated instruments, including Part 4, Division 4, Subdivision 2 of the *Planning Regulation 2017* (Qld), for Impact Assessment.

For a Development Application which includes a Variation Request, section 61(2) of the *Planning Act 2016* prescribes the following:

> *2) When assessing the variation request, the assessment manager must consider—*
>
> *(a)the result of the assessment of that part of the development application that is not the variation request; and*
> *(b) the consistency of the variations sought with the rest of the local planning instrument that is sought to be varied; and*
> *(c) the effect the variations would have on submission rights for later development applications, particularly considering the amount and detail of information included in, attached to, or given with the application and available to submitters; and*
> *(d) any other matter prescribed by regulation.*

Section 32 of the *Planning Regulation 2017* further prescribes:

> *For section 61(2)(d) of the Act, an assessment manager must consider the following matters when assessing a variation request, to the extent the matter is relevant to the request—*
> *(a) the common material;*
> *(b) the regional plan for a region;*
> *(c) the State Planning Policy, to the extent the State Planning Policy is not identified in the planning scheme as being appropriately integrated in the planning scheme;*
> *(d) any temporary State planning policy.*

The following sections of the report comprise planning officers' assessment against the prescribed *Planning Act 2016* and *Planning Regulation 2017* criteria.

Common Material

The Applicant provided the following materials:

- Planning assessment report, which included the following supporting information:
  - Northern Beaches emporium – Development Concept Plans prepare by BRD Group;
  - Mixed Use Land Use Development Code prepared by Jewell Planning Consultants.

- Applicant's response to the Information Request, which included:
  - Amended Mixed Use Land Use Development Code prepared by Jewell Planning Consultants;
  - Traffic Impact Assessment prepared by Traffic Transport Plus; and
  - Rural View Economic Advice prepared by bull + bear.

In addition to the material outlined above, the following additional materials were considered:

- Application Material and Assessment Report DA-2019-75/A
- Application Material and Assessment Report DA-2021-154

- Application Material DA-2021-77
- Ethos Urban Mackay Industrial Land Study (2020) prepared on behalf of Mackay Regional Council
- Location IQ Northern Beaches Emporium, Mackay Needs Assessment (2019) prepared on behalf of Stockwell, and
- Ethos Urban Review of Rural View Economic Advice prepared by bull + bear (2022).

This material has been considered in the assessment of the application.

Town Planning Assessment

Mackay Isaac Whitsunday Regional Plan

Ordinarily, an assessment against the Mackay Isaac Whitsunday Regional Plan is not required as Part 2.2 of the Mackay Region Planning Scheme states that the Minister has identified that the Planning Scheme, specifically the strategic framework, appropriately advances the Mackay Isaac Whitsunday Regional Plan 2012 as it applies to the planning scheme area.

However, section 32 of the *Planning Regulation 2017* requires that a variation request is assessed against the regional plan. An assessment has occurred against the relevant Desired Regional Outcomes (DRO) and associated specific objectives, land use policies and strategies.

Desired Regional Outcome (DRO)	**Comment**
Sustainability, climate change and natural hazards	The current zoning of this site as Low Impact Industry has taken into consideration the Natural Hazards and Climate impacts on land zoning within the region. The change of uses anticipated to be developed on site as a result of the Mixed Use zoning will continue to advance this DRO.
Regional landscapes	The current zoning of this site as Low Impact Industry has taken into consideration the regional landscape values, regional landscape areas, and the regional green space network. The change of uses anticipated to be developed on site as a result of the Mixed Use zoning will continue to advance this DRO.
Environment	The current zoning of this site as Low Impact Industry has taken into consideration the site biodiversity, and water quality impacts of proposed industrial development. The change of uses anticipated to be developed on site as a result of the Mixed Use zoning will continue to advance this DRO. The restriction on the establishment of high impact and noxious industries on site ensure compliance with Policies 3.4.2- 3.4.4 for Air quality and noise.
Natural resource management	The current zoning of this site as Low Impact Industry has taken into consideration the impacts on natural resource management, agricultural land and regional water supply planning. The change of uses anticipated to be developed on site as a result of the Mixed Use zoning will continue to advance this DRO.
Strong communities	The strong communities DRO is advanced by the assessment process for a variation request by allowing 30 business days of public notification to occur advertising the proposed change. Otherwise, the change of uses anticipated to be developed on site as a result of the Mix Use zoning will continue to advance this DRO.
Strong economy	The proposal advances the strong economy DRO by:

	- Providing a range of integrated, co-located and compatible employment opportunities to support local economies and local jobs; and - Monitoring, managing and delivering an adequate supply of industrial and commercial land.
Managing growth	The current zoning of this site as Low Impact Industry has taken into consideration efficient use of land and planning for growth. The change of uses anticipated to be developed on site as a result of the Mixed Use zoning will continue to advance this DRO.
Urban form	The impact on centres is a genuine consideration for this proposal. An Economic Impact Assessment has been provided to ensure this variation request does not compromise established or proposed Centres in the Region. The proposal supports and responds to the ongoing roles of centres as the primary providers of services to the Region.
Infrastructure	The current zoning of this site as Low Impact Industry has taken into consideration appropriate infrastructure planning. Notwithstanding, high traffic generating uses require a detailed Traffic Impact Assessment to ensure infrastructure is adequately planned and upgraded. The change of uses anticipated to be developed on site as a result of the Mixed Use zoning will continue to advance this DRO. The change of uses anticipated to be developed on site as a result of the Mixed Use zoning are unlikely to have any impact on other key infrastructure i.e. energy/waste.
Transport	The current zoning of this site as Low Impact Industry has taken into consideration broader transport network planning for the Region. The change of uses anticipated to be developed on site as a result of the Mixed Use zoning will continue to advance this DRO.

State Planning Policy (July 2017)

Mackay Region Planning Scheme v3.1 integrates the April 2016 version of the State Planning Policy (SPP). The July 2017 version of the SPP is the current version and incorporates some changes to the SPP which is integrated into Mackay Region Planning Scheme v3.1.

The following matters contained in the below table are considered to be of particular relevance to the assessment of the current application.

State Interest	**Comment**
Planning for Economic Growth	
State Interest- Development and Construction (1) A sufficient supply of suitable land for residential, retail, commercial, industrial and mixed use development is identified that considers: (a) existing and anticipated demand (b) the physical constraints of the land (c) surrounding land uses	The Application is supported by an Economic Impact Assessment which has been independently peer reviewed. It demonstrates that the development has considered: (a) existing and anticipated demand (b) the physical constraints of the land (c) surrounding land uses, and

(d) the availability of, and proximity to, essential infrastructure required to service and support such development. (2) Appropriate infrastructure required to support all land uses is planned for and provided. (3) Mixed use development is achieved by appropriately zoning the land. (4) An appropriate mix of lot sizes and configurations for residential, retail, commercial, mixed use and industrial development is provided for in response to the diverse needs of these uses and ancillary activities. (5) Efficient delivery of development is facilitated by the adoption of the lowest appropriate level of assessment for development that is consistent with the purpose of the zone. (6) Land uses are consistent with the purpose of the zone. (7) State development areas and Priority Development Areas are: (a) identified and appropriately considered in terms of their planning intent. (b) supported by compatible and complementary land uses and services on surrounding land. (8) Public benefit outcomes on state-owned land are achieved by appropriately zoning the land.	(d) the availability of, and proximity to, essential infrastructure required to service and support such development. The proposal also supports Mixed use development by appropriately zoning the land. The proposed variation addresses this state interest.
State interest – transport infrastructure	
All transport infrastructure: (1) Transport infrastructure and existing and future transport corridors are reflected and supported through compatible land uses. (2) Development is located in areas currently serviced by transport infrastructure, and where this cannot be achieved, development is facilitated in a logical and orderly location, form and sequence to enable cost-effective delivery of new transport infrastructure to service development. (3) Development achieves a high level of integration with transport infrastructure and supports public passenger transport and active transport as attractive alternatives to private transport. (4) Development is located and designed to mitigate adverse impacts on development from environmental emissions generated by transport infrastructure.	The current zoning of this site as Low Impact Industry has taken into consideration appropriate transport planning. The impacts on both local transport infrastructure and state transport infrastructure are known, quantified and considered acceptable. The Application is supported by a detailed Traffic Impact Assessment. Additionally, the application has been referred to SARA for a state transport impact assessment and SARA confirmed the state has no requirements. This variation request does not compromise this state interest. The proposed variation addresses this state interest.

(5) A road hierarchy is identified that reflects the role of each category of road and effectively manages all types of traffic. State transport infrastructure: (6) Development in areas surrounding state transport infrastructure, and existing and future state transport corridors, is compatible with, or support the most efficient use of, the infrastructure and transport network. (7) The safety and efficiency of existing and future state transport infrastructure, corridors, and networks is not adversely affected by development.	

Planning Scheme

The relevant instrument is the Mackay Region Planning Scheme v3.1.

Planning Notations

The development approval is required to be notated in the Planning Scheme under section 89 of the *Planning Act 2016 (Qld)* as it is a variation approval.

The following unique notation will apply to the parent lots and all lots created on the land.

This lot forms part of land which is subject to a Variation Approval issued under the Planning Act 2016 (Council Reference: DA-2021-160). The Variation Approval incorporates Table of Assessment – Mixed Use zone (as amended) to be used in determining the category of assessment for development undertaken on the land, to the extent stated in the Table of Assessment. Development undertaken pursuant to this Variation Approval must comply with all relevant conditions.

Planning Scheme Assessment

Officers recognise that the proposed development represents a departure from the existing planning intent identified for the land by way of the Low Impact Industry zoning which applies to the site. Accordingly, a detailed assessment of the proposed development has been carried out against all relevant benchmarks specified by the relevant provisions provided in Sections 5, 45, 59, 60 and 61 of the *Planning Act 2016* and Sections 29, 30, 31 and 32 of the *Planning Regulation 2017*.

The application is to be considered and assessed in detail against all relevant components of the Planning Scheme.

The application has been assessed against the Strategic Framework, Overlays and the following Codes of the Planning Scheme:

- Low Impact Industry zone code
- Acid sulfate soils overlay code
- Airport environs overlay code, and
- General Development Requirements Code.

Below is a detailed assessment against the Planning Scheme.

Strategic Framework

The proposed development requires assessment against the Strategic Framework of the Mackay Region Planning Scheme v3.1. The strategic framework in its entirety represents the policy intent of the Planning Scheme.

Strategic Framework	Assessment
3.2 Strategic intent **3.2.1 Regional strategic vision**	The proposal is considered to comply, in that the proposal provides increased employment opportunities for the community and provides for a diverse regional economy.
3.2.2 Growth management and urban consolidation	The proposal is considered to comply in that the proposal is urban development that would occur within a defined "urban area" that supports the provision of economically efficient infrastructure that is accessible to the community, providing increased access to local employment opportunities. The proposal is considered to provide a facility that will service the surrounding residential area.
3.2.3 Network of centres and industrial areas	Based on the Economic Impact Assessment, the proposal complements the network of centres and continues to provide for anticipated low impact industrial uses in Rural View. Conditions are proposed to ensure the Strategic Framework is not compromised.
3.3 Settlement pattern	The proposal does not conflict with the principles of urban consolidation.
3.4 Natural environment and regional landscapes	The land is not subject to or adjacent any natural environmental features, any identified biodiversity areas, values or associated habitats and ecosystems. The proposal does not result in direct impacts nor contribute to the worsening of impacts on the natural environment or regional landscape.
3.5 Strong communities	The proposal provides for community interaction and is considered to be consistent with the Strong Communities Theme.
3.6 Natural resource management	The land is not subject to or adjacent any identified natural resource areas.
3.7 Transport	The site is located on a state controlled road and public transport route. The proposal does not compromise the road hierarchy or regional road network and is considered to have minimal impact over and above the existing Low Impact Industry Zone.
3.8 Infrastructure	The site is located within the Priority Infrastructure Area as identified within the Local Government Infrastructure Plan, where the development: • Does not require the delivery of any planned trunk infrastructure to support the development; and • Can be suitably serviced by all necessary infrastructure which is already made available to the subject land.
3.9 Strong economy	The proposed land uses do not present competing interests with the identified hierarchy of Centres and is considered to strengthen the local economy through being located adjacent an existing Centre.
3.10 Sustainability, climate change and natural hazards	The proposal will not exacerbate the impacts resulting from any natural hazard event.

In addition to the assessment carried out against the Strategic Framework, an assessment has been carried out against the benchmarks contained within the Zone and Overlay codes of the Planning Scheme to the extent they are considered relevant. Where applicable, commentary has also been provided on the impact of the Mixed Use Zone Code (as amended) which will act as a future Assessment Benchmark for development undertaken in accordance with the Plan of Development and Table of Assessment (as amended).

Zone – Low Impact Industry Zone

The Low Impact Industry zone code primarily envisages the establishment of Service industry and Low Impact Industry uses and other small-scale non-industrial uses that do not compromise the future use of the premises for industry activities.

The proposal conflicts with the Low Impact Industry Zone in that it proposes to encourage the approval and establishment of centre activities and some sensitive land uses (ie. Childcare Centre).

A variation request, by its very nature, is likely to conflict with the Purpose of the Zone Code and an assessment has been carried out against the Strategic Framework to address this conflict. The proposed Low Impact Industry Mixed Use Precinct (Precinct no. MX3) still anticipates the continuation and approval of Low Impact Industry uses which are compliant with the Low Impact Industy Zone. The new Zone Code introduced by the variation request, also ensures that non-industrial uses established on site do not compromise the suitabiltiy of the site for the development of Low Impact Industy, Service Industry, Research and Technology, and Warehouse uses.

Overlay Codes

Acid sulfate soils overlay code

The Acid sulfate soils overlay code seeks to ensure that development in areas known to contain, or potentially containing acid sulfate soils, avoids the disturbance of acid sulfate soils or minimises the release of acid and metal contaminants.

The proposal is consistent with the Assessment benchmarks of the Code.

Airport environs overlay code

The Airport environs overlay code seeks to ensure that development maintains the safety, efficiency and operational integrity of Mackay Airport and associated aviation facilities.

The proposal is consistent with the Assessment benchmarks of the Code.

Development codes

General development requirements code

The General development requirements code provides general requirements regarding infrastructure, amenity, safety and environmental standards for assessable development.

Whilst it has little relevance to assessing a variation request, it is important to ascertain that future development supported by a Variation Approval is capable of meeting the provisions of code.

Future development is able to be serviced by relevant infrastructure and relevant conditions have been included in the recommendation to Council.

The largest risk in terms of future compliance with this code relates to carparking which has been discussed at length throughout the report.

It is considered that the recommended conditions adequately reduce this risk and future development can be conditioned to comply with the relevant provisions of the general development requirements code and therefore the proposal is not in conflict with the code.

Planning Act 2016 Assessment

Assessment Consideration	Comment
The result of the assessment of that part of the development application that is not the variation request	The development application seeks a Preliminary Approval (being a Variation Approval) for a Material Change of Use from Low Impact Industry uses to Mixed Use uses by way of introducing Low Impact Industry Mixed Use Precinct (Precinct no. MX3) only and does not include another aspect of development.
The consistency of the variations sought with the rest of the local planning instrument that is sought to be varied	At the highest level within the Planning Scheme (i.e. local planning instrument), the Strategic Framework contemplates the land being used for urban purposes. The variation request also proposed to maintain some aspect of Low Impact Industry Development. Detailed assessment of the variations sought have been included in other sections of this report, specifically that part dealing with the assessment of the application against the Planning Scheme.
The effect the variations would have on submission rights for later development applications, particularly considering the amount and detail of information included in, attached to, or given with the application and available to submitters	The proposed variations seek to introduce development categorised as either accepted or code assessable over and above what is currently contemplated by the Table of Assessment for the Low Impact Industry Zone. On the basis of the submitted information, Officers are satisfied that it is appropriate to approve the variations sought and that such variations will not unreasonably remove submission rights for a later development application.
Any other matter prescribed by regulation	Section 32 of the *Planning Regulation 2017* prescribes for the assessment of a Variation Request that the assessment manager must consider, to the extent the matter is relevant: a. the common material; b. the regional plan for a region; c. the State Planning Policy, to the extent the State Planning Policy is not reflected by the local planning instrument; and d. any temporary State Planning Policy. With respect to the above matters, this report has considered all of the above identified matters to the extent they are relevant to the Variation Request.

Infrastructure Charges

There are no Infrastructure Charges associated with a variation application. Infrastructure charges will be levied upon relevant development undertaken pursuant to the variation approval.

Infrastructure charges will be calculated in accordance with the current policy applying at the time of calculation.

Submissions

The application was publicly notified in accordance with the requirements of the *Planning Act 2016,* and as a result of this process, no properly made submissions were received.

Resource Implications

There are no resource implications for Council as a result of this recommendation.

Risk Management Implications

Potential risks include over development of the site for Centre Activities. This risk is reduced through the implementation of suitable conditions and by imposing appropraite levels of assessment in the Table of Assessment.

Consultation

External

A number of meeitngs have occurred with the Applicant and its consultant throughout the application process.

Internal

The application was discussed with representatives from various Departments at the Development Enquiries Meeting and following receipt of the Economic Impact Assessment.

Conclusion

The proposal to vary the Planning Scheme as it relates to the subject site has been assessed against all required provisions as outlined by the *Planning Act 2016.* The uses proposed in the Mixed Use Zone (Low Impact Industry Mixed Use Precinct (Precinct no. MX3)) are not wholly dissimilar to those that currently exist on the site.

The impacts of allowing the introduction of additional non-industrial uses to be established on site have been considered at length and reasonable and relevant conditions are proposed to ensure any potential adverse impacts are mitigated.

It is recommended that the proposed variation request be approved subject to conditions.

Officer's Recommendation

That Council approve the application DA-2021-160 Development Application seeking a Preliminary Approval (being a Variation Approval) for a Material Change of Use from Low Impact Industry uses to Mixed Use uses by way of introducing Low Impact Industry Mixed Use Precinct (Precinct no. MX3) over land described as Lots 1,

2, and 5 on SP282340, located at 29 and 33 Arana Drive and 1-11 Carl Street, Rural View, subject to the following:

APPROVED DRAWING(S) AND / OR DOCUMENT(S)

The term 'approved drawing(s) and / or document(s)' or other similar expressions means:

Drawing or Document	Date
Plan of Development- Mixed Use Area Issue B	28 October 2021
Table of Assessment – Mixed Use zone (as amended)	February 2022
Mixed Use Zone Code (as amended)	February 2022

Assessment Manager Conditions

1. This approval, granted under the provisions of the *Planning Act 2016*, shall lapse 5 years from the day the approval takes effect in accordance with the provisions of Section 88 of the *Planning Act 2016.*

2. Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s), and in accordance with:

    a. The specifications, facts and circumstances as set out in the application submitted to Council; and
    b. The following conditions of approval and the requirements of Council's Planning Scheme and the relevant Planning scheme policies.

    Except where modified by these conditions of approval.

Variation to the Local Planning Instrument

3. Pursuant to s61(3)(a) of the *Planning Act 2016,* the Variation Approval varies the effect of the Mackay Region Planning Scheme 2017 – Version 3.1, or any subsequent Planning Scheme in effect for the Mackay Region Council local government area as at a date a future development application is made in respect of land to which the Variation Approval applies ("MRC Planning Scheme") as follows:

    a. The categories of development and assessment – Material Change of Use on the land shall be determined in accordance with the "Table of Assessment– Mixed Use zone (as amended)" - **Annexure A** which replaces Table 5.5.13 – Mixed Use Zone of the MRC Planning Scheme, to the extent of any inconsistency.

    b. The categories of development and assessment – Reconfiguring a Lot on the land is unchanged.

    c. The categories of development and assessment – Operational Works on the land is unchanged.

    d. The categories of development and assessment – Building Works on the land is unchanged.

    e. The categories of development and assessment – Local Plan on the land is unchanged.

    f. The categories of development and assessment – Overlays on the land is unchanged.

g. The assessment benchmarks for assessable development within the Mixed Use Zone Code (as amended) at **Annexure B** replace the assessment benchmarks for assessable development within the MRC Planning Scheme to the extent of any inconsistency.

4. The Mixed Use Zone Code (as amended) applies to all Material Change of Use applications and associated development undertaken on the land, where such development is proposed pursuant to this Approval.

5. If there is an inconsistency between conditions of this approval and the Table of Assessment – Mixed Use zone (as amended) and the Mixed Use Zone Code (as amended), the conditions of this approval prevail to the extent of the inconsistency.

6. If there is an inconsistency between the MRC Planning Scheme and the Table of Assessment – Mixed Use zone (as amended) and the Mixed Use Zone Code (as amended), the Table of Assessment – Mixed Use zone (as amended) and the Mixed Use Zone Code (as amended) prevail to the extent of the inconsistency.

7. Where the conditions of this approval and/or the approved plans and documents are 'silent' in respect of how an aspect of development should be treated, the provisions of the MRC planning scheme in effect at the time shall apply to that aspect of development.

Future Development Applications

8. All Development Applications made pursuant to this Variation Approval must demonstrate that they comply with the requirements of the Approved Plans and the conditions of this Approval.

Detailed Traffic Impact Assessment

9. A detailed Traffic Impact Assessment (TIA) must be submitted in conjunction with each application for a Material Change of Use made for development in the precinct.

   Each detailed TIA must include the following matters:
   a. The prediction of road traffic generated by the proposed development, traffic distribution and travel patterns; and
   b. Analysis of the impact of development related traffic on Council's local road network and intersections giving the necessary consideration to capacity and safety; and
   c. Identification of any upgrades required to the existing road network to mitigate any identified impacts of the development and the associated timing for such upgrades; and
   d. Demonstration that onsite vehicle and bicycle parking is provided to accommodate the demand generated by the development.

   Each detailed TIA must be prepared and certified by a suitably qualified and experienced Traffic Engineer and be prepared in accordance with Austroads guide to Traffic Management Part 12 and certified by a RPEQ in this field.

   Each detailed TIA must include appropriate discussion and data to support the recommendations. All assumptions made within the TIA must be documented and references detailed.

   Where a TIA identifies that upgrades to the existing road network are required, such upgrades must be undertaken in accordance with the associated timing identified within the TIA, prior to Council approval of a Plan of Survey for the development or the Commencement of Use, whichever occurs first.

UNIQUE NOTATIONS

The following notation will apply to the parent lots and all lots created on the land.

1. This lot forms part of land which is subject to a Variation Approval issued under the *Planning Act 2016* (Council Reference: DA-2021-160). The Variation Approval incorporates Table of Assessment – Mixed Use zone (as amended) to be used in determining the category of assessment for development undertaken on the land, to the extent stated in the Table of Assessment. Development undertaken pursuant to this Variation Approval must comply with all relevant conditions.

ASSESSMENT MANAGER'S ADVICE

Local Laws

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

Infrastructure Charges Notice

2. Infrastructure charges will be levied upon relevant development undertaken pursuant to this Variation Approval. Infrastructure charges will be calculated in accordance with the current policy applying at the time of calculation.

Notation of Mackay Regional Council Planning Scheme

3. Pursuant to Section 89 of the Planning Act 2016, Council will notate Schedule 4 of the Planning Scheme to reflect the Variation Approval.

The Director provided an overview of the report and advised there was a briefing to Council on this development.

Council Resolution ORD-2022-50

That Council approve the application DA-2021-160 Development Application seeking a Preliminary Approval (being a Variation Approval) for a Material Change of Use from Low Impact Industry uses to Mixed Use uses by way of introducing Low Impact Industry Mixed Use Precinct (Precinct no. MX3) over land described as Lots 1, 2, and 5 on SP282340, located at 29 and 33 Arana Drive and 1-11 Carl Street, Rural View, subject to the following:

APPROVED DRAWING(S) AND / OR DOCUMENT(S)

The term 'approved drawing(s) and / or document(s)' or other similar expressions means:

Drawing or Document	Date
Plan of Development- Mixed Use Area Issue B	28 October 2021
Table of Assessment – Mixed Use zone (as amended)	February 2022
Mixed Use Zone Code (as amended)	February 2022

Assessment Manager Conditions

This approval, granted under the provisions of the *Planning Act 2016*, shall lapse 5 years from the day the approval takes effect in accordance with the provisions of Section 88 of the *Planning Act 2016.*

Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s), and in accordance with:

The specifications, facts and circumstances as set out in the application submitted to Council; and The following conditions of approval and the requirements of Council's Planning Scheme and the relevant Planning scheme policies.

Except where modified by these conditions of approval.

Variation to the Local Planning Instrument

Pursuant to s61(3)(a) of the *Planning Act 2016,* the Variation Approval varies the effect of the Mackay Region Planning Scheme 2017 – Version 3.1, or any subsequent Planning Scheme in effect for the Mackay Region Council local government area as at a date a future development application is made in respect of land to which the Variation Approval applies ("MRC Planning Scheme") as follows:

The categories of development and assessment – Material Change of Use on the land shall be determined in accordance with the "Table of Assessment– Mixed Use zone (as amended)" - **Annexure A** which replaces Table 5.5.13 – Mixed Use Zone of the MRC Planning Scheme, to the extent of any inconsistency.

The categories of development and assessment – Reconfiguring a Lot on the land is unchanged.

The categories of development and assessment – Operational Works on the land is unchanged.

The categories of development and assessment – Building Works on the land is unchanged.

The categories of development and assessment – Local Plan on the land is unchanged.

The categories of development and assessment – Overlays on the land is unchanged.

The assessment benchmarks for assessable development within the Mixed Use Zone Code (as amended) at **Annexure B** replace the assessment benchmarks for assessable development within the MRC Planning Scheme to the extent of any inconsistency.

The Mixed Use Zone Code (as amended) applies to all Material Change of Use applications and associated development undertaken on the land, where such development is proposed pursuant to this Approval.

If there is an inconsistency between conditions of this approval and the Table of Assessment – Mixed Use zone (as amended) and the Mixed Use Zone Code (as amended), the conditions of this approval prevail to the extent of the inconsistency.

If there is an inconsistency between the MRC Planning Scheme and the Table of Assessment – Mixed Use zone (as amended) and the Mixed Use Zone Code (as amended), the Table of Assessment – Mixed Use zone (as amended) and the Mixed Use Zone Code (as amended) prevail to the extent of the inconsistency.

Where the conditions of this approval and/or the approved plans and documents are 'silent' in respect of how an aspect of development should be treated, the provisions of the MRC planning scheme in effect at the time shall apply to that aspect of development.

Future Development Applications

All Development Applications made pursuant to this Variation Approval must demonstrate that they comply with the requirements of the Approved Plans and the conditions of this Approval.

Detailed Traffic Impact Assessment

A detailed Traffic Impact Assessment (TIA) must be submitted in conjunction with each application for a Material Change of Use made for development in the precinct.

Each detailed TIA must include the following matters:

The prediction of road traffic generated by the proposed development, traffic distribution and travel patterns; and

Analysis of the impact of development related traffic on Council's local road network and intersections giving the necessary consideration to capacity and safety; and

Identification of any upgrades required to the existing road network to mitigate any identified impacts of the development and the associated timing for such upgrades; and

Demonstration that onsite vehicle and bicycle parking is provided to accommodate the demand generated by the development.

Each detailed TIA must be prepared and certified by a suitably qualified and experienced Traffic Engineer and be prepared in accordance with Austroads guide to Traffic Management Part 12 and certified by a RPEQ in this field.

Each detailed TIA must include appropriate discussion and data to support the recommendations. All assumptions made within the TIA must be documented and references detailed.

Where a TIA identifies that upgrades to the existing road network are required, such upgrades must be undertaken in accordance with the associated timing identified within the TIA, prior to Council approval of a Plan of Survey for the development or the Commencement of Use, whichever occurs first.

UNIQUE NOTATIONS

The following notation will apply to the parent lots and all lots created on the land.

This lot forms part of land which is subject to a Variation Approval issued under the *Planning Act 2016* (Council Reference: DA-2021-160). The Variation Approval incorporates Table of Assessment – Mixed Use zone (as amended) to be used in determining the category of assessment for development undertaken on the land, to the extent stated in the Table of Assessment. Development undertaken pursuant to this Variation Approval must comply with all relevant conditions.

ASSESSMENT MANAGER'S ADVICE

Local Laws

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

Infrastructure Charges Notice

Infrastructure charges will be levied upon relevant development undertaken pursuant to this Variation Approval. Infrastructure charges will be calculated in accordance with the current policy applying at the time of calculation.

Notation of Mackay Regional Council Planning Scheme

Pursuant to Section 89 of the Planning Act 2016, Council will notate Schedule 4 of the Planning Scheme to reflect the Variation Approval.

Moved Cr Green **Seconded Cr Hassan**

Cr Green highlighted several items from the report including that the application is for the rezoning from the local impact industry zone to mixed use zone by introducing a low impact industry mixed use precinct at the properties. This variation will allow for commercial uses on this site instead of solely industrial uses under the current zoning. The variation will allow some users to become code accessible where previously they were impact accessible with some examples of businesses uses include health care services, offices, shops or child care centres. Our staff had this report independently reviewed and further noted the application was publicly notified for 30 business days and received no objections. This proposal will encourage industrial or non industrial commercial uses in this growing area is a step forward for the northern beaches residents and businesses.

Cr Bonaventura supported the motion and as the report states it going to make minimal impact by removing the idea of using that land for light industrial, however Council will still need to consider other options in that where we don't have light industrial there are a lot of other uses that we still have to come over to town for in that light industrial area that could be utilised with the northern beaches area as it grows, so as a Council will need to continue to look possibilities where we can make some of that land available.

Cr May highligthed the Albertie subdivision has been around for sometime and Council has seen many changes to the plan and it is good to be able to be flexible and adopt those changes within a development application that serves the community and the developer. It was pleasing to see in this application that an ecomonic impact assessment, traffic management assessment and to make sure Council has covered off on all of those bases whereby the community have had some concerns. I don't believe we have loss the industrial zone which is a good outcome of the application and still having this available if there is a need for this zone and opens up to mixed use availability for potential commercial activities.

Cr Jones supported the motion and concured with Cr Bonaventura. She highlighted that the zone to be changed from light industrial and knowing that Paget is our primary light industrial hub. As Northern beaches grows, I do have concerns that we are taking away opportunities for the northern beaches residents, however overall is satisfied with all the information Council has received on this application.

Cr Green exercised her right of reply and spoke that we aren't taking any light industrial land away, we are just adding the mixed use zone to it, so there is a greater scope of businesses for that region.

CARRIED

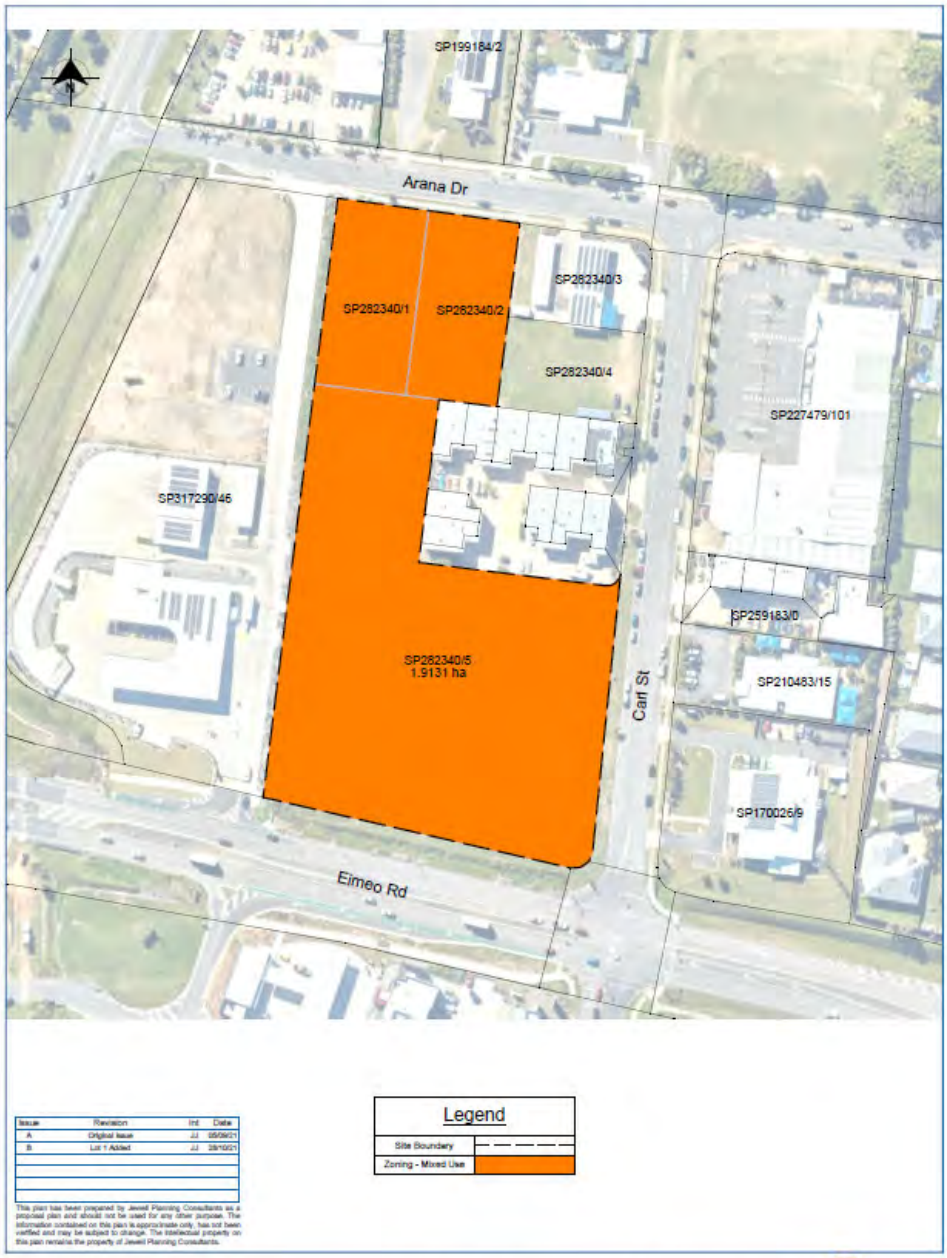
4.

Attachment A: Locality Plan

Image 2: Aerial Site Image (Source: Mackay Regional Council MiMaps)

Image 3:Site Context (Source: Mackay Regional Council MiMaps)

Attachment B: Plan of Development



Attachment C: Annexure A- Table of Assessment– Mixed Use zone, Low impact industry mixed use precinct (precinct no. MX3) (as amended)

ANNEXURE A

Table – Mixed use zone Low impact industry mixed use precinct (precinct no. MX3)

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Car wash	**Code assessment**	
	All circumstances	• Mixed use zone code (as amended) • Service station and car wash code • General development requirements code • Healthy waters code (section 9.4.2.1. identifies if the code applies)
Caretaker's accommodation	**Code assessment**	
	All circumstances	• Mixed use zone code (as amended) • Caretaker's accommodation, dwelling unit and rural workers accommodation code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only
Centre activities	**Accepted development subject to requirements**	
	If: • involving: - Food and drink outlet - Hardware and Trade supplies - Health Care Services - Office - Shop - Showroom - Veterinary Service; and • within an existing / approved part of the building previously or approved to be occupied by a centre activity; and • complying with all requirements for accepted development.	• Centre activities code – all acceptable outcomes in the "Accepted development subject to requirements" section
	Code assessment	
	If: • not accepted development subject to requirements; and • involving: - Food and drink outlet - Hardware and Trade supplies - Health Care Services - Office - Shop - Showroom - Veterinary Service	• Mixed use zone code (as amended) • Centre activities code • General development requirements code • Healthy waters code (section 9.4.2.1. identifies if the code applies)

	Impact assessment	
	If: • Bar • Function Facility • Funeral Parlor • Shopping Centre • Theatre	The planning scheme
Childcare centre	**Code assessment**	
	If not impact assessment	• Mixed use zone code (as amended) • Childcare centre code • General development requirements code • Healthy waters code (section 9.4.2.1. identifies if the code applies)
	Impact assessment	
	If located on a site adjoining an existing or approved Industry Activity	The planning scheme
Garden centre	**Code assessment**	
	All circumstances	• Mixed use zone code (as amended) • Outdoor business activities code • General development requirements code • Healthy waters code (section 9.4.2.1. identifies if the code applies)
Indoor sport and recreation	**Code assessment**	
	All circumstances	• Mixed use zone code (as amended) • Recreation activities code • General development requirements code • Healthy waters code (section 9.4.2.1. identifies if the code applies)
Low impact industry	**Accepted development subject to requirements**	
	If: • within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use; and • complying with all requirements for accepted development.	• Industry activities code – all acceptable outcomes in the "Accepted development subject to requirements" section
	Code assessment	
	If not accepted development subject to requirements	• Mixed use zone code (as amended) • Industry activities code • General development requirements code • Healthy waters code (section 9.4.2.1. identifies if the code applies)
Outdoor sales	**Code assessment**	
	All circumstances	• Mixed use zone code(as amended) • Outdoor business activities code • General development requirements code • Healthy waters code (section 9.4.2.1. identifies if the code applies)

Research and technology industry	**Accepted development subject to requirements**	
	If: • within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use; and • complying with all requirements for accepted development	• Industry activities code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted subject to requirements.	• Mixed use zone code (as amended) • Industry activities code • General development requirements code • Healthy waters code (section 9.4.2.1. identifies if the code applies)
Sales office	**Accepted development subject to requirements**	
	If complying with all requirements for accepted development	Sales office code – all acceptable outcomes in the "Accepted development subject to requirements"section
	Code assessment	
	If not accepted development subject to requirements	• Mixed use zone code (as amended) • Sales office code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only
Service industry	**Accepted development subject to requirements**	
	If • within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use; and • complying with all requirements for accepted development	• Industry activities code – all acceptable outcomes in the "Accepted development subject to requirements" section
	Code assessment	
	If not accepted development subject to requirements	• Mixed use zone code (as amended) • Industry activities code • General development requirements code • Healthy waters code (section 9.4.2.1. identifies if the code applies)
Service Station	**Code assessment**	
	All circumstances	• Mixed use zone code (as amended) • Service station and car wash code • General development requirements code • Healthy waters code (section 9.4.2.1. identifies if the code applies)

Warehouse	**Accepted development subject to requirements**	
	If • within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use; and • complying with all requirements for accepted development	Industry activities code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	• If not accepted developmentsubject to requirements	• Mixed use zone code (as amended) • Industry activities code • General development requirements code • Healthy waters code (section 9.4.2.1. identifies if the code applies)
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the criteria in the "Categories of development and assessment" column. Any other undefined use.		The planning scheme

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Attachment D: Annexure B- Mixed Use Zone Code (as amended)

ANNEXURE B

6.2.13 Mixed use zone code (as amended)

6.2.13.1 Application

This code applies to assessing development in the Mixed use zone.

When using this code, reference should be made to section 1.5 and where applicable, section 1.6 located in Part 1, and section 5.3.3 located in Part 5.

6.2.13.2 Purpose

(1) The purpose of the mixed use zone is to provide for a variety of uses and activities, including, for example, business, residential, retail, service industry, tourist accommodation or low impactindustrial uses or activities.

(2) The local government purpose of the zone code is to provide for:

(a) in the Amenity and convenience precinct (precinct no. MX1), a mix of residential development and small to medium scale, low-impact non-residential uses at strategicallyimportant locations:

(i) that require both non-residential and residential development to activate and provide casual surveillance over an adjoining open space area, such as at AnzacAvenue, Marian; and

(ii) where:

(A) it is important that non-residential development maintains public access toareas of high amenity value; and

(B) both non-residential and residential development benefit from the site'sproximity to an element of high amenity value,

examples of this include[27] Mango Avenue, Eimeo, Southern Breakwater AccessRoad, Mackay Harbour, Anzac Avenue, Marian, and between Victoria and RiverStreets, Mackay city centre; and

(iii) where it is important that a mixture of non-residential and residential uses complement the site's location near a high order centre and provide for a transitionbetween areas with different use and built form characteristics, such as Gordon and Alfred Streets, Mackay city centre and Dutton Street, Walkerston; and

(iv) where it is important that development provides a variety of uses that capitalise upon and support a significant nearby activity node, such as Bridge Road, WestMackay; and

(v) where a range of uses is provided for in order to encourage the retention and re-use of heritage buildings and where it is appropriate to capitalise upon importantnearby strategic elements (such as high order recreation nodes and transport corridors), such as Nebo Road, West Mackay; and

(b) in the Fringe commercial precinct (precinct no. MX2):

(i) residential uses and a range of small scale, low intensity and low impact non- residential uses that contributes to achieving, or at least not compromising, the potential for medium density residential development over the following areas inthe future:

(A) Malcomson Street, North Mackay; and

(B) Kay Court, Mount Pleasant; and

(C) Boddington Street, Mackay; and

(D) Prospect Street / Turner Street, Mackay,

(ii) consolidate / extend existing development over lots within the Fringe commercial precinct (precinct no. MX2) on Shakespeare Street and Nebo Road, Mackay; and

(iii) a range of non-residential uses that reinforces or complements the prevailing low-impact industry land use pattern over lots within the Fringe commercial precinct (precinct no. MX2) at Sydney Street and Juliet Street, Mackay; and

(c) In the Low impact industry mixed use precinct (precinct no. MX3)

(i) a mix of service industry and low impact industry; and

(ii) other uses and activities that support and compliment the service industry and low impact industry activities; and

(iii) other uses and activities that do not compromise the ability to establish service industry and low impact industry activities; and

(iv) centre activities that are of a nature and scale that do not compromise the role and function of the centre zones or Specialised Centre Zone.

(3) The purpose of the code will be achieved through the following overall outcomes:

(a) Uses:

(i) in the Amenity and convenience precinct (precinct no. MX1):

(A) the predominant form of development within the precinct includes a mixtureof:

- small to medium scale non-residential development that:
  - involves centre activities, community activities and othercompatible uses; and
  - is compatible with residential development; and
  - does not compete with or compromise the role, function andviability of multi-purpose centres; and
- residential development including multiple dwellings and short-term accommodation; and

(B) non-residential development at Mango Avenue, Eimeo; Southern Breakwater Access Road, Mackay Harbour; Anzac Avenue, Marian; and between Victoria and River Streets, Mackay city centre, includes uses thatmaintain public access to landmark sites and areas of high amenity value;and

(C) non-residential development at Bridge Road, West Mackay includes local convenience and health care related services and other non-residential useswith synergies to the Mackay Base Hospital; and

(D) residential development at Bridge Road, West Mackay includes short to medium term accommodation for relatives and friends of patients in, or staffof, Mackay Base Hospital; and

(E) residential development between Victoria and River Streets, Mackay city centre includes short-term accommodation to capitalise on the amenity ofthe Pioneer River and being located within Mackay city centre; and

(F) in order to contain significant non-residential uses within nearby centre zones, residential uses predominate in mixed use developments on sites inthe Mackay city centre and at Dutton Street, Walkerston ; and

(ii) in the Fringe commercial precinct (precinct no. MX2):

(A) at Malcomson Street, North Mackay; Kay Court, Mount Pleasant; Boddington Street, Mackay; and Prospect Street / Turner Street, Mackay thepredominant form of development is:

- medium density residential development including short-term accommodation; and
- a range of small scale, low intensity and low impact non-residential development that does not compromise the potential for these areasto accommodate medium density residential development in the future; and

(B) at Shakespeare Street and Nebo Road, Mackay, the predominant form ofdevelopment is:

- outdoor sales and complementary uses; or
- medium density residential

(C) in Sydney Street and Juliet Street, Mackay, the predominant form ofdevelopment is:

- low-impact industrial development; and

- other low-impact non-sensitive uses; and

(iii) In the Low impact industry mixed use precinct (precinct no. MX3)

iv) the development within the zone is low impact industrial development and other complementary and compatible uses; and

v) a range of non-industrial uses may be appropriate if these uses are:

- required to serve the needs of the local area; and
- located on prominent, highly accessible sites; and
- not affected by, or able to mitigate, impacts generated by established industrial uses; and
- do not compromise the ability to establish future industrial uses on site; and;
- do not compromise the role and function of the centre zones or Specialised Centre Zone; and

vi) sensitive land uses are only located adjacent established non-industrial uses; and

(b) Infrastructure:
(i) development is efficiently serviced by the full range of urban infrastructurenetworks; and

(c) Accessibility:
(i) the pedestrian access along streets and within open space areas adjacent to the development is attractive, convenient, safe and, as much as practical, is protectedfrom sun and rain; and
(ii) footpaths, cycle lanes and end of trip facilities provide a high level of accessibilityfor pedestrians and cyclists; and
(iii) high quality public transport facilities including interchanges are provided at keylocations (convenient for users); and
(iv) arterial roads and sub-arterial roads adjoining the site facilitate high traffic volumes;and
(v) other streets adjoining the site facilitate lower volumes of traffic, safe bicycle movement, safe vehicle access to sites, pedestrian priority crossing points andstreet parking; and
(vi) adequate on-site vehicle and bicycle parking is provided to accommodate the demand generated by the development; and

(d) Built form and public realm:
(i) in the Amenity and convenience precinct (precinct no. MX1):
(A) prominent buildings reflect the site's strategic location, but also:

- integrates with the landscape character of the site and the local area;and
- respects the built form character and amenity of the local area; and
- does not form over-development of the site; and

(B) buildings provide extensive active frontages and covered outdoor seating areas to capitalise upon views of, and effectively address and engage with:

- the Pioneer River and adjoining open space at Anzac Avenue, Marianand between River and Victoria Streets, Mackay city centre; and
- ocean, coastline, urban and mountain views from Mango Avenue,Eimeo; and
- the Marina and adjoining public footpath and open space, as well asbeach and ocean views, at Southern Breakwater Access Road, Mackay Harbour; and

(C) road frontage setbacks are small enough to enable the development toeffectively interact with the street but large enough to accommodate landscaping and avoid buildings being visually overbearing; and
(D) development provides high quality design outcomes reinforcing the sense ofidentity of the local area and region; and

(ii) in the Fringe commercial precinct (precinct no. MX2):
(A) the size and scale of non-residential buildings at Malcomson Street, NorthMackay; Kay Court, Mount Pleasant; Boddington Street, Mackay; and Prospect Street / Turner Street,

Mackay is restricted to maintain:

- the ability for these areas to accommodate medium density residentialdevelopment in the future; and
- the role, function and viability of designated multi-purpose centres;and buildings integrate with the built form of the area and do not constitute over-development of the site; and

(B) road frontage setbacks:

- accommodate landscaping; and
- avoid buildings being visually overbearing; and

(C) development provides high quality design outcomes reinforcing the sense ofidentity of the local area and region; and

(iii) In the Low impact industry mixed use precinct (precinct no. MX3)

(A) buildings integrate with the built form of the area and do not constitute overdevelopment of the site; and

(B) road frontage setbacks accommodate landscaping and avoid buildings being visually overbearing; and development provides high quality design outcomes reinforcing the sense of identity of the local area and region; and

(e) Amenity:
(i) conflicts between sensitive land uses and uses generating amenity impacts areminimised through location, design and/or operation; and

(f) Environment:
(i) development maintains, enhances and responds to high value ecological featuresand the physical constraints of the land.

6.2.13.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 6.2.13.3.A – Mixed use zone – assessable development

Performance outcomes	Acceptable outcomes
Assessable development	
Uses – Amenity and convenience precinct (precinct no. MX1)	
PO1 The precinct primarily accommodates both of the following in mixed use buildings: (a) non-residential uses including centre activities, community and other uses that are compatible with residential development on the site and on adjoining sites; and (b) residential development including multiple dwellings and/or short-term accommodation.	**AO1** On sites in areas other than those mentioned in PO7 and AO7.1: (a) centre activities, community activities and other compatible non-residential uses occupy a minimum of 20% of the total gross floor area; and (b) multiple dwellings and/or short-term accommodation occupy a minimum of 50% of the total gross floor area.
PO2 Centre activities do not compete with or compromise the role, function and viability of designated multi-purpose centres.	**AO2.1** The maximum gross floor area for tenancies containing centre activities, other than office, is 300m^2.
	AO2.2 The maximum gross floor area for office tenancies is 500m^2.
	AO2.3

	Department stores, discount department stores, showrooms and full-sized supermarkets are not provided in the Mixed use zone.
PO3 Non-residential uses maintain public access to high amenity value in the Mixed use zone at: (a) Anzac Avenue, Marian – adjoins Pioneer River and open space area; and (b) Mango Avenue, Eimeo – landmark site with ocean, coastline, urban and mountain views; and (c) Southern Breakwater Access Road, Mackay Harbour – landmark site with Marina, beach and ocean views, and adjoins Marina footpath and open space area; and (d) between Victoria and River Streets, Mackay city centre – adjoins Pioneer River.	**AO3** Non-residential uses open to the general public, such as food and drink outlet, hotel, shop and community use, are provided in the Mixed use zone at: (a) Anzac Avenue, Marian; and (b) Mango Avenue, Eimeo; and (c) Southern Breakwater Access Road, Mackay Harbour; and (d) Between Victoria and River Streets, Mackay city centre.
PO4 Non-residential uses in the Mixed use zone at Bridge Road, West Mackay provide local convenience services and establish synergies with the Mackay Base Hospital.	**AO4** Non-residential uses in the Mixed use zone at Bridge Road, West Mackay include: (a) centre activities such as food and drink outlet, shop, health care services and office; and (b) community activities such as community care centre and place of worship; and (c) other uses that provide local convenience services and establish synergies with the Mackay Base Hospital.
PO5 Residential development in the Mixed use zone at Bridge Road, West Mackay provides short to medium term accommodation for relatives and friends of patients in, or staff of, Mackay Base Hospital.	**AO5** Residential development in the Mixed use zone at Bridge Road, West Mackay includes short-term accommodation or rooming accommodation uses.
PO6 Residential development in the Mixed use zone in between Victoria and River Streets, Mackay city centre includes short-term accommodation to capitalise on the amenity of the Pioneer River and being located with Mackay city centre.	**AO6** Residential development in the Mixed use zone in between Victoria and River Streets, Mackay city centre includes short-term accommodation uses.

PO7 In order to contain significant non-residential uses within nearby zones, residential uses predominate in mixed use developments on sites in the Mixed use zone, Amenity and convenience precinct (precinct no. MX1) in Mackay city centre and Walkerston.	**AO7** On sites in the Mixed use zone, Amenity and convenience precinct (precinct no. MX1) in Mackay city centre (Victoria and River Streets area and Gordon and Alfred / Park Streets area) and Dutton Street, Walkerston: (a) centre activities, community activities and other compatible non-residential uses occupy a maximum of 30% of the total gross floor area; and (b) multiple dwellings and/or short-term accommodation occupy a minimum of 70% of the total gross floor area.
PO8 Mixed use developments: (a) provide an effective land use transition between centres and surrounding residential areas; and (b) maintain the character and amenity of surrounding residential areas.	**AO8.1** In the Mackay City Centre, development on the former rail yards site (bounded by Gordon Street, Tennyson Street and Park Street) is in accordance with a masterplan that: (a) ensures non-residential uses are located away from: (i) the eastern part of the former rail yards site; and (ii) Park Street; and (b) provides a publicly accessible north-south bicycle and pedestrian route linking Lawson Street and the former rail corridor south of Park Street and Alfred Street; and (c) transitions in building height from Tennyson Street eastwards to the existing low intensity residential area on Byron Street.
	AO8.2 In Marian, non-residential uses are located away from the eastern part of the area zoned Mixed use.
	AO8.3 In Walkerston, non-residential uses are located away from the northern and western part of the area zoned Mixed use.

Uses – Fringe commercial precinct (precinct no. MX2)	
PO9 The following uses are accommodated at Malcomson Street, North Mackay; Kay Court, Mount Pleasant; Boddington Street, Mackay; Prospect / Turner Street, Mackay; and Shakespeare Street and Nebo Roads, Mackay: (a) multiple dwelling activities, short-term accommodation and other residential uses; and (b) fringe commercial uses such as agricultural supplies store, car wash, centre activities (other than shopping centre), garden centre, hardware and trade supplies, indoor sport and recreation, outdoor sales, parking station, sales office and service industry; and (c) community uses such as childcare centre and community activities (other than hospital)	No acceptable outcomes prescribed.
PO10 The size and scale of buildings accommodating non-residential uses at Malcomson Street, North Mackay; Kay Court, Mount Pleasant; Boddington Street, Mackay; and Prospect / Turner Street, Mackay: (a) enables potential future re-development for medium density residential uses; and (b) maintains the role, function and viability of designated multi-purpose centres.	**AO10.1** The maximum gross floor area for buildings accommodating non-residential uses at Malcomson Street, North Mackay; Kay Court, Mount Pleasant; Boddington Street, Mackay; and Prospect / Turner Street, Mackay is 200m^2. **AO10.2** The maximum height for buildings accommodating non-residential uses at Malcomson Street, North Mackay; Kay Court, Mount Pleasant; Boddington Street, Mackay; and Prospect / Turner Street, Mackay is 6 metres (1 storey).
PO11 The following uses are accommodated in Sydney Street and Juliet Street: (a) low impact industrial development such as hardware and trade supplies, low impact industry, research and technology industry, service industry, transport depot (low-impact) and warehouse; and (b) fringe commercial uses such as agricultural supplies store, car wash, centre activities (other than shopping centre), garden centre, indoor sport and recreation, outdoor sales, parking station, sales office and service station; and (c) community activities (other than childcare centre and hospital).	No acceptable outcomes prescribed.

Infrastructure	
PO12 Development is serviced by all forms of urban infrastructure.	**AO12** Development is connected to: (a) reticulated water supply infrastructure; and (b) reticulated sewerage infrastructure; and (c) a sealed road; and (d) stormwater infrastructure; and (e) electricity and telecommunications infrastructure.
Accessibility	
PO13 Vehicle access points do not compromise: (a) the safety, operational capacity, or efficiency of arterial roads and sub-arterial roads; and (b) pedestrian safety and amenity on key active frontage streets.	**AO13** Development gains vehicular access from: (a) a non-residential side street; or (b) co-ordinated rear access; or (c) a combined access point (1 access shared between 2 or more sites); rather than gaining direct vehicular access from: (a) Dutton Street, Walkerston; or (b) Anzac Avenue, Marian; or (c) the southern road frontage of River Street, Mackay city centre (between Carlyle and Lawson Streets); or (d) Malcomson Street, North Mackay; or (e) Bruce Highway, Mount Pleasant; or Juliet Street, Mackay.
Built form and the public realm - general	
PO14 Buildings provide high quality design outcomes and elements that emphasise the sense of identity for the local area and the region through the use of: (a) articulated building lines, wall profiles and roof profiles; and (b) detailed articulation elements; and (c) materials that are durable and respond to the surrounding landscape character and built character; and (d) building design and landscaping that responds to and celebrates the region's tropical climate.	No acceptable outcome prescribed.
Built form and the public realm – Amenity and convenience precinct (precinct no. MX1)	
PO15 Built form is integrated with adjoining and nearby mixed use development to provide: (a) co-ordinated layout; and (b) consistent streetscape rhythm.	No acceptable outcome prescribed.

PO16 In multi-storey mixed use buildings: (a) uses on lower floors engage with the street, park and/or public space; and (b) uses on high floors utilise the amenity provided by reduced noise, higher levels of privacy and views	**AO16** In multi-storey mixed use buildings: (a) centre activities and/or community activities are provided at ground floor, and if required, floors immediately above ground floor; and (b) multiple dwellings and/or short-term accommodation is provided on floors above the centre activities and/or community activities; and (c) active uses and frontages are located between the street / public space and car parking.
PO17 Building height: (a) reflects the strategic importance of the site and capitalises on nearby high amenity values; and (b) respects, and integrates with, surrounding built form.	**AO17** The maximum height of buildings is: (a) in accordance with the Mackay city centre local plan on sites in the Mixed use zone, Amenity and convenience precinct (precinct no. MX1) in Mackay city centre (between Victoria and River Streets and between Gordon and Alfred / Park Streets); and (b) 17 metres above ground level (5 storeys) in the Mixed use zone, Amenity and convenience precinct (precinct no. MX1) at Southern Breakwater Access Road, Mackay Harbour and Bridge Road, West Mackay; and (c) 11 metres above ground level (3 storeys) in the Mixed use zone, Amenity and convenience precinct (precinct no. MX1) at Mango Avenue, Eimeo; Nebo Road, West Mackay and Dutton Street, Walkerston; and (d) 8.5 metres above ground level (2 storeys) in the Mixed use zone at other locations.
PO18 Key active frontage streets are characterised by: (a) active and articulated buildings defining and addressing the street; and (b) a vibrant street-orientated atmosphere; and (c) high quality pedestrian amenity.	**AO18** Street-orientated development is provided: (a) along River Street, Mackay city centre (between Carlyle and Lawson Streets); and (b) along Dutton Street, Walkerston.

PO19 Buildings are setback from road frontages to: (a) reflect the character and amenity of the local area; and (b) enable buildings to effectively address and engage with the street; and (c) are large enough to: (i) enable landscaping between the building and the street; and (ii) avoid buildings from being visually overbearing as viewed from the street.	No acceptable outcome prescribed.
PO20 Ground floor centre activities and/or community activities enable the general public to enjoy the high amenity value of: (a) ocean, coastline, urban and mountain views in the Mixed use zone at Mango Avenue, Eimeo; and (b) the Pioneer River and adjoining public space in the Mixed use zone north of River Street, Mackay city centre; and (c) the Pioneer River and adjoining open space in the Mixed use zone at Anzac Avenue, Marian.	**AO20.1** In the Mixed use zone, Amenity and convenience precinct (precinct no. MX1) at Mango Avenue, Eimeo, uses providing access to the general public: (a) are provided at ground level on the highest point, or close to the highest point of the site; and (b) provide large openings and outdoor seating areas orientated to capture direct views to the north (toward Shoal Point and Cape Hillsborough), east (toward the islands and Dolphin Heads) and south/west (toward Mackay and hinterland mountains).
	AO20.2 In the Mixed use zone, Amenity and convenience precinct (precinct no. MX1) at Anzac Avenue, Marian, and north of River Street, Mackay city centre, uses providing access to the general public: (a) are provided at ground level; and (b) provide large openings and outdoor seating areas orientated to capture direct views of the Pioneer River and adjoining public space / open space.
	AO20.3 In the Mixed use zone, Amenity and convenience precinct (precinct no. MX1) at Southern Breakwater Access Road, Mackay Harbour, uses providing access to the general public: (a) are provided at ground level (and higher levels if needed); and (b) provide large openings and outdoor seating areas orientated to capture direct views of the Marina and adjoining public space / open space.
Built form and the public realm – Fringe commercial precinct (precinct no. MX2)	
PO21 Building height and scale: (a) integrates with the built form of the area; and (b) does not form overdevelopment of the site.	**AO21.1** For sites not covered by AO10.2, buildings have a maximum height of 8.5 metres above ground level

	AO21.2 For sites not covered by AO10.1, the maximum: (a) site cover of all buildings is 60% of the total site area; and (b) plot ratio is 1:1.
PO22 Buildings are setback from road frontages to: (a) integrate with the streetscape of the area; and (b) accommodate landscaping between the building and the street; and (c) avoid buildings from being visually overbearing as viewed from the street.	**AO22** Minimum road frontage setbacks are: (a) from arterial roads and sub-arterial roads – 10 metres; and (b) from collector streets and access streets – 6 metres.
Amenity	
PO23 Development does not generate unreasonable levels of noise, odour, dust, air emission, light or vibration impacts that affect: (a) adjoining and nearby sites within a sensitive land use zone; and (b) adjoining or nearby site containing an existing sensitive land use.	No acceptable outcome prescribed.
PO24 Where located in close proximity to uses and/or transport corridors generating amenity impacts, sensitive land uses are located, designed and operated to mitigate those impacts.	No acceptable outcome prescribed.
Environment	
PO25 Development minimises environmental impacts within the subject site and avoids environmental impacts outside the subject site, specifically with regards to: (a) water quality and the ecological and hydrological processes of waterways and wetlands; and (b) the ecological integrity of other habitat areas and corridors; and (c) the ecological integrity of other natural features and elements of high environmental value.	No acceptable outcome prescribed.

Uses – Low impact industry mixed use precinct (precinct no. MX3)	
PO26 The precinct accommodates: (a) low impact industrial development such as: hardware and trade supplies, low impact industry, research and technology industry, service industry and warehouse; and (b) other compatible non-industrial uses that do not compromise established industrial development; and (c) other compatible non-industrial uses that are not affected by or mitigate impacts, generated by surrounding established industrial uses; and (d) non-industrial uses do not compromise the viability of centre zones or Specialised centre Zone.	**AO26.1** Industrial uses occupy a minimum of 50% of the total gross floor area.
PO27 Development involving sensitive land uses are only located adjacent established non-industrial uses and industrial development generating medium, high and very high impacts avoid the zone to: (a) protect the health and safety and amenity of sensitive land uses; and (b) maintain the operational efficiency and viability of low impact industry and non-industrial activities.	**AO27** The following uses are not located on land within the precinct: (a) high impact industry; and (b) medium impact industry; and (c) special industry; and (d) other industrial activities generating medium or high intensity impacts.
Infrastructure	
PO28 Development is serviced by all forms of urban infrastructure.	**AO28** Development is connected to: (a) reticulated water supply infrastructure; and (b) reticulated sewerage infrastructure; and (c) a sealed road; and (d) stormwater infrastructure; and (e) electricity and telecommunications infrastructure.
PO29 Development is supported by a traffic impact assessment: (a) with SIDRA analysis showing that queueing from the Eimeo Road, Arana Drive, Carl Street intersections for the ultimate development scenario does not extend past the proposed property access; and (b) demonstrating on-site vehicle and bicycle parking is provided to accommodate the demand generated by the development and the existing approved development within the precinct.	No acceptable outcome prescribed.
Built form and development intensity	
PO30	**AO30.1**

Building height and scale: (a) integrates with the built form of the area; and (b) does not form overdevelopment of the site.	Buildings have a maximum height of 8.5 metres above ground level.
	AO30.2 The maximum site cover of all buildings is 60% of the total site area.
PO31 Buildings are setback from road frontages to: (a) integrate with the streetscape of the area; and (b) accommodate landscaping between the building and the street; and (c) avoid buildings from being visually overbearing as viewed from the street.	**AO31** Minimum road frontage setbacks are: (a) from arterial roads and sub-arterial roads – 10 metres; and (b) from collector streets and access streets – 6 metres.
PO32 Buildings provide high quality design outcomes and elements that emphasise the sense of identity for the local area and the region through the use of: (a) articulated building lines, wall profiles and roof profiles; and (b) detailed articulation elements; and (c) materials that are durable, require minimal maintenance, and respond to the surrounding landscape character and built character; and (d) building design and landscaping that responds to and celebrates the region's tropical climate.	No acceptable outcome prescribed.
Amenity	
PO33 Development does not generate unreasonable levels of noise, odour, dust, air emission, light or vibration impacts that affect: (a) adjoining and nearby sites within a sensitive land use zone; and (b) adjoining or nearby sites containing an existing sensitive land use.	No acceptable outcome prescribed.
Environment	
PO34 Development minimises environmental impacts within the subject site and avoids environmental impacts outside the subject site, specifically with regards to: (a) water quality and the ecological and hydrological processes of waterways and wetlands; and (b) the ecological integrity of other habitat areas and corridors; and (c) the ecological integrity of other natural features and elements of high environmental value.	No acceptable outcome prescribed

Attachment E: Referral agency response

RA9-N

Queensland Government

SARA reference: 2111-25647 SRA
Council reference: DA-2021-160
Applicant reference: 21-2253

12 January 2022

Chief Executive Officer
Mackay Regional Council
PO Box 41
Mackay Qld 4740
development.services@mackay.qld.gov.au

Attention: Mr Dennis O'Riely

Dear Mr O'Riely

SARA response—Preliminary Approval (Variation Request) at 29 and 33 Arana Drive and 1-11 Carl Street, Rural View

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 8 December 2021.

Response

Outcome:	Referral agency response - No requirements Under section 56(2)(a) of the *Planning Act 2016*, SARA advises it has no requirements for the variation request.
Date of response:	12 January 2022
Advice:	Advice to the applicant is in **Attachment 1**.
Reasons:	The reasons for the referral agency response are in **Attachment 2**.

Development details

Description:	Preliminary approval	Variation Request to introduce the Mixed Use Land Use Development Code
SARA role:	Referral Agency	
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 (Planning Regulation 2017)	

Mackay Isaac Whitsunday regional office
Level 4, 44 Nelson Street, Mackay
PO Box 257, Mackay QLD 4740

Development impacting on state transport infrastructure

Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (Planning Regulation 2017)

Material change of use of premises near a state transport corridor

SARA reference:	2111-25647 SRA
Assessment Manager:	Mackay Regional Council
Street address:	29 and 33 Arana Drive and 1-11 Carl Street Rural View
Real property description:	Lot 1 on SP282340; Lot 2 on SP282340; Lot 5 on SP282340
Applicant name:	Matthew Cole C/- Jewell Planning Consultants
Applicant contact details:	PO Box 244 Mackay QLD 4740 michael@jewellplanning.com.au

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s. 30 Development Assessment Rules)
Copies of the relevant provisions are in **Attachment 3**.

A copy of this response has been sent to the applicant for their information.

For further information please contact Louise McGrath, Senior Planning Officer, on (07) 3452 7786 or via email MIWSARA@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely

Duncan Livingstone
A/Manager (Planning)

cc Matthew Cole C/- Jewell Planning Consultants, michael@jewellplanning.com.au

enc Attachment 1 – Advice to the applicant
Attachment 2 – Reasons for referral agency response
Attachment 3 – Representations provisions

Attachment 1—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the *Planning Act 2016* its regulation or the State Development Assessment Provisions (SDAP) v2.6. If a word remains undefined it has its ordinary meaning.

Attachment 2—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for the SARA's decision are:

- The Preliminary Approval (Variation Request) to enable uses in accordance with the Mixed Use Land Development Code can be approved without conditions being required, on the basis that:
  - The development site is well serviced with existing state-controlled road networks and infrastructure that are of a standard that can cater for high traffic flows; and
  - There are no adverse impacts to the state-controlled road network or public passenger infrastructure or services expected as a result of the development; and
  - The development is consistent with achieving the assessment benchmarks outlined in the State Development Assessment Provisions (SDAP):
    - State code 1: Development in a state-controlled road environment; and
    - State code 6: Protection of state transport networks.

Material used in the assessment of the application:

- The development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- The *State Development Assessment Provisions* (version 2.6), as published by the department
- The Development Assessment Rules
- SARA DA Mapping system
- *Human Rights Act 2019*

Attachment 3—Change representation provisions

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Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules[1] regarding **representations about a referral agency response**

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.

28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—

(a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or

(b) the Minister has given the concurrence agency a direction under section 99 of the Act; or

(c) the applicant has given written agreement to the change to the referral agency response.[2]

28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.

28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—

(a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and

(b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

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1 Pursuant to Section 68 of the *Planning Act 2016*

2 In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

Part 7: Miscellaneous

30 Representations about a referral agency response

30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.[3]

[3] An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.

11.2.3. DA-2021-168 – MATERIAL CHANGE OF USE (MAJOR SPORT, RECREATION AND ENTERTAINMENT FACILITY) AND RECONFIGURING A LOT (1 RURAL LOT INTO 2 LOTS AND ACCESS EASEMENT) – EXMOOR ROAD, BLOOMSBURY – LOT 19 ON CI4018

Author	Senior Planner (Brogan Jones)
Responsible Officer	Director Development Services (Aletta Nugent)
Application Number	DA-2021-168
Attachments	Attachment A: Locality Plan Attachment B: Proposal Plan Attachment C: Referral Agency Response (Do not include submitters)
Date Received:	1 October 2021
Applicant's Details:	Kelly M Dittman c/- Jewell Planning Consultants
Proposal:	Material Change of Use (Major Sport, Recreation and Entertainment Facility) and Reconfiguring a Lot (1 Rural Lot into 2 Lots and Access Easement)
Site Address:	Lot 19, Exmoor Road, Bloomsbury QLD 4799
Property Description:	Lot 19 on CI4018
Owner's Details:	Kelly M Dittman
Area:	264.3 hectares
Planning Scheme:	Mackay Region Planning Scheme v3.1
Planning Scheme Designations:	
Zone:	Rural
Precinct:	N/A
Assessment Level:	Impact
Submissions:	One properly made submission
Referral Agencies:	State Assessment Referral Agency (SARA)
Recommendation:	Approval subject to conditions

Related Parties

Applicant: Kelly M Dittman
Landowner: Kelly M Dittman
Planning Consultant: Jewell Planning Consultants
Submitter: Martin J Kurvink

Purpose

The applicant seeks a development permit to secure lawful use rights for an existing bull-riding arena holding bull-riding events and concert venue. The applicant also seeks to reconfigure the proposed land use from the existing farm. Formally, the application submitted is called a *Material Change of Use for Major Sport, Recreation and Entertainment Facility) and Reconfiguring a Lot (1 Rural Lot into 2 Lots and Access Easement)*.

The application submitted is impact assessable and Council received one submission during the public notification period.

The application is recommended for approval, subject reasonable and relevant conditions.

Subject Site and Surrounds

The subject site is located approximately 1km east of Bloomsbury township, 78km northwest from the Mackay central business district, 33km south of Proserpine, and 15km south of the northern limit of the Mackay Regional Council local government area.

The property itself is a 264.3 hectare rural zoned lot which has frontage to both Exmoor Road and Midge Point Road. Note that the lot is split into two parcels across Exmoor Road. The western half of the land is cleared and used for Animal Husbandry (cattle grazing).

Currently onsite is a small shed, separately fenced from the farm. In a separate area of the land there is an existing bull-riding ring, grandstand, a large associated shed (for food and drinks and merchandising during events) and associated bull pends and holding yards. The applicant seeks approval for these existing structures.

The surrounding land to the north, west and south is made up of large rural lots. The land to the east is part of an existing rural residential-style cluster of 100-150 lots and an airstrip operating commercially.

Electricity infrastructure maintained by Ergon Energy runs through the property, specifically 11kV, 66kV and low voltage overhead lines.

Refer to Attachment A: Locality Plan.

Background

There is no significant planning history for the land.

Pre-lodgement Advice

Pre-lodgement advice was sought by the applicant as part of the regular rotational meetings between Council's Development Planning and Engineering Program and the planning consultant.

Proposal

The applicant seeks a development permit to obtain lawful use rights for an existing bull-riding arena and concert venue. The arena holds bull-riding events open to the public. Specifically, the proposal includes:

- the fenced bull-riding ring and associated bull pens and holding yards
- a 1,700-seat grandstand
- a shed used for the sale of food, drink and merchandising
- amenities
- a 495-site camping/caravan/RV area
- a car parking area of 600 spaces for day visitors
- a car parking area of 70 spaces for staff
- an overflow area for 70 more camping sites or 250 more car parking spaces.

The applicant has advised that it anticipates a maximum of 6 events will be held each year with the maximum patronage for a single event to be 4,000 people. Each event is expected to run across three days and will attract and cater for caravans, RVs and day visitors.

In addition to the land use proposed, the applicant also seeks a reconfiguration of the existing rural lot into two lots to ensure the new land use is on its own parcel of land. The resulting lots will be 252.13 hectares (proposed lot 10) and 12.17 hectares (proposed lot 9) with the new land use being on the smaller parcel.

The proposal also includes an access easement resulting in the new bull-riding arena and concert venue facility (on proposed lot 9) being accessed through the larger farm (on proposed lot 10).

Refer to Attachment B: Proposal Plans.

Infrastructure Considerations

Water and Waste

The property is not connected to reticulated water infrastructure. The applicant has stated that a potable water supply is provided onsite, but not further details have been provided.

The applicant proposes providing portable toilets to be brought in on trailers for events. Adequate provision of amenities and refuse bins will be conditioned in accordance with Appendix B of Council's *Temporary Entertainment Events – Guide for Applicants.*

An onsite wastewater system will be provided for the permanent structures, and it is recommended conditions of approval be included to ensure this occurs.

Electricity and Telecommunications

The existing lot is connected to electricity services and has mobile phone coverage. Both proposed lots will be conditioned to provide electricity and telecommunications infrastructure considered adequate for the proposed uses of the land.

Roadworks

The applicant has proposed no upgrades to Midge Point Road as part of the development despite not providing sufficient information to demonstrate the use (ie. the maximum impact event) can occur without vehicles queueing along Midge Point Road. Queued vehicles will include be cars, cars with trailers and RVs. It is recommended Council condition the upgrading of Midge Point Road to include a passing lane for northbound traffic as the applicant has not demonstrated how the development can occur without queueing along Midge Point Road.

Stormwater

It is recommended that any approval include a condition that proposed lot 9 containing the event facility drains to Midge Point Road or to the waterway to the south (with necessary easements and treatments).

Referral Agencies

The application was referred to the State Assessment Referral Agency (SARA) to ensure the State government's assessment of the relevant State interests. In this case, the State interest was State transport infrastructure related to a large events facility (as required by schedule 10, part 9, division 4, subdivision 1, table 1, item 1 of the *Planning Regulation 2017*).

SARA's referral agency response included no requirements and applied no conditions of approval to the development.

Refer to Attachment C: Referral Agency Response.

Legislative Framework

The development application has been assessed in accordance the relevant sections of Chapter 3 of the *Planning Act 2016*.

Specifically, s45(5) of the Act prescribes how code assessment is to be undertaken.

An impact assessment is an assessment that –

a. *must be carried out –*
    a. *against the assessment benchmarks in a categorising instrument for the development; and*
    b. *having regard to any matters prescribed by regulation for this subparagraph; and*
b. *may be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise.*

For the purposes of the above, the Mackay Region Planning Scheme v3.1 is the relevant categorising instrument. Other relevant matters are discussed separately in the assessment below.

Mackay Isaac Whitsunday Regional Plan

Detailed assessment against the Mackay Isaac Whitsunday Regional Plan is not required as Part 2.2 of the Mackay Region Planning Scheme states the Minister has identified the planning scheme appropriately advances the Mackay Isaac Whitsunday Regional Plan 2012 as it applies to the planning scheme area.

Mackay Region Planning Scheme

The development application has been lodged and assessed under the Mackay Region Planning Scheme v3.1.

In schedule 1 of the planning scheme the proposal is defined as *major sport, recreation and entertainment facility*, which means *'the use of premises for large-scale events, including, for example, major sporting recreation conference or entertainment events'*. The applicant's proposal is consistent with this land use definition.

Table 5.5.17 specifies a *major sport, recreation and entertainment facility* proposed in the rural zone requires impact assessment and table 5.6.1 specifies a *reconfiguring a lot* proposal is code assessable in this instance.

A detailed assessment against the key provisions of the relevant codes of the planning scheme is provided below.

Strategic framework

The strategic framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs within the planning scheme area for the life of the planning scheme.

The strategic intent prescribes:

- *'The diverse regional economy is drive by…tourism development…'*
- *'Tourism development capitalises on the region's unique natural areas…rural landscapes…'*
- *'The Mackay region responds to the growth management challenges associated with sustaining agricultural production…'*
- *'The outcomes of growth management in the Mackay region are protecting agricultural land from encroachment of incompatible uses.'*

- *'Agricultural land is protected from incompatible uses to prevent loss and fragmentation…'*
- *'Rural production areas of agricultural land are protected from permanent impacts, diminished productivity, fragmentation…'*
- *'Tourism opportunities range from activities showcasing natural assets in the region including mountains, forests, beaches and reefs, to other valued qualities including regional recreation resources, the region's landscape character, integrated resorts…'*
- *'The interface between sport and recreational activities and sensitive land uses is managed to minimise land use conflicts, maintain high levels of amenity for sensitive land uses…'*
- *'The rural areas are protected from the impacts of urban growth and managed to sustain their role in providing the natural resource base…'*

The applicant provides the following:

- *'…the proposed development will increase the diversity of the regional economy…strengthening the visibility and character of the local Bloomsbury area.'*
- *'The proposed development is considered a sustainable rural industry as it increases visibility, awareness and appreciation of bull riding as a sport and an inherent component of rural/cattle/farming lifestyle.'*
- the proposal will *'increase awareness of cultural rural activities.'*
- *'This benefit will not only be for Bloomsbury and Midge Point but also for the greater Mackay hinterland area. Short term accommodation (camping) available to the development will also increase convenience and enhance tourist amenity in the local area.'*
- *'The development is perceived to be a natural addition to the local rural environment, actively enhancing amenity and adding cultural value for the local rural community.'*
- the proposal is *'maximising efficient use of the existing cattle grazing landscape as well as minimising the impact of loss of agricultural land.'*

The proposed development presents a conflict between competing priorities of the strategic framework (ie. supporting tourism activities and protecting agricultural land). The proposal will take 12.17 hectares of agricultural land out of production permanently. Ordinarily the planning scheme encourages major sport, recreation and entertainment facilities to be located in urban areas, however, the unique nature of the development is acknowledged, specifically the large onsite camping/RV/caravan parking component which makes it difficult to locate the proposal in urban areas. Also, the proposed use of the site as a bull-riding arena has some connection to the land given it is currently being used for grazing. On this basis the proposed development is generally accepted despite it taking up agricultural land.

Rural zone code

The proposal is not readily consistent with the purpose, overall outcomes or performance outcomes of the rural zone code. A detailed assessment of the proposal against the relevant provisions of the code is provided below.

The purpose of the rural zone code is *'to provide for a range of rural activities, residential uses that support rural activities and intensive rural activities and other uses that cannot be located in urban areas.'* The proposed development is not a rural activity, is not a residential use that supports a rural activity, however it is a use that cannot be easily located in an urban area due to the emphasis on guests taking up camping and RV parking onsite as part of events.

The purpose of the zone also states clearly *'the zone does not accommodate development for urban purposes'*. The proposed use cannot be easily located in an urban area due to the significant area required for camping, caravans and RV parking onsite as part of events.

Overall outcome (3)(a)(iii) permits non rural uses if they are '*other activities requiring a location outside urban areas due to the amount of land required, the significance of impacts generated and/or other reasons, if the development does not:*

a. *diminish the productive capacity of land for rural activities; and*
b. *result in adverse impacts on the environment or sensitive land uses; and*

c. *result in visually obtrusive development that detrimentally impacts on the rural amenity and landscape character of the area'*

Overall outcome (3)(d) ensures *'development contributes to and respects the amenity and landscape character of the area and minimises adverse impacts on adjoining and nearby uses, particularly residential uses and other sensitive land uses and…is located to avoid conflicts between land uses.*'

The proposed development requires a location outside an urban area due to the amount of land required for its camping, caravan and RV areas. However, the proposal will diminish the productive capacity of agricultural land permanently despite only six events occurring each calendar year. The damage to the topsoil from large numbers of cars, caravans, RVs and compaction from tents, vehicles and people a number of times each year may be considerable. However, the proposal is considered to remain consistent with the strategic intent of the planning scheme despite the impacts on agricultural land. The amenity impact from holding events no more than six times per year has been demonstrated by the applicant to be manageable as per a detailed traffic management plan (which Council will ensure is carried out for each event held onsite to ensure the safety and efficiency of users of the facility and the users of Midge Point Road) and a detailed acoustic assessment (which concludes the open air events will not result in noise at nearby residences that exceed regulated benchmarks in the planning scheme, the *Environmental Protection Act 1994*, and the *Liquor Regulation 2002*).

The proposal is therefore considered to be generally consistent with the rural zone code given the large amount of land required for the use, the amenity impacts (road and noise) can be managed based on the applicant's acoustic and traffic impact reporting, and the proposed use has some connection to the existing use of the land for grazing. Conditions will be included in the approval to ensure the events are carried out in accordance with the acoustic reporting and traffic management plans provided by the applicant.

Agricultural land overlay code

The proposal is not readily consistent with the purpose, overall outcomes or performance outcomes of the overlay code. The purpose of the overlay code is to *'ensure development on or near agricultural land maintains the productive capacity of the land for agricultural purposes'* and the proposal takes up a considerable amount of agricultural land used for grazing. The damage to the topsoil from large numbers of cars, caravans, RVs and compaction from tents, vehicles and people a number of times each year may be considerable. However, the proposal is considered to remain consistent with the strategic intent of the planning scheme despite the impacts on agricultural land and inconsistency with the overlay code.

Refer to Attachment D: Planning Scheme Overlay Mapping.

Biodiversity overlay code

The property is subject to the overlay code. Specifically, a portion of the land is mapped as having a waterway running east to west and environmentally significant vegetation in and around the waterway. The proposed development footprint is approximately 200m from the mapped areas. Half of the existing facility drains north to Midge Point Road and the other half drains south into the waterway. Any drainage and required treatment will be conditioned to ensure any contaminated drainage is directed away from the waterway to the south or ensure it is treated prior to discharging to the waterway.

Bushfire hazard overlay code

The land is partially mapped as being subject to bushfire hazard. The mapped areas are at the edges of the large rural property where there is existing dense vegetation. The development footprint is located within the middle of a grazing paddock that has no significant vegetation other than ground cover. It is considered the outcomes sought by the overlay code will be achieved based on access for emergency vehicles is unhindered given the flat land, a direct access point from Midge Point Road, and Council's conditioning the sealing of main internal roads and the provision of adequate water supply purely for firefighting purposes. On this basis the bushfire hazard risk to the proposed development is minimal.

Landscape character and image corridor overlay code

While the property is partially mapped as being within a landscape character area, the proposed development footprint is located wholly outside the mapped landscape character area therefore there is no non-compliance with those particular provisions.

The property fronts Midge Point Road, which is an image corridor, for more than 1km. However, the built form of the development is set back 200m from the road. Considering events will be capped to six times per year, it is not reasonable for the applicant to establish the standard requirement of a 5m-wide landscaped strip along the full frontage. However, it is not considered unreasonable to require an amount of landscaping to contribute to an enhanced entry statement at the access point to Midge Point Road. This is therefore recommended to be the subject of a condition of development.

Landslide hazard overlay code

While the property is partially mapped as being within a landslide hazard area, the proposed development footprint is located wholly outside the hazard area therefore no further assessment is made against the overlay code.

Regional infrastructure overlay code

The property and proposed development is bisected by power lines identified within the overlay mapping. Specifically, the power lines are 11kV, 66kV and low voltage lines operated and maintained by Ergon Energy.

Performance outcome 1 requires subdivision proposals to maintain the operational efficiency and utility of the electricity infrastructure and that legal and practical access to the infrastructure is maintained for maintenance purposes. The proposal results in the power lines traversing an additional lot as well as the proposed camping/caravan/RV area meaning campers and mass people movements proximate to this infrastructure. Council sought third party advice from Ergon Energy about the proposal's conflict with their infrastructure and Ergon provided a formal response, which is summarised as follows:

- amended plans are required from the applicant removing any development from areas close to the overhead power lines (ie. no parking or camping areas),
- prior to commencing the land use, the applicant must engage with Ergon to undertake an onsite Safety Advice Request to determine formalised separation requirements, vehicle circulation paths, height of lighting structures), and
- natural ground levels within the vicinity of the overhead power lines must not be disturbed without Ergon approval.

It is recommended Council addresses Ergon's requirements and concerns by applying conditions of approval to the development reflecting the above matters.

Recreation activities code

The proposal is generally consistent with the development outcomes sought by the code. Any discrepancies or inconsistencies are discussed below.

Amenity has been addressed under the rural zone code above.

The overall outcomes require recreation activities are highly accessible and access points, circulation areas and parking areas are safe and adequate for the number and type of transport modes accessing the development. The applicant's detailed traffic management plan caters for events of up to 4,000 persons (with arrangements in place to cater for considerable camping, caravan and RV sites). It is recommended a condition by applied requiring the traffic management plan to be implemented for each event held onsite to ensure the safety and efficiency of users of the facility and the users of Midge Point Road.

Acceptable outcome 4 requires car parking for a major sport, recreation and entertainment facility to be provided at a rate sufficient to accommodate the amount of vehicular traffic likely to be generated by the use. The parking required for the facility will vary depending on the scale of event held onsite. Council will limit the total number of patrons at 4,000 and the applicant has stated there is space onsite for 600 car parking spaces and 495 camping, caravan or RV sites. The applicant has not demonstrated how the 495 sites will fit practically on lot 9. It is recommended the internal layout and onsite operational details of the sites (ie. the size of each site, the total number of sites, vehicle movements in this area) are the applicant's responsibility to manage for each event. Council's conditions of approval can limit total patron capacity, traffic management and other vehicle movement areas and at the Midge Point Road entrance, and ensure the use does not spill onto adjoining lot 10. Sixty-five parking spaces have been provided for staff and event personnel.

Performance outcome 5 requires recreation activities to maintain the amenity of adjoining and nearby properties through the application of limited hours of operation, measures to minimise undue glare or lighting overspill and measures providing for visual and physical separation of incompatible uses. Based on the conclusions of the acoustic reporting provided by the applicant's acoustic expert, it will not be necessary or practical to restrict the hours of operation of individual events, however the total number of events per year will be capped at 6 with maximum patronage and ticketing capped at 4,000 persons. The event will require significant lighting arrangements however the nearest dwelling not associated with the applicant is 940m to the north, which is adequate separation to ensure no nuisance is caused from lighting.

General development requirements code

The proposal is generally consistent with the development outcomes sought by the code. Any discrepancies are discussed below.

Provision of water and waste is discussed above.

Performance outcome 18 requires the acoustic amenity, privacy and liveability of sensitive land uses to be maintained by ensuring noise generating development is located, designed and operated to minimise acoustic impacts. At times when the six events are held each year there will be an expected impact on the existing rural amenity of the surrounding area however that amenity impact has been demonstrated by the applicant to be manageable as per a detailed traffic management plan (which Council will ensure is carried out for each event held onsite to ensure the safety and efficiency of users of the facility and the users of Midge Point Road) and a detailed acoustic assessment (which concludes the open air events will not result in noise at nearby residences that exceed regulated benchmarks in the planning scheme, the *Environmental Protection Act 1994* and the *Liquor Regulation 2002*). The applicant has proposed no upgrades to Midge Point Road as part of the development despite not providing sufficient information to demonstrate the use (ie. the maximum impact event) can occur without vehicles queueing along Midge Point Road. Queued vehicles will include be cars, cars with trailers and RVs. It is recommended Council condition the upgrading of Midge Point Road to include a passing lane for northbound traffic as the applicant has not demonstrated how the development can occur without queueing along Midge Point Road.

Reconfiguring a lot code

The proposal includes the reconfiguration of rural land that will create a lot in the rural zone less than the required minimum lot size of 100 hectares (see proposed lot 9 of 12.17h hectares). This is inconsistent with performance outcome 8 of the code. Despite the inconsistency, the proposed reconfiguration is supported given the land use exists and is recommended for approval, and it is reasonable that it can exist on its own lot.

Acceptable outcome 7.1 and performance outcome 7 requires new lots to be accessed directly from a constructed public road and not rely on an access easement. The proposed facility on lot 9 is proposed to gain access via an easement over proposed lot 10. It is not considered acceptable for a facility capable of holding

4,000 person events to rely on access via another private parcel of land. A condition has been recommended that lot 9 must have its own access to Midge Point Road.

Any Other Relevant Matter

As stated above, s45(5) of the *Planning Act 2016* permits an impact assessment to be carried out against, or have regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise. An assessment of other relevant matters is provided below.

Council's events guidelines

Council's *Temporary Entertainment Events – Guide for Applicants* covers matters relevant to the proposed land use such as requirements for selling food and alcohol at an event, workplace, health and safety matters, the provision of adequate toilets and sanitary conveniences, the collection and disposal of waste generated at the event, parking lot control, the use of amplification equipment, and provision of first aid equipment onsite.

Council's conditions of approval will cover the above matters and will ensure they are provided in accordance with the guide.

Infrastructure Charges

Infrastructure charges will be levied for the additional lot being created, new gross floor area and impervious area proposed as part of the development. The charge levied will be in accordance with Council's Infrastructure Charges Resolution dated December 2020. A service discount will be applied to any levied charge recognising the land and proposal will not be connected to reticulated water or sewer services.

Public Notification

The development application is impact assessable and is therefore required to be publicly notified in accordance with s53 of the *Planning Act 2016* and Part 4 of the DA Rules v1.3. The applicant carried out public notification in accordance with the Planning Act 2016 as follows:

- notice in the Daily Mercury 23 November 2021
- three notices on the land from 23 November to 16 December 2021 (17 business days), and
- gave written notice to the adjoining landowners 23 November 2021.

Council received one submission against the proposal. The submission is properly made and affords the submitter formal appeal rights should the submitter seek to contest Council's decision in the Planning and Environment Court. The matters raised in the submission are considered below.

Matter 1 – Amenity
Submitter concerns *'The general amenity of the area is rural and rural residential. A rodeo facility is not in keeping with the quiet rural atmosphere.'* Applicant's comments *'The proposed events are not permanent, but rather 1 day temporary, with up to a maximum of six events held per year.'* *'During the remaining 95% of the year when the events are not scheduled, the camping and car parking areas will revert back to agricultural use i.e., livestock and grazing.'* *'Based on the above, it is contended that the proposed development is best suited to a rural setting and that the impact on surrounding uses and agricultural land will be negligible.'* Assessing officer comments

The built form of the development is not expected to impact the rural amenity of the immediate area and will present largely as farm sheds during times when an event is not being held. Only six events will be held each year and outside these times the development will operate as a farm which is in keeping with the surrounding rural amenity.

At times when the six events are held each year there will be an expected impact on the existing rural amenity of the surrounding area, however that amenity impact has been demonstrated by the applicant to be manageable as per a detailed traffic management plan (which Council will ensure is carried out for each event held onsite to ensure the safety and efficiency of users of the facility and the users of Midge Point Road) and a detailed acoustic assessment (which concludes the open air events will not result in noise at nearby residences that exceed regulated benchmarks in the planning scheme, the *Environmental Protection Act 1994* and the *Liquor Regulation 2002*).

Matter 2 – Waste

Submitter concerns

'Effluent/garbage/noise – generally are not managed particularly well at these types of facilities. Camping areas tend to become quite polluted from the grey/blackwater and general pollution caused by the attendees.'

Applicant's comments

'The proposed development will be serviced by private refuse collection services. When events are held extra waste facilities, as well as temporary portable on-site waste collection, will be provided.'

'Failure to provide adequate waste and sanitary facilities would result in the suspension of the applicant's liquor license.'

Assessing officer comments

Conditions of approval for adequate provision of waste and sanitary facilities will be applied to this planning approval as well as recommended for any future event licence permit. The waste and sanitary facilities must be provided in line with Council's *Temporary Entertainment Events – Guide for Applicants.* The matter can therefore be reasonably addressed by conditions of approval.

Matter 3 – Traffic and safety

Submitter concerns

'Road infrastructure and safety aspects of significantly increasing traffic during event times cannot be managed without spending millions on infrastructure and road upgrades. I have not been provided with a noise or traffic study by the applicant's representatives.'

Applicant's comments

'A Traffic Management Plan has been compiled by Rytenskild detailing all aspects related to traffic management and safety during the proposed events. Findings of the plan include provisions for:

- *All parking, internal traffic movements and camping sites are demarcated and fully planned and managed.*
- *Due to staggered arrival times, no queuing of vehicles is expected on Midge Point Road;*
- *Road Safety - a very small portion of local event attendees actually drive home directly after the event. The onsite camping facilities are within walking distance of the main arena and provide a safe alternative to driving home after an event.*
- *As mentioned previously, the proposed events are not permanent, but it is anticipated that up to a maximum of six events may be held per year. As such there is little impact on roads and traffic in the area.*
- *The Queensland Police Service (QPS) Proserpine Station have advised that at the last event a high visibility traffic RBT site was conducted between 10pm and midnight with zero drink driving offences detected.'*

Assessing officer comments

The applicant has provided a traffic management plan prepared by a qualified traffic engineer that covers management of traffic before, during and after an event onsite. The plan covers detailed signage that will be erected along Midge Point Road and onsite to make vehicles aware of the event and directions. The plan also specifies a number of traffic controllers, their location, and their roles both onsite and on Midge Point Road for larger events. Council will place put in place a condition of approval ensuring this traffic management plan is implemented for each event held onsite to ensure the safety and efficiency of users of the facility and the users of Midge Point Road.

Matter 4 – Location of facility

Submitter concerns

'This type of development is more appropriate to areas where sufficient infrastructure can be established more readily or is in existence already.'

Applicant's comments

'It is concluded that the proposed development is best suited to a rural setting and that the impact on surrounding uses and agricultural land will be negligible.'

Assessing officer comments

The proposed rural setting for the facility is not unreasonable given the significant proximity to nearby clusters of dwellings and the facility's reliance on patrons choosing to camp onsite. A significant amount of land is required for the ancillary camping which cannot be readily found in urban areas. Further, the applicant has demonstrated adequate space onsite to cater for the event and patrons expected to attend. Traffic and noise matters will be controlled by conditions of approval.

Resource Implications

There are no resource implications for Council as a result of this recommendation.

Risk Management Implications

There are potential costs involved if an appeal is lodged by the applicant or the submitter against Council's decision.

Consultation

Council officers met with the planning consultant about the proposal prior to lodgement of the planning application.

During the assessment period, Council issued a formal information request to the applicant seeking a number of clarifications and further material. Council officers met with the planning consultant to discuss the matters raised. The applicant subsequently provided a formal response to Council's information request.

Officer's Recommendation

It is recommended that Council approve DA-2021-168 – Material Change of Use (Major Sport, Recreation and Entertainment Facility) and Reconfiguring a Lot (1 Rural Lot into 2 Lots and Access Easement) – Exmoor Road, Bloomsbury – Lot 19 on CI4018 for the proposal as described above, be approved in full subject to the following conditions.

Reconfiguring a lot conditions

1. Plan of Development

The approved *Reconfiguring a Lot – 1 Rural Lot into 2 Lots and access easement* must generally comply with the Plan of Development (identified in the Table below) and supporting documentation which forms part of this application, except as otherwise specified by any condition of this approval.

Dwg #	Title	Rev	Prepared by	Date
401773 PP-01	Plan of Lots 9 and 10 Cancelling Lot 19 on CI4018 Sheet 1 of 2	A	Veris	21.11.21
401773 PP-01	Plan of Lots 9 and 10 Cancelling Lot 19 on CI4018 Sheet 2 of 2	A	Veris	21.11.21

2. Amended Plans Required

The approved plans of subdivision must be amended to comply with the following matters:

a. Removal of Access Easement A in accordance with condition 10.

The amended plans must be lodged with Council for written approval prior to the lodgement of the survey plan endorsement application.

3. Conflict between plans and written conditions

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

4. Compliance with Conditions

All reconfiguring of a lot conditions must be complied with prior to the endorsement of the plan of subdivision, unless specified in an individual condition.

5. Maintenance of Development

Maintain the approved development (including landscaping, car parking, driveways and other external spaces) in accordance with the approved drawings(s) and/or documents, and any relevant Council engineering or other approval required by the conditions.

6. Compliance with Council Standards

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

7. Damage

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

8. Electricity Services

Future purchasers from the developer must be made aware in the contract of sale that lots 9 and 10 are not connected to, and may not be able to be connected to, electricity. A notation to this effect will be placed on Council’s rates database.

9. Telecommunications Services

Future purchasers from the developer must be made aware in the contract of sale that lots 9 and 10 are not connected to, and may not be able to be connected to, any form of telecommunications, including mobile services. A notation to this effect will be placed on Council's rates database.

10. Removal of Access Easement

The proposed major sport, recreation and entertainment facility (lot 9) is proposed to rely on access via a separate lot (lot 10) which is not an acceptable outcome. The plan of development must be amended to remove the access easement and ensure each lot has its own separate access to Midge Point Road.

11. Lot Access

a. Access to proposed lot 9 must be via the existing access crossover.

b. A rural access independent of the existing access crossover must be provided to proposed lot 10 subject to following:

i. in accordance with Council's standard drawing A3-08323C.

ii. with required minimum separation to an existing driveway.

c. A Minor Works Permit must be submitted to Council for above access work prior to the endorsement of the plan of subdivision.

12. Existing Services

The applicant is to provide written confirmation of the location of existing services (including driveways) for the subject land. In any instance where existing services are contained within another lot, the applicant shall either:

a. Relocate the services to comply with this requirement; or

b. Arrange registration of necessary easements over services located within another lot prior to or in conjunction with submission of the Plan of Survey creating the lot.

13. Ponding and Diversion of Stormwater

a. Ponding of stormwater resulting from the development must not occur on adjacent properties.
b. Stormwater formerly flowing onto the site must not be diverted onto other properties.

14. Drainage of Lot 9

Lot 9 must drain to Midge Point Rd. A statement from an RPEQ is required to demonstrate compliance with this requirement.

<u>Material change of use conditions</u>

15. Plan of Development

The approved *Material Change of Use – Major Sport, Recreation and Entertainment Facility* development must be completed and maintained generally in accordance with the Plan of Development (identified in the Table below) and supporting documentation which forms part of this application, except as otherwise specified by any condition of this approval.

Dwg #	Title	Rev	Prepared by	Date
401773 PP-01	Plan of Lots 9 and 10 Cancelling Lot 19 on CI4018 Sheet 1 of 2	A	Veris	21.11.21
401773 PP-01	Plan of Lots 9 and 10 Cancelling Lot 19 on CI4018 Sheet 2 of 2	A	Veris	21.11.21
-	Attachment A – Proposed Site Plan (camping area and parking) p7 of 14	-	Rytenskild Traffic Engineers	-
ESMJM 22917	Plan View (Shed)	01.9.3	Endurance Sheds	-
ESMJM 22917	Elevations (Shed)	01.9.3	Endurance Sheds	-
21179	Event Traffic Management Plan (TMP)	V4	Rytenskild Traffic Engineers	7.3.22

16. Amended Plans Required

Prior to an event taking place onsite the approved plans of development must be amended to comply with the following matters:

a. Separation to electricity infrastructure in accordance with condition 25.

The amended plans must be submitted to Council for approval.

17. Approved Use

a. The facility is approved to hold bull-riding events or standalone concert events with ancillary camping, caravan, and RV parking.

b. The facility must not hold more than six (6) events per calendar year.

c. Any event must be capped at 4,000 individual patrons.

18. Compliance with Conditions

All conditions must be complied with prior to an event taking place on the subject site, unless specified in an individual condition.

19. Notice of Intention to Commence the Use

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

20. Conflict between Plans and Written Conditions

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

21. Maintenance of Development

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

22. Compliance with Council Standards

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

23. Damage

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

24. Electricity and Telecommunications Services

The approved development must be provided with electricity and telecommunications infrastructure.

25. Electricity Infrastructure

The site contains overhead 11kV and 66kV powerlines.

a. Amended plans are required to remove development from the areas shown in red on Sketch 1.

b. Satisfactory clearances must be maintained in accordance with the Electrical Safety Regulation 2013 at all times.

c. Prior to the use commencing on site, the Applicant/Owner is required to engage with Ergon to undertake an onsite Safety Advice Request to determine suitable horizontal clearances from the powerlines to the proposed development (including temporary development, e.g. tents and caravans). These determined clearances are to become formalised separation requirements that must be maintained at all times. No development including temporary development is permitted within the determined clearances by Ergon.

A Safety Advice Request can be applied for through the following link: https://www.ergon.com.au/network/safety/working-near-powerlines/safety-advice.

Note – The finalised location of vehicle circulation paths in proximity to Ergon powerlines are subject to the Safety Advice Request.

d. Natural ground levels within the vicinity of Ergon's overhead powerlines must not be disturbed without Ergon approval. Detailed civil design drawings showing any proposed cut and fill levels and the location of the Ergon assets in relation to the proposed development are to be submitted to and approved by Ergon prior to the commencement of any works on site.

e. Lighting structures are not permitted in the vicinity without prior written consent of Ergon. Lighting designs for proposed developments (e.g. road, carparks etc) are likely to require reduced height structures. Please submit detailed design to Ergon for approval. These drawings must clearly show the following:

i. Proposed height of the lighting structures and the ground level at the structure base,

ii. Relative (to lighting structures) ground levels at Ergon structures (towers, pole etc) either side of the lighting structures, and

iii. The location of the Ergon structures in relation to the proposed lighting.

f. At all times the following clearance must be maintained from the top of any machinery moving in the vicinity of energised conductors:

i. 132kV and 110kV conductors – 4.5m minimum clearance

ii. 33kV and 11kV conductors – 3m minimum clearance.

Should it be necessary to transport equipment or extend any equipment, such that these clearances cannot be confidently maintained, you are required to contact Ergon to ascertain whether a Safety Officer is required on–site. All operators of machinery are to be made aware of the presence of high voltage conductors.

26. Building Permits

a. A building permit must be obtained for the shed (30m x 6m and awning) as a class 6 structure prior to its use.

b. A building permit must be obtained for the grandstand.

27. Water Supply for Firefighting Purposes

A water supply for firefighting purposes must be established onsite that:

a. has a minimum pressure flow of 10 litres per second at 200KPA, or

b. incorporates an onsite storage system with a minimum capacity of 5,000 litres.

28. Fencing

During an event held by the facility the boundary of lot 9 needs to be fenced to prevent patrons and vehicles using lot 10.

29. No Use of Lot 10

The use must not occur on lot 10.

30. Ticketing

a. A ticket for any event must clearly identify whether it is for one of the camping, caravan, RV sites or for a day visit.

b. To avoid vehicle queueing along Midge Point Road no tickets for any event are to be sold at the gate or onsite, as per Rytenskild Traffic Engineers correspondence dated 7 March 2022. All marketing material advertising tickets must communicate this clearly.

31. Car Parking

Car parking for staff and day visitors must be provided in accordance with the traffic management plan.

The car parking must be designed in accordance with *AS/NZS2890.1:2004 Parking facilities Part 1: Off-street car parking and AS/NZS2890.6:2009 Parking facilities Part 6: Off-street parking for people with disabilities*.

32. No Parking in Midge Point Road Reserve

No staff or patron parking is permitted within the Midge Point Road road reserve.

33. Traffic Management Plan

Traffic control, traffic controller locations, traffic controller numbers, and signage must be carried out in accordance with the approved traffic management plan.

a. Events for less than 500 patrons require a minimum of five (5) traffic controllers operating in accordance with the plan.

b. Events for more than 500 patrons require a minimum of nine (9) traffic controllers operating in accordance with the plan.

c. Signage must be erected in accordance with attachments A, B and C of the plan.

d. All control measures in the plan and identified above must be in place 60 minutes prior to the gates opening.

e. Appropriate traffic control measures (including traffic controllers) must be in place to facilitate patrons and their vehicles exiting the site in a manner that is safe to patrons and other users of Midge Point Road.

34. External Roadworks

The pavement of Midge Point Road must be widened to facilitate a passing lane and an auxiliary left turn lane. A suitably qualified professional must:

a. determine the queue length for a maximum capacity event,
b. design and construct a safe passing lane for northbound traffic and auxiliary left turn lane on Midge Point Road to facilitate the uninterrupted flow of traffic based on the determined queue length, and
c. operational works approval is required for these works.

35. Major Internal Roadways

The major internal roadways identified on Sketch 2 must be constructed of an appropriate material that:
a. prevents any dust nuisance
b. allows for all-weather access
c. accommodates fully loaded articulated vehicles (AV).

36. Physical Separation Between Pedestrians and Vehicles

To ensure pedestrian safety, a permanent physical barrier must be installed between pedestrian and vehicle movement areas in the location shown on Sketch 2.

37. Signage for Vehicles

Directional, stop and give way signage must be provided in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) and per the approved traffic management plan.

38. Loading/Unloading

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

b. The applicant must provide a parking bay for an emergency vehicle at an appropriate location with unobstructed access at all times during an event.

39. Use of Car Parking areas

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

40. Access Restrictions

No vehicle access to the facility is permitted other than the approved access point to Midge Point Road per the approved plans.

41. Access to Midge Point Road

a. The applicant must demonstrate existing crossover is suitable for the proposed use by:

    a. Submitting to Council a certification from a structural engineer (RPEQ) certifying the suitability of the existing culvert access crossover for maximum expected loads

    b. Upgrading the existing crossover generally in accordance with Council's standard drawing A308323C

    c. Provide tapers to the existing pavement of the Midge Point Road.

b. An operational works approval is required for the above access work.

42. Landscaping

a. In lieu of full image corridor landscaping as required by the planning scheme, the applicant must establish a row of trees or shrubs along the full frontage of the subject site. A landscaping plan must be prepared and submitted prior to commencement of the use. The plan must show:

i. Landscape specification of sufficient detail so that landscape works can be carried out,
ii. Plant schedule detailing number of plants, species, pot size and height at planting,
iii. Details of soil and mulch types, including depths, and
iv. The details of the irrigation system needed at least for establishment.

b. There are to be no landscaping works with the road reserve.

c. All the landscaping works must be completed before the commencement of the use on the site.

43. Noise Management Plan

An event noise management plan must be prepared and submitted to and approved by Council taking into account all the recommendations of the acoustic report prepared by Live It Acoustics dated 3 February 2022.

44. Waste

a. For an event where food and drink is sold and consumed on premises, provision must be made for 2 x 240L waste bins per 100 patrons.

b. All bins must be in place prior to gates opening on the first day.

45. Amenities

a. For each event, amenities must be provided for patrons in accordance with the following table.

	Males			Females	
Patrons	***WC***	***Urinals***	***Hand Basin***	***WC***	***Hand Basin***
< 500	3	8	2	13	2
< 1000	5	10	4	16	4
< 2000	9	15	7	18	7
< 3000	10	20	14	22	14
< 5000	12	30	20	40	20

b. Amenities must also be provided for patrons with disabilities.

c. All amenities must be in place prior to gates opening on the first day.

46. General Amenity Provision

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

a. Transport of materials, goods or commodities to or from the subject site.
b. Appearance of any building, works or materials
c. Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, wastewater, waste products, grit or oil
d. Presence of vermin.

47. Accessible Events

Any event held onsite must be operated generally in accordance with the *Accessible Events – Guideline for Organisers* document.

48. Dust Suppression

a. An event dust management plan must be submitted to Council for approval detailing measures put in place to limit dust nuisance to patrons and nearby residents.

b. The applicant, for each event, must implement the measures detailed in the dust management plan.

49. Onsite Wastewater Disposal

a. Prior to the commencement of the use of the facility an onsite wastewater system for the shed must be installed that demonstrates compliance with the Queensland Plumbing and Wastewater Code and AS/NZS1547.

b. The onsite system for the shed must be entirely within lot 9.

50. Stormwater Drainage

The facility must drain to Midge Point Road.

51. Ponding and Diversion of Stormwater

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

52. Frontage Setbacks

No part of the development is permitted to encroach within the required 20m setback from Midge Point Road (except vehicle driveways, traffic management plan signage and fencing).

Assessment manager's advice

1. Temporary Road Closure

Note, the applicant will still be required to obtain approval for a temporary road closure for each event to carry out traffic control.

2. Local Laws

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

3. Hours of Work

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

4. Dust Control

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

5. Sedimentation Control

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

6. Noise During Construction and Noise in General

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

7. General Safety of Public During Construction

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

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

8. Contaminated Land

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

9. Food Business Licence

The approved development may require further approvals for a Food Business Licence from Councils' Health & Regulatory Services program.

10. Infrastructure Charges Notice

Pursuant to the *Planning Act 2016* and the State Planning Regulatory Provision (adopted charges) an Infrastructure Charges Notice relates to this Development Permit and accompanies this notice.

The Director spoke to the report and further advised there had been a briefing to Council on this application.

Council Resolution ORD-2022-51

It is recommended that Council approve DA-2021-168 – Material Change of Use (Major Sport, Recreation and Entertainment Facility) and Reconfiguring a Lot (1 Rural Lot into 2 Lots and Access Easement) – Exmoor Road, Bloomsbury – Lot 19 on CI4018 for the proposal as described above, be approved in full subject to the following conditions.

Reconfiguring a lot conditions

1. **Plan of Development**

The approved *Reconfiguring a Lot – 1 Rural Lot into 2 Lots and access easement* must generally comply with the Plan of Development (identified in the Table below) and supporting documentation which forms part of this application, except as otherwise specified by any condition of this approval.

Dwg #	Title	Rev	Prepared by	Date
401773 PP-01	Plan of Lots 9 and 10 Cancelling Lot 19 on CI4018 Sheet 1 of 2	A	Veris	21.11.21
401773 PP-01	Plan of Lots 9 and 10 Cancelling Lot 19 on CI4018 Sheet 2 of 2	A	Veris	21.11.21

2. **Amended Plans Required**

The approved plans of subdivision must be amended to comply with the following matters:

a. **Removal of Access Easement A in accordance with condition 10.**

The amended plans must be lodged with Council for written approval prior to the lodgement of the survey plan endorsement application.

3. **Conflict between plans and written conditions**

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

4. **Compliance with Conditions**

All reconfiguring of a lot conditions must be complied with prior to the endorsement of the plan of subdivision, unless specified in an individual condition.

5. **Maintenance of Development**

Maintain the approved development (including landscaping, car parking, driveways and other external spaces) in accordance with the approved drawings(s) and/or documents, and any relevant Council engineering or other approval required by the conditions.

6. **Compliance with Council Standards**

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

7. **Damage**

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

8. **Electricity Services**

Future purchasers from the developer must be made aware in the contract of sale that lots 9 and 10 are not connected to, and may not be able to be connected to, electricity. A notation to this effect will be placed on Council's rates database.

9. **Telecommunications Services**

Future purchasers from the developer must be made aware in the contract of sale that lots 9 and 10 are not connected to, and may not be able to be connected to, any form of telecommunications, including mobile services. A notation to this effect will be placed on Council's rates database.

10. **Removal of Access Easement**

The proposed major sport, recreation and entertainment facility (lot 9) is proposed to rely on access via a separate lot (lot 10) which is not an acceptable outcome. The plan of development must be amended to remove the access easement and ensure each lot has its own separate access to Midge Point Road.

11. **Lot Access**

a. **Access to proposed lot 9 must be via the existing access crossover.**

b. A rural access independent of the existing access crossover must be provided to proposed lot 10 subject to following:

i. in accordance with Council's standard drawing A3-08323C.

ii. with required minimum separation to an existing driveway.

c. A Minor Works Permit must be submitted to Council for above access work prior to the endorsement of the plan of subdivision.

12. Existing Services

The applicant is to provide written confirmation of the location of existing services (including driveways) for the subject land. In any instance where existing services are contained within another lot, the applicant shall either:

a. Relocate the services to comply with this requirement; or

b. Arrange registration of necessary easements over services located within another lot prior to or in conjunction with submission of the Plan of Survey creating the lot.

13. Ponding and Diversion of Stormwater

a. Ponding of stormwater resulting from the development must not occur on adjacent properties.
b. Stormwater formerly flowing onto the site must not be diverted onto other properties.

14. Drainage of Lot 9

Lot 9 must drain to Midge Point Rd. A statement from an RPEQ is required to demonstrate compliance with this requirement.

<u>Material change of use conditions</u>

15. Plan of Development

The approved *Material Change of Use – Major Sport, Recreation and Entertainment Facility* development must be completed and maintained generally in accordance with the Plan of Development (identified in the Table below) and supporting documentation which forms part of this application, except as otherwise specified by any condition of this approval.

Dwg #	Title	Rev	Prepared by	Date
401773 PP-01	Plan of Lots 9 and 10 Cancelling Lot 19 on CI4018 Sheet 1 of 2	A	Veris	21.11.21
401773 PP-01	Plan of Lots 9 and 10 Cancelling Lot 19 on CI4018 Sheet 2 of 2	A	Veris	21.11.21
-	Attachment A – Proposed Site Plan (camping area and parking) p7 of 14	-	Rytenskild Traffic Engineers	-
ESMJM 22917	Plan View (Shed)	01.9.3	Endurance Sheds	-

ESMJM 22917	Elevations (Shed)	01.9.3	Endurance Sheds	-
21179	Event Traffic Management Plan (TMP)	V4	Rytenskild Traffic Engineers	7.3.22

16. Amended Plans Required

Prior to an event taking place onsite the approved plans of development must be amended to comply with the following matters:

a. Separation to electricity infrastructure in accordance with condition 25.

The amended plans must be submitted to Council for approval.

17. Approved Use

a. The facility is approved to hold bull-riding events or standalone concert events with ancillary camping, caravan, and RV parking.

b. The facility must not hold more than six (6) events per calendar year.

c. Any event must be capped at 4,000 individual patrons.

18. Compliance with Conditions

All conditions must be complied with prior to an event taking place on the subject site, unless specified in an individual condition.

19. Notice of Intention to Commence the Use

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

20. Conflict between Plans and Written Conditions

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

21. Maintenance of Development

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

22. Compliance with Council Standards

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

23. Damage

The developer is responsible for the repair of any damage that is caused to Council's infrastructure as a result of the construction works associated with the proposed development. The developer must make

any damage safe and then notify Council immediately. Council will make the decision as to who will carry out the rectification works and the timing for the completion of those works.

24. Electricity and Telecommunications Services

The approved development must be provided with electricity and telecommunications infrastructure.

25. Electricity Infrastructure

The site contains overhead 11kV and 66kV powerlines.

a. Amended plans are required to remove development from the areas shown in red on Sketch 1.

b. Satisfactory clearances must be maintained in accordance with the Electrical Safety Regulation 2013 at all times.

c. Prior to the use commencing on site, the Applicant/Owner is required to engage with Ergon to undertake an onsite Safety Advice Request to determine suitable horizontal clearances from the powerlines to the proposed development (including temporary development, e.g. tents and caravans). These determined clearances are to become formalised separation requirements that must be maintained at all times. No development including temporary development is permitted within the determined clearances by Ergon.

A Safety Advice Request can be applied for through the following link: https://www.ergon.com.au/network/safety/working-near-powerlines/safety-advice.

Note – The finalised location of vehicle circulation paths in proximity to Ergon powerlines are subject to the Safety Advice Request.

d. Natural ground levels within the vicinity of Ergon's overhead powerlines must not be disturbed without Ergon approval. Detailed civil design drawings showing any proposed cut and fill levels and the location of the Ergon assets in relation to the proposed development are to be submitted to and approved by Ergon prior to the commencement of any works on site.

e. Lighting structures are not permitted in the vicinity without prior written consent of Ergon. Lighting designs for proposed developments (e.g. road, carparks etc) are likely to require reduced height structures. Please submit detailed design to Ergon for approval. These drawings must clearly show the following:

i. Proposed height of the lighting structures and the ground level at the structure base,

ii. Relative (to lighting structures) ground levels at Ergon structures (towers, pole etc) either side of the lighting structures, and

iii. The location of the Ergon structures in relation to the proposed lighting.

f. At all times the following clearance must be maintained from the top of any machinery moving in the vicinity of energised conductors:

i. 132kV and 110kV conductors – 4.5m minimum clearance

ii. 33kV and 11kV conductors – 3m minimum clearance.

Should it be necessary to transport equipment or extend any equipment, such that these clearances cannot be confidently maintained, you are required to contact Ergon to ascertain whether a Safety

Officer is required on–site. All operators of machinery are to be made aware of the presence of high voltage conductors.

26. Building Permits

a. A building permit must be obtained for the shed (30m x 6m and awning) as a class 6 structure prior to its use.

b. A building permit must be obtained for the grandstand.

27. Water Supply for Firefighting Purposes

A water supply for firefighting purposes must be established onsite that:

a. has a minimum pressure flow of 10 litres per second at 200KPA, or

b. incorporates an onsite storage system with a minimum capacity of 5,000 litres.

28. Fencing

During an event held by the facility the boundary of lot 9 needs to be fenced to prevent patrons and vehicles using lot 10.

29. No Use of Lot 10

The use must not occur on lot 10.

30. Ticketing

a. A ticket for any event must clearly identify whether it is for one of the camping, caravan, RV sites or for a day visit.

b. To avoid vehicle queueing along Midge Point Road no tickets for any event are to be sold at the gate or onsite, as per Rytenskild Traffic Engineers correspondence dated 7 March 2022. All marketing material advertising tickets must communicate this clearly.

31. Car Parking

Car parking for staff and day visitors must be provided in accordance with the traffic management plan.

The car parking must be designed in accordance with *AS/NZS2890.1:2004 Parking facilities Part 1: Off-street car parking and AS/NZS2890.6:2009 Parking facilities Part 6: Off-street parking for people with disabilities*.

32. No Parking in Midge Point Road Reserve

No staff or patron parking is permitted within the Midge Point Road road reserve.

33. Traffic Management Plan

Traffic control, traffic controller locations, traffic controller numbers, and signage must be carried out in accordance with the approved traffic management plan.

a. Events for less than 500 patrons require a minimum of five (5) traffic controllers operating in accordance with the plan.

b. Events for more than 500 patrons require a minimum of nine (9) traffic controllers operating in accordance with the plan.

c. Signage must be erected in accordance with attachments A, B and C of the plan.

d. All control measures in the plan and identified above must be in place 60 minutes prior to the gates opening.

e. Appropriate traffic control measures (including traffic controllers) must be in place to facilitate patrons and their vehicles exiting the site in a manner that is safe to patrons and other users of Midge Point Road.

34. External Roadworks

The pavement of Midge Point Road must be widened to facilitate a passing lane and an auxiliary left turn lane. A suitably qualified professional must:

a. determine the queue length for a maximum capacity event,
b. design and construct a safe passing lane for northbound traffic and auxiliary left turn lane on Midge Point Road to facilitate the uninterrupted flow of traffic based on the determined queue length, and
c. operational works approval is required for these works.

35. Major Internal Roadways

The major internal roadways identified on Sketch 2 must be constructed of an appropriate material that:
a. prevents any dust nuisance
b. allows for all-weather access
c. accommodates fully loaded articulated vehicles (AV).

36. Physical Separation Between Pedestrians and Vehicles

To ensure pedestrian safety, a permanent physical barrier must be installed between pedestrian and vehicle movement areas in the location shown on Sketch 2.

37. Signage for Vehicles

Directional, stop and give way signage must be provided in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) and per the approved traffic management plan.

38. Loading/Unloading

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

b. The applicant must provide a parking bay for an emergency vehicle at an appropriate location with unobstructed access at all times during an event.

39. Use of Car Parking areas

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

40. Access Restrictions

No vehicle access to the facility is permitted other than the approved access point to Midge Point Road per the approved plans.

41. Access to Midge Point Road

a. The applicant must demonstrate existing crossover is suitable for the proposed use by:

a. Submitting to Council a certification from a structural engineer (RPEQ) certifying the suitability of the existing culvert access crossover for maximum expected loads

b. Upgrading the existing crossover generally in accordance with Council's standard drawing A308323C

c. Provide tapers to the existing pavement of the Midge Point Road.

b. An operational works approval is required for the above access work.

42. Landscaping

a. In lieu of full image corridor landscaping as required by the planning scheme, the applicant must establish a row of trees or shrubs along the full frontage of the subject site. A landscaping plan must be prepared and submitted prior to commencement of the use. The plan must show:

i. Landscape specification of sufficient detail so that landscape works can be carried out,
ii. Plant schedule detailing number of plants, species, pot size and height at planting,
iii. Details of soil and mulch types, including depths, and
iv. The details of the irrigation system needed at least for establishment.

b. There are to be no landscaping works with the road reserve.

c. All the landscaping works must be completed before the commencement of the use on the site.

43. Noise Management Plan

An event noise management plan must be prepared and submitted to and approved by Council taking into account all the recommendations of the acoustic report prepared by Live It Acoustics dated 3 February 2022.

44. Waste

a. For an event where food and drink is sold and consumed on premises, provision must be made for 2 x 240L waste bins per 100 patrons.

b. All bins must be in place prior to gates opening on the first day.

45. Amenities

a. For each event, amenities must be provided for patrons in accordance with the following table.

	Males			**Females**	
Patrons	***WC***	***Urinals***	***Hand Basin***	***WC***	***Hand Basin***
< 500	3	8	2	13	2

< 1000	5	10	4	16	4
< 2000	9	15	7	18	7
< 3000	10	20	14	22	14
< 5000	12	30	20	40	20

b. Amenities must also be provided for patrons with disabilities.

c. All amenities must be in place prior to gates opening on the first day.

46. General Amenity Provision

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

a. Transport of materials, goods or commodities to or from the subject site.
b. Appearance of any building, works or materials
c. Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, wastewater, waste products, grit or oil
d. Presence of vermin.

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Any event held onsite must be operated generally in accordance with the *Accessible Events – Guideline for Organisers* document.

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Note, the applicant will still be required to obtain approval for a temporary road closure for each event to carry out traffic control.

2. **Local Laws**

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

3. **Hours of Work**

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

4. **Dust Control**

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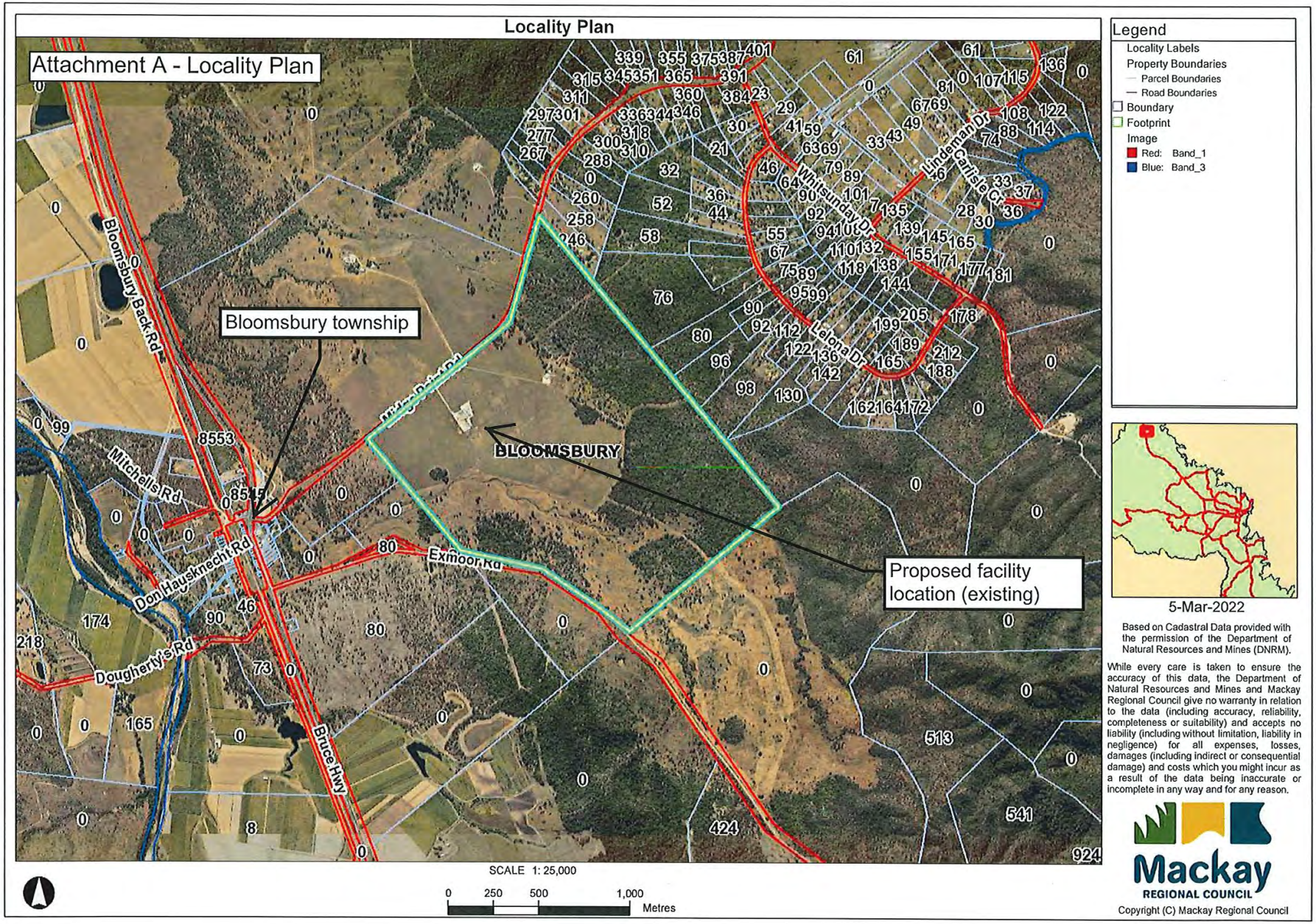
10. Infrastructure Charges Notice

Pursuant to the *Planning Act 2016* and the State Planning Regulatory Provision (adopted charges) an Infrastructure Charges Notice relates to this Development Permit and accompanies this notice.

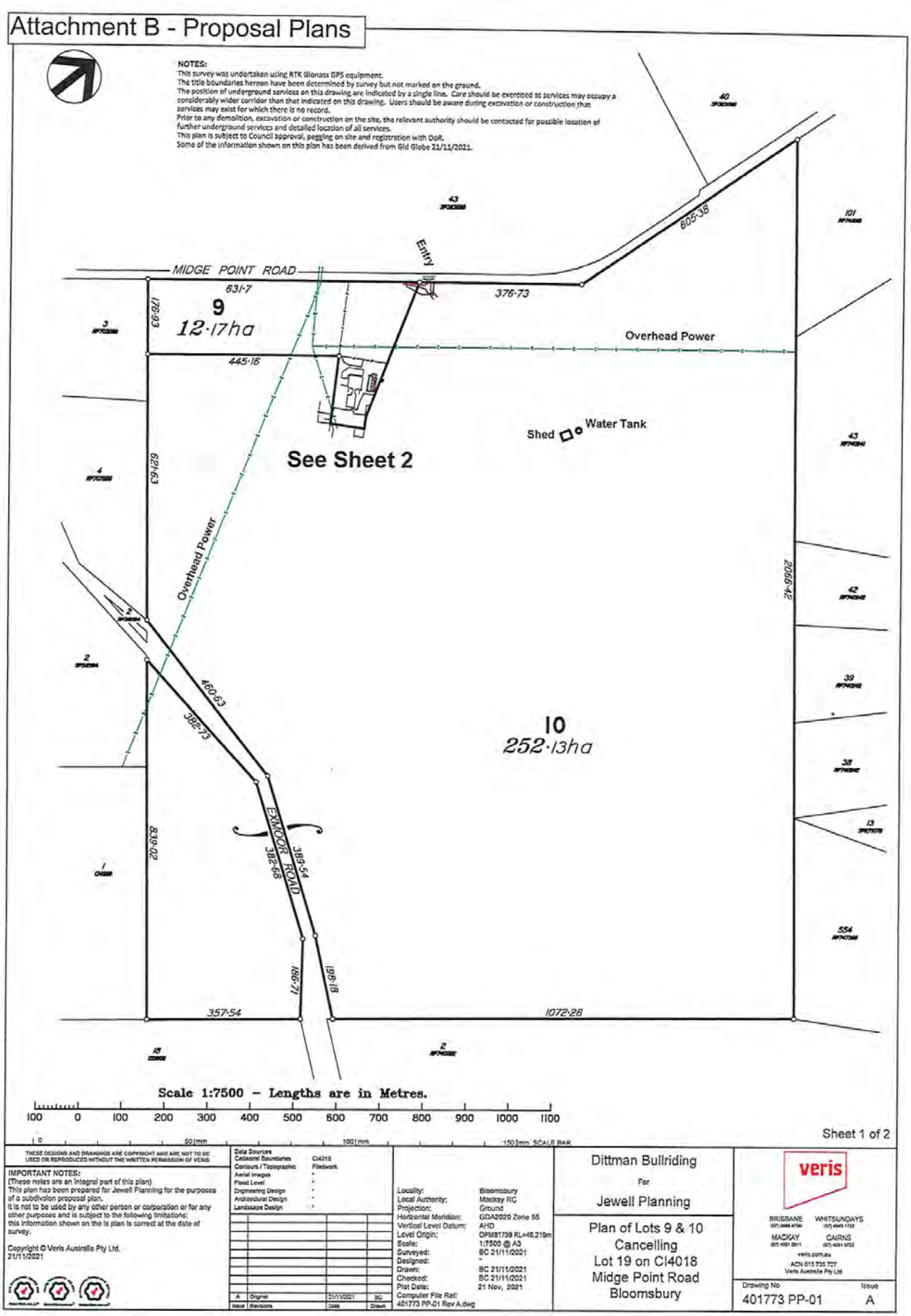
Moved Cr Englert **Seconded Cr Townsend**

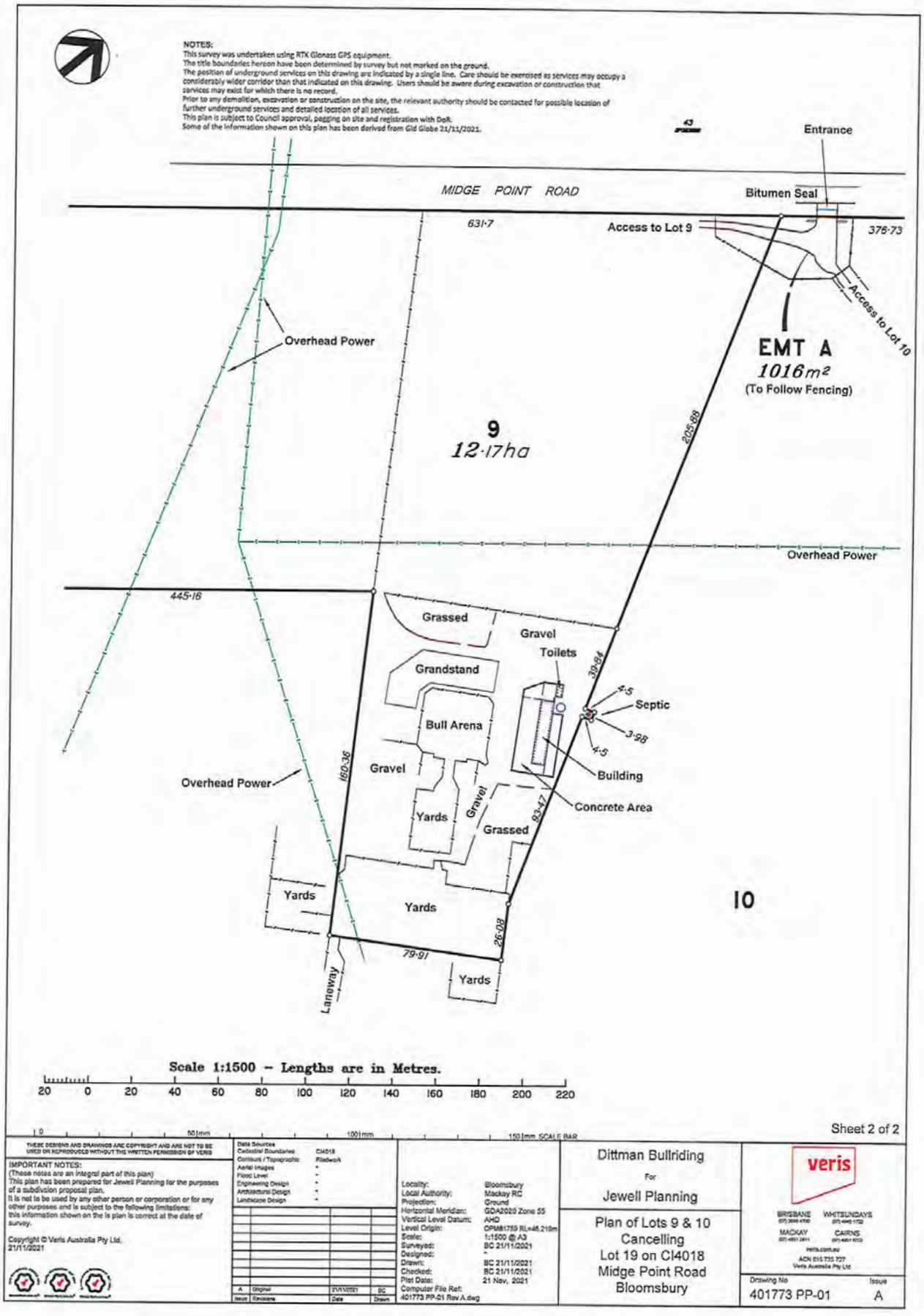
Cr Englert highlighted serveral items from the report including it is a 264 hectare rural zone lot which has frontage to Exmoor and Midge Point Road. The applicant is looking to subdivided and install a fenced bull riding ring, 1700 seat grandstand including anemnities, RV caravan camping rv and vehicle parking. There were some objections and the officers has responses to these concerns satisfactorily and further explained why the application should come to Council with a recommendation to approve.

CARRIED


Locality Plan
Attachment A - Locality Plan
Bloomsbury township
BLOOMSBURY
Proposed facility location (existing)
Bloomsbury Back Rd
Mitchells Rd
Don Hausknecht Rd
Doughertys Rd
Eximoor Rd
Bruce Hwy
Lindeman Dr
Carlisle Ct
Whitsunday Dr
Leona Dr
Legend
Locality Labels
Property Boundaries
Parcel Boundaries
Road Boundaries
Boundary
Footprint
Image
Red: Band_1
Blue: Band_3
5-Mar-2022
Based on Cadastral Data provided with the permission of the Department of Natural Resources and Mines (DNRM).
While every care is taken to ensure the accuracy of this data, the Department of Natural Resources and Mines and Mackay Regional Council give no warranty in relation to the data (including accuracy, reliability, completeness or suitability) and accepts no liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason.
Mackay
REGIONAL COUNCIL
Copyright (C) Mackay Regional Council
SCALE 1: 25,000
0 250 500 1,000
Metres

Attachment B - Proposal Plans




NOTES:
This survey was undertaken using RTK Glonass GPS equipment.
The title boundaries hereon have been determined by survey but not marked on the ground.
The position of underground services on this drawing are indicated by a single line. Care should be exercised as services may occupy a considerably wider corridor than that indicated on this drawing. Users should be aware during excavation or construction that services may exist for which there is no record.
Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed location of all services.
This plan is subject to Council approval, pegging on site and registration with DoR.
Some of the information shown on this plan has been derived from Qld Globe 21/11/2021.
MIDGE POINT ROAD
Entrance
Bitumen Seal
631·7
Access to Lot 9
376·73
Access to Lot 10
Overhead Power
EMT A
1016m²
(To Follow Fencing)
9
12·17ha
205·68
Overhead Power
445·16
Grassed
Gravel
Toilets
Grandstand
39·84
4·5
Septic
Bull Arena
3·98
4·5
Building
Gravel
160·36
Overhead Power
Gravel
Concrete Area
Yards
93·47
Grassed
Yards
Yards
10
26·08
79·91
Yards
Laneway
Scale 1:1500 – Lengths are in Metres.
20 0 20 40 60 80 100 120 140 160 180 200 220
Sheet 2 of 2
THESE DESIGNS AND DRAWINGS ARE COPYRIGHT AND ARE NOT TO BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF VERIS
IMPORTANT NOTES:
(These notes are an integral part of this plan)
This plan has been prepared for Jewell Planning for the purposes of a subdivision proposal plan.
It is not to be used by any other person or corporation or for any other purposes and is subject to the following limitations:
this information shown on the is plan is correct at the date of survey.
Copyright © Veris Australia Pty Ltd.
21/11/2021
Data Sources
Cadastral Boundaries CI4018
Contours / Topographic Fieldwork
Aerial Images
Flood Level
Engineering Design
Architectural Design
Landscape Design
A Original 21/11/2021 BC
Issue Revisions Date Drawn
Locality: Bloomsbury
Local Authority: Mackay RC
Projection: Ground
Horizontal Meridian: GDA2020 Zone 55
Vertical Level Datum: AHD
Level Origin: OPM81759 RL=46.210m
Scale: 1:1500 @ A3
Surveyed: BC 21/11/2021
Designed: -
Drawn: BC 21/11/2021
Checked: BC 21/11/2021
Plot Date: 21 Nov, 2021
Computer File Ref: 401773 PP-01 Rev A.dwg
Dittman Bullriding
For
Jewell Planning
Plan of Lots 9 & 10
Cancelling
Lot 19 on CI4018
Midge Point Road
Bloomsbury
veris
BRISBANE WHITSUNDAYS
MACKAY CAIRNS
ACN 615 735 727
Veris Australia Pty Ltd
Drawing No 401773 PP-01
Issue A

ATTACHMENT A – PROPOSED SITE PLAN

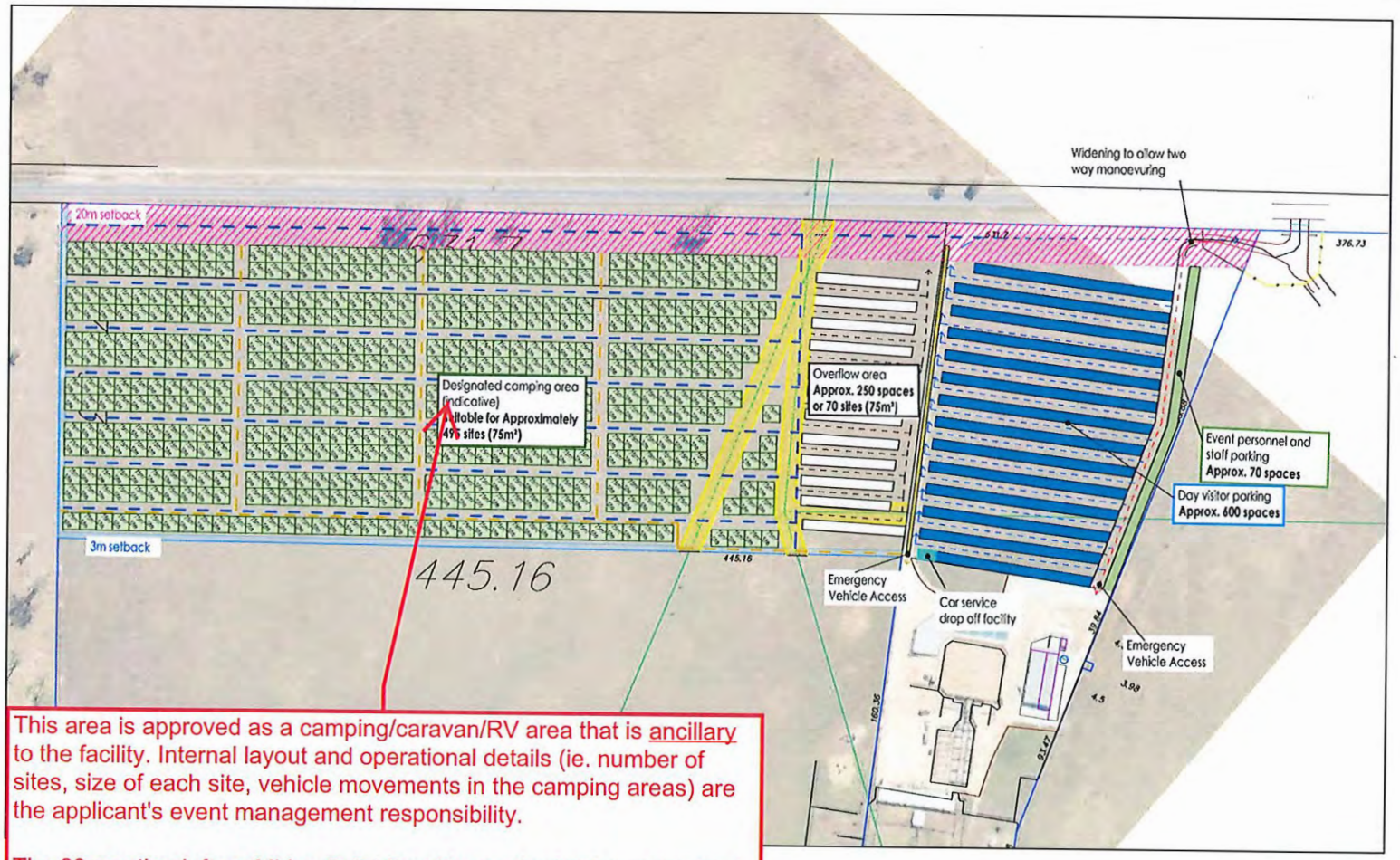
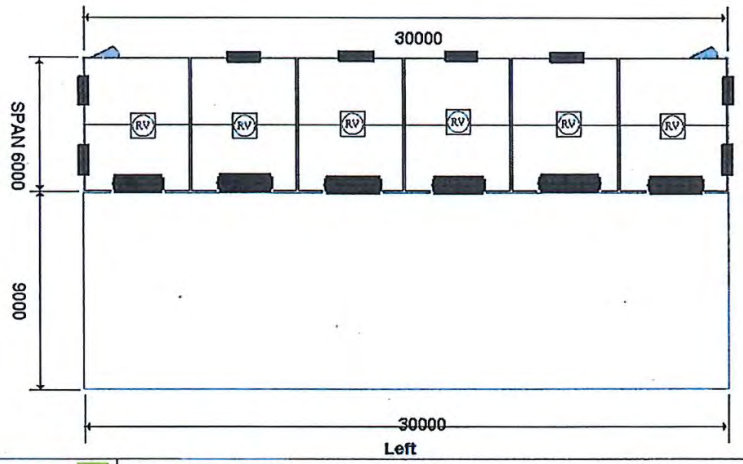


Illustration only please refer quote page for inclusions

Right

Back



Front

Left

OPTION LIST

- Roller Door:
  6 Roller Door (WL + SW) Series A 3000x3000
- Windows:
  8 Window/s (Sliding)790mmH X 1274mmW 790 x 1274
- PA Door:
  2 PA Door/s Standard 820 2040 x 820
- Whirlybirds: 6

AAA Building Consultants
07 4983 1911
BA00020423
06 Aug 2020

Endurance SHEDS MACKAY

PLAN VIEW

Customer Signature:

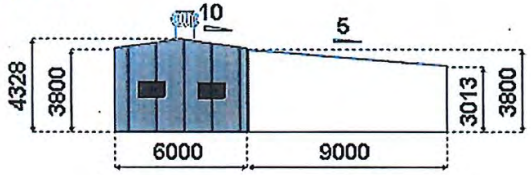
Name	Jason Dittman
Address	Lot 19 Exmoor Road, Bloomsbury
PostCode	4799

Ref.No. ESMJM 22917

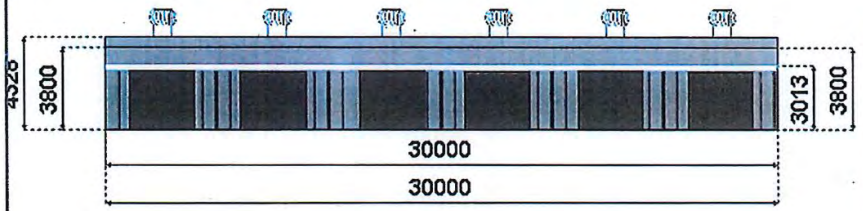
MSVN VERSION 01.9.3

AAA Building Consultants
07 4983 1911
BA00020423
06 Aug 2020

Illustration only please refer quote page for inclusions



Back



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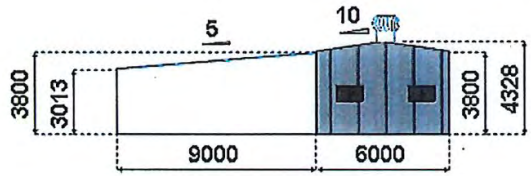
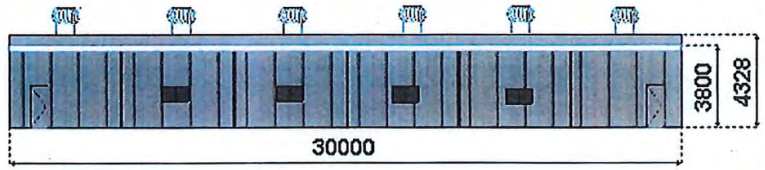


Front



Right

Endurance SHEDS MACKAY

ELEVATION

Customer Signature:

Name	Jason Dittman
Address	Lot 19 Exmoor Road, Bloomsbury
PostCode	4799

Ref.No. ESMJM 22917

MSVN VERSION 01.9.3

Event Traffic Management Plan (TMP

Midge Point Road, Bloomsbury, Mackay

7 March 2022
RTEref 21179:

1.0 REQUIREMENTS FOR THE TRAFFIC MANAGEMENT PLAN (TMP)

1.1 Traffic Management Plan Objectives

This Traffic Management Plan (TMP) sets out requirements for the management of traffic during small & major Sport , Recreation & Entertainment events.This TMP is required to be implemented for events which are anticipated to attract crowds of more than 200 spectators.

Specialty Events attracting up to 4,000 spectators during the course of three days are expected to be scheduled approximately 6 times in a given year. These will generate a capacity crowd, with full use of the the 1,700 person grandstand, and will allow visitors to camp on the premises for the duration of the event.

The aim of the Traffic Management Plan is to provide guidance to event staff, subcontractors, site personnel and the local public of changes to traffic conditions and to decrease the risk of operations which may pose a hazard to traffic.

1.2 Responsibilities

The event organizer will take the outmost care to prevent risk of injury and/or property damage to event participants, organizers, road users and members of the public.

Event activities will not commence until appropriate sign, devices, and barricades are in place and in accordance with the requirements of the Traffic Management Plan. All necessary signs and traffic control devices will be installed at the event site to direct and regulate traffic movement around the event activities and ensure that adverse impact associated with the event are kept at a minimum.

The TMP covers operation of the proposal which may affect road users safety and has sought to identify potential safety hazards. However, the authors of the document point out that no guarantee is made that every deficiency has been identified. Further, if all the recommendations in this TMP were to be followed, this would not guarantee that the road or facility is 'safe'; rather, adoption of the recommendations should improve the level of safety of the event.

2.0 RISK ASSESSMENT AND MANAGEMENT

2.1 Traffic Management Measures

For events of less than 500 spectators, five traffic controllers are considered to be sufficient for management of on site vehicular and pedestrian traffic (Attachment A).

For specialty events exceeding 500 spectators, a minimum of nine traffic control personnel must be deployed to manage the arrival and departure of vehicles at the beginning and end of the event (Attachment B).

The temporary signage indicated in Attachments A and B must be implemented for the appropriate crowd size. These should be implemented a minimum of 60 minutes prior to the opening of gates to the public. Temporary signage along Midge Point Road as shown as Attachment C, to be implemented during both event scenarios.

The TMP must be implemented by an accredited traffic controller(s). At least one traffic controller must be certified to implement traffic control plans.

2.2 Site Operation and Safety

Pedestrian Management

Signage to be placed throughout the site to alert drivers to the movement of pedestrians when on site, particularly when pedestrians may be required to cross circulation aisles where no designated pedestrian walkway is provided. These areas are to be supervised by a traffic controller

Pedestrians should ensure that they:

- Adequately check for approaching vehicles prior to crossing circulation aisles;
- Have visual / verbal contact and/or acknowledgment with the vehicle operator before crossing;
- Do not enter areas not intended for pedestrian circulation.

Safe Driving Requirements

All personnel inducted onsite shall adhere to the following at all time:

- Mobile phones shall not be operated in moving vehicles. Where mobile phone are to be used, vehicles must be stationery and parked in a safe place.
- All vehicles shall be fitted with seatbelts. All personnel shall wear and correctly fit and secure seatbelts provided.

Unsafe driving practices shall be discouraged by traffic management personnel if such is observed during the event.

Vehicle Parking
Car parking to be prepared prior to opening of gates to the public as follows:

- Appropriate number of car parking will be made available on site for the anticipated guest levels based on the event held on the premises;
- Parking to be adequately signed and cordoned off where not available;
- Vehicle conflict points and entry and exit to be supervised by a traffic controller

2.2 Risk Assessment

Risk Identification and Assessment
Foreseeable hazards and proposed controls are identified in the Risk Identification and Response Table provided as Attachment D. Having identified the hazards and risks, associated control measures can be applied to reduce the risk so far as is reasonably practicable. Every effort must be made to eliminate the need to expose personnel to live traffic.

All identified risks have been treated by development of this TMP. Unforeseen risk arising during the event activities will be treated in accordance with the standard of work practice and procedures when appropriate

Traffic Control Devices
Traffic control devices meeting the requirements of AS 1742 shall be installed as indicated on the Traffic Control Diagrams (Attachments A, B and C). At the completion of traffic management work, the removal of the traffic control devices shall be completed in a controlled manner to minimise the risk to workers and other motorists.

Variations
No departures from the provisions of the standards have been made within this Traffic Management Plan. Should onsite variations be required, such variations will be recorded upon gaining relevant approvals.

Safety Planning
All persons and organisations undertaking this event have a duty of care under statue and common law to themselves, their employees, and event participants, to take all reasonable measures to prevent accident or injury.

This TMP forms path of the overall event Safety Management Plan, and provides details on how road users considered likely to pass through, past or around the event site will be safely and efficiently managed for the full duration of the event. Event organiser recognises that the traffic management plan is to be implemented with due consideration and in accordance with the following legislative, environment and industry standards:

- AS 1742.1 - 2003 Manual of uniform traffic control devices - General introduction and index of signs
- AS 1742.3 -2009 Manual of uniform traffic control devices - Traffic Control for Works in Roads
- ISO 31000-2009 Risk management— Principles and Guidelines
- AZ/NZS 4602 – High visibility safety garments
- Department of Transport and Main Roads – Event traffic management design guidelines (2018)
- Events in Queensland Handbook – Best practice guidelines for event delivery in Queensland (Version 1.4, 2019)

3.0 INCIDENT RESPONSE

3.1 Serious incident response

In event of emergency or incident the event manager will be immediately advised of the incident and the Emergency Response Procedure should be actioned.

In the event of a serious injury whether involving traffic or other road users, traffic shall be stopped as necessary to avoid further deterioration of the situation. First Aid shall be administered as necessary, and medical assistance shall be called for if required. If the incident occurs at the duration when traffic control personnel are in control of the event, traffic controllers will be equipped with electronic communication (mobile phones) to contact and liaise with emergency services, ensuring a prompt response with the dedicated person deployed at the site entrance to stop entry of any vehicle other than emergency services.

The emergency response plan that is specific to the site will be developed and agreed prior to the commencement of any event. Local emergency services will be notified of the commencement of the event.

3.2 Minor non-injury vehicle incident response

Broken down vehicles and vehicles involved in minor non-injury crashes shall be temporarily moved into the closed section of the event area, providing there is no risk to vehicles and their occupants or event attendees. Suitable recovery systems shall be used to facilitate prompt removal of broken down or crashed vehicles. Assistance shall be rendered to ensure the impact of the incident on the network is minimized.

4.0 REQUIRED PERIOD FOR IMPLEMENTATION OF TMP

It is required that signage and road safety measures associated with the TMP will be in place for the duration of the event.

Traffic management will be in attendance for the full duration of an event with traffic control personnel generally dismissed two hours upon the conclusion after the management measures on Midge Point Road and within the site are removed.

During an events where camping will be permitted it is intended that traffic control will be in attendance on each day during the the scheduled arrival periods, with traffic control personnel dismissed 1 hour after the conclusion of the days proceedings. It is intended that traffic management measures on Midge Point Road will be maintained along the frontage for the full duration, including during unsupervised hours. At the conclusion of the program on the last day, traffic control would remove the traffic management measured on Midge Point Road and within the site, two hours after the conclusion of the event.

5.0 TRAFFIC MANAGEMENT PLAN DECLARATION

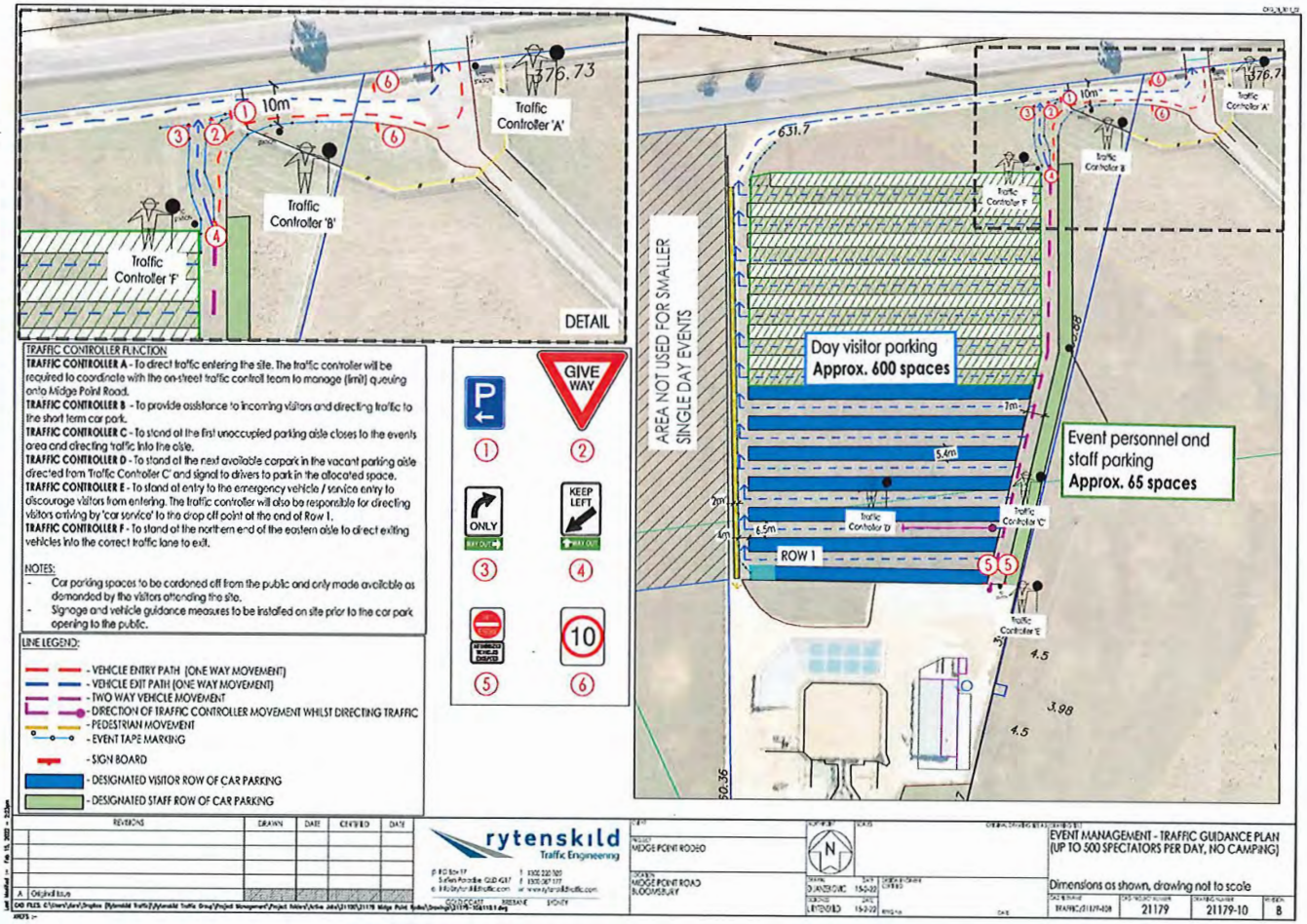
It is declared that the Traffic Management Plan (TMP) has been prepared in accordance with the Department of Transport Main Roads – Events Traffic Management Design Guidelines and AS1742.3.

	Name / Company	Accreditation Details	Signed
TMP Designed by	Dare Janzekovic Rytenskild Traffic Engineering	B.ENG (CIVIL)	
TMP Checked by	Luke Rytenskild Rytenskild Traffic Engineering	B.ENG (Civil) RPEQ 6293	

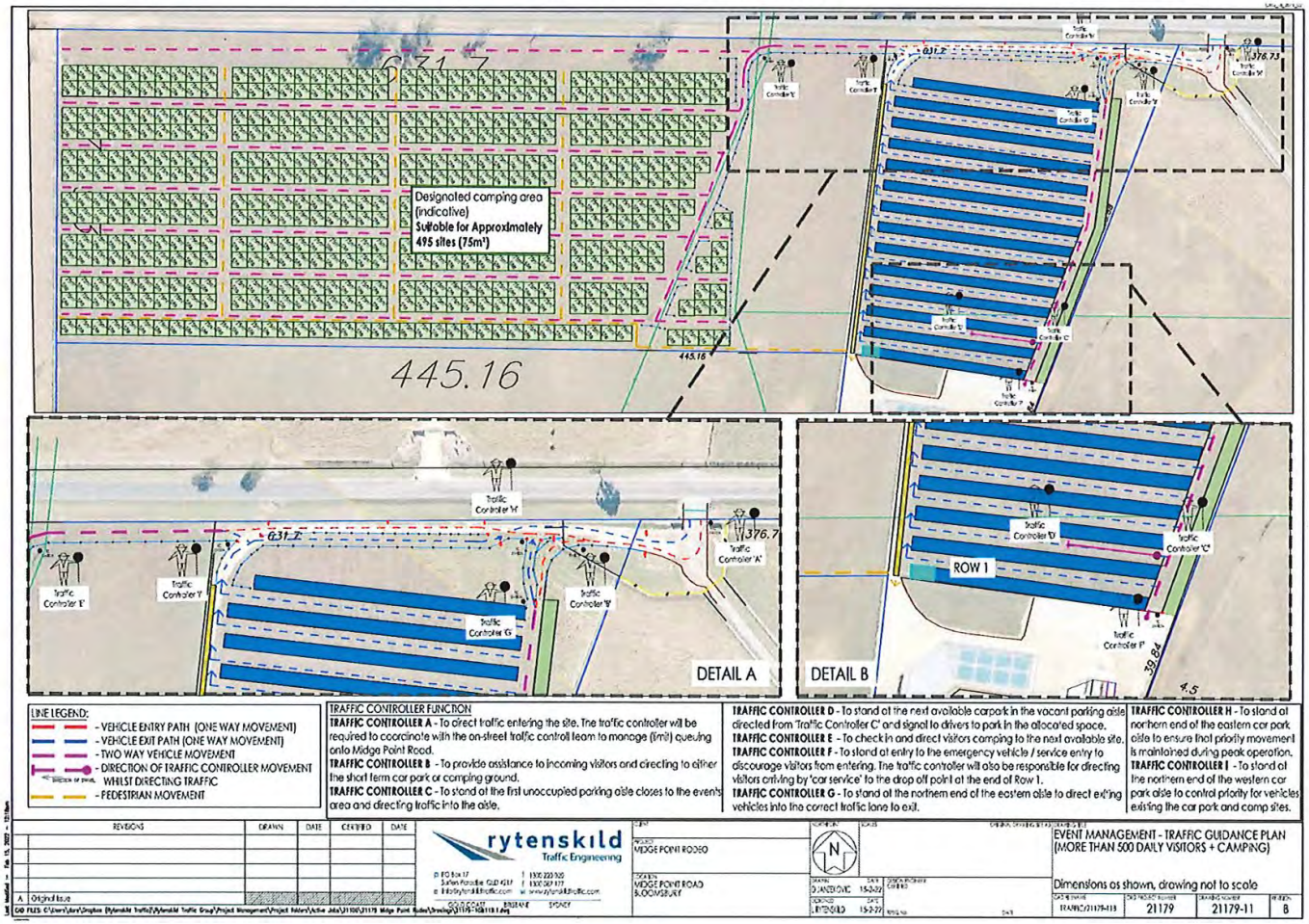
ATTACHMENTS:

ATTACHMENT A – RTE DRAWING 21179-10B – EVENT TRAFFIC MANAGEMENT PLAN (UP TO 500 SPECTATORS)
ATTACHMENT B – RTE DRAWING 21179-11B & 21179-20A – EVENT TRAFFIC MANAGEMENT PLAN (MORE THAN 500 SPECTATORS)
ATTACHMENT C –EXTERNAL TRAFFIC MANAGEMENT (PREPARED BY TRAFFIC MANAGEMENT PEOPLE)
ATTACHMENT D – RISK ASSESSMENT
ATTACHMENT E – RISK EVALUATION MATRIX

ATTACHMENT A – RTE DRAWING 21179-10B – CAR PARK TRAFFIC MANAGEMENT PLAN (UP TO 500 SPECTATORS)



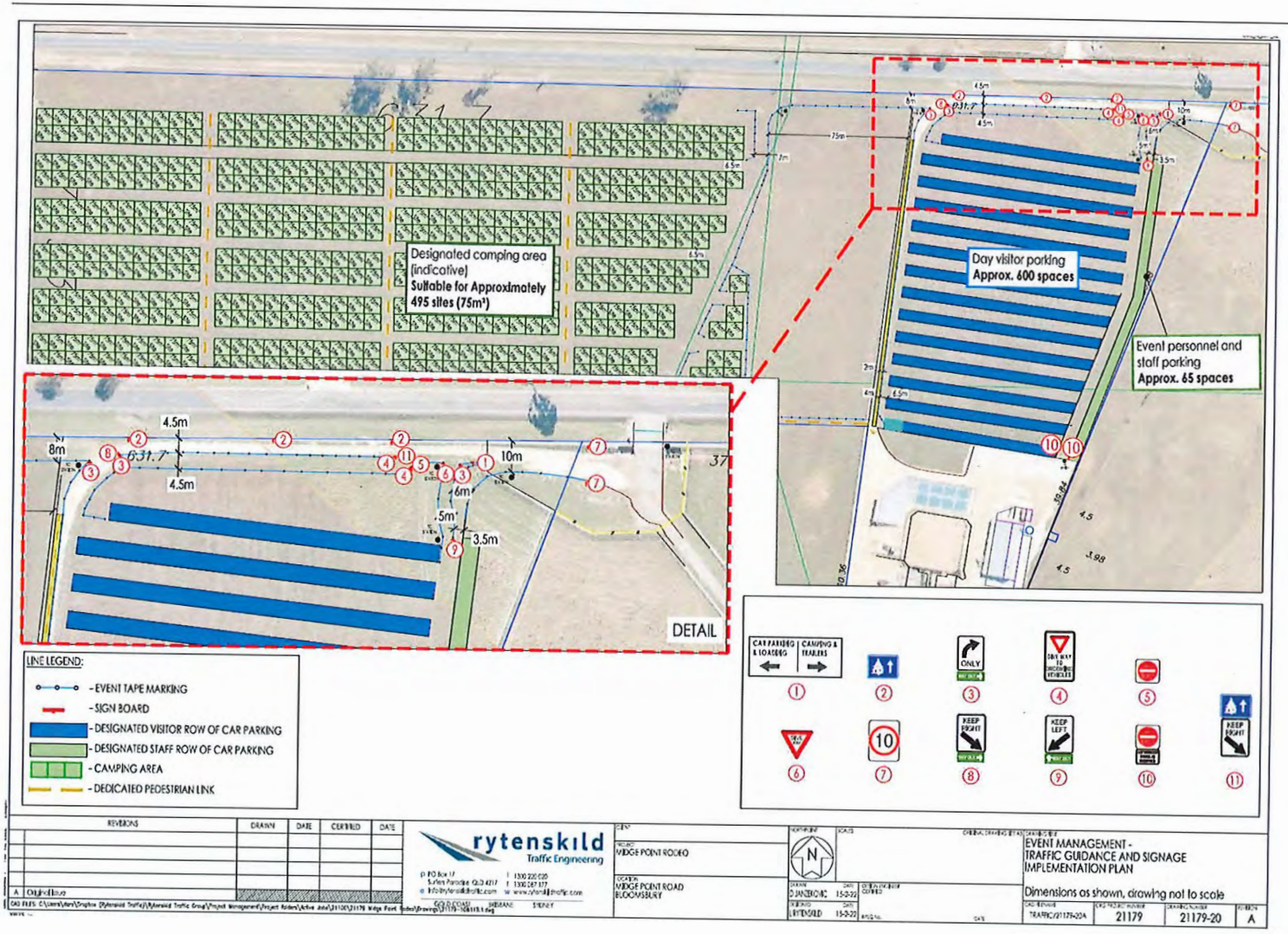
ATTACHMENT B – RTE DRAWING 21179-11B & 21179-20A
CAR PARK TRAFFIC MANAGEMENT PLAN (MORE THAN 500 SPECTATORS)



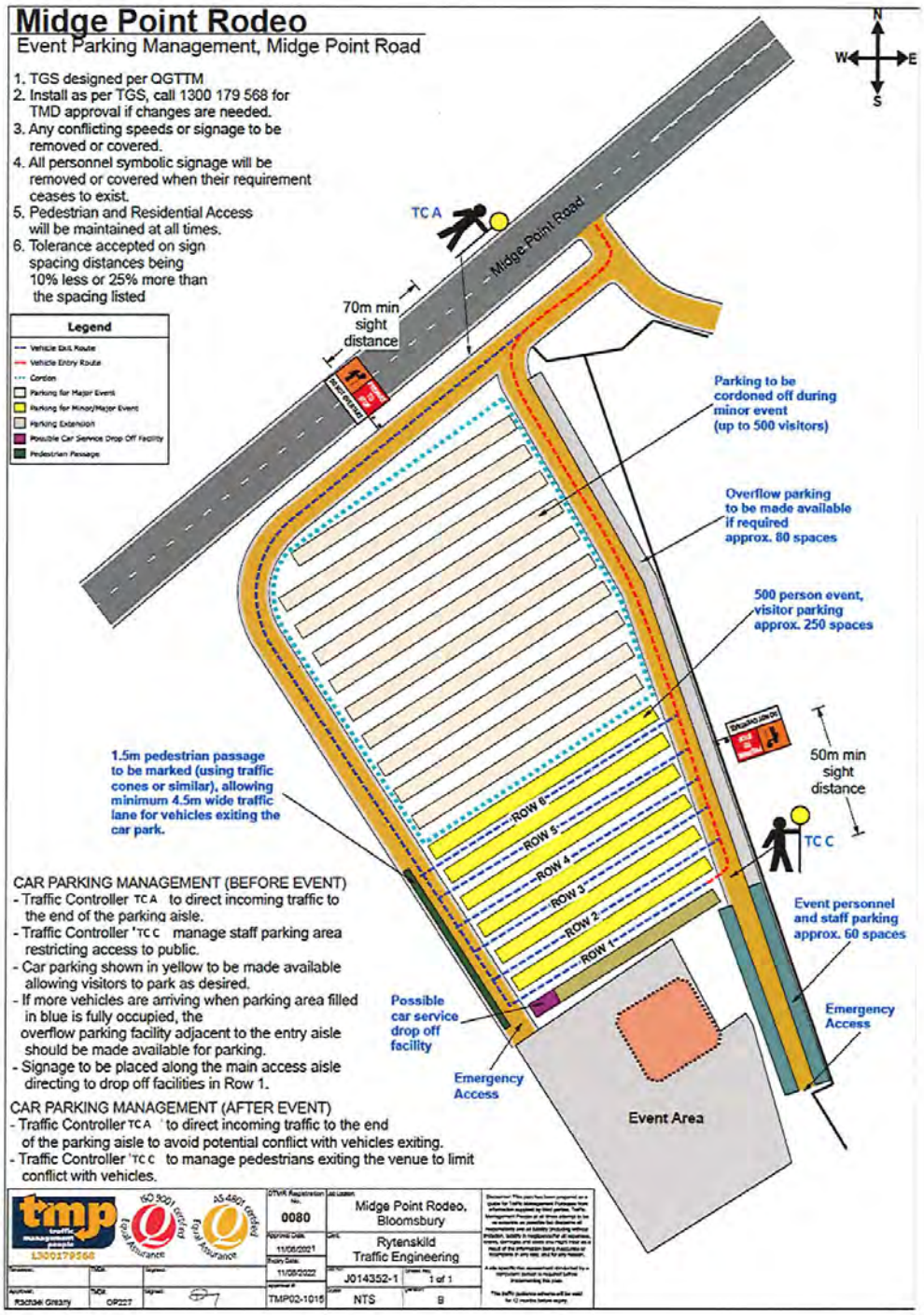
Event Traffic Management Plan

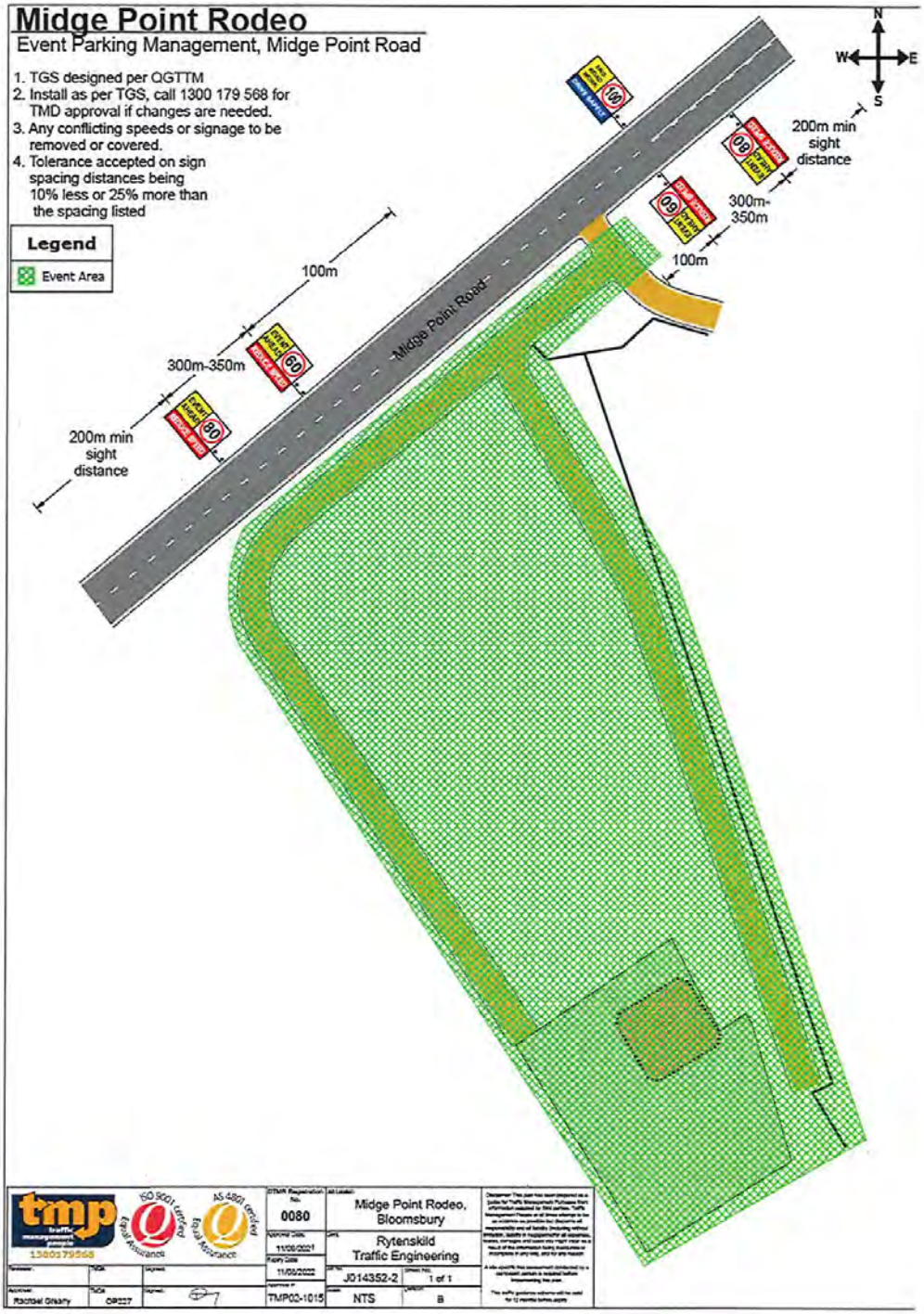
Midge Point Road, Mackay

rytenskild Traffic Engineering



ATTACHMENT C – EXTERNAL TRAFFIC MANAGEMENT PLAN




Midge Point Rodeo
Event Parking Management, Midge Point Road
1. TGS designed per QGTTM
2. Install as per TGS, call 1300 179 568 for TMD approval if changes are needed.
3. Any conflicting speeds or signage to be removed or covered.
4. Tolerance accepted on sign spacing distances being 10% less or 25% more than the spacing listed
Legend
Event Area
N
W
E
S
100m
300m-350m
200m min sight distance
Midge Point Road
200m min sight distance
300m-350m
100m
100
60
80
08
09
tmp
1300179568
ISO 9001 certified
AS 4801 certified
Equal Assurance
Equal Assurance
0080
Midge Point Rodeo, Bloomsbury
Rytenskild Traffic Engineering
11/08/2021
11/08/2022
J014352-2
1 of 1
TMP02-1015
NTS
B
Rachael Gleany
OP227

ATTACHMENT D – RISK IDENTIFICATION AND RESPONSE TABLE

Item	Risk Event	Consequence	Pre – Treatment Risk			Risk Response	Residual Risk		
			L	I	RATING		L	I	RATING
1	Event personnel being hit by vehicles during set up and dismantling of traffic management due to poor visibility.	Injury to event personnel	3	3	H	Shadow vehicles with flashing lights used during set up and dismantling to protect personnel setting up traffic management measures. All personnel to wear high visibility vests with retro reflective strips to AS/NZS 4602.	1	3	M
2	Road users misunderstanding the traffic management arrangements, crashing into signs and devices	Injury to event personnel, participants and / or other road users.	4	3	H	Traffic management to be set up as per the Traffic Management Plan (TMP). Traffic arrangements to be evaluated for effectiveness following initial opening to traffic. Event ahead advance warning sign to be displayed on each approach to the access point. Traffic supervisor to ensure all signs and devices are standing, operational and clearly legible to motorists approaching the event zone to minimise likelihood of confusion to motorists and increasing risk for rear end collision.	1	3	M

Item	Risk Event	Consequence	Pre – Treatment Risk			Risk Response	Residual Risk		
			L	I	RATING		L	I	RATING
3	The increase in traffic volumes around the venue caused by the event may cause congestion and delay	Damage to frontage road and other road users	4	3	H	Advance warning and event ahead signage to be displayed for the duration of the event.	2	3	M
4	Vehicles approaching the event area at higher speeds and failing to slow down sufficiently.	Damage to other road users and pedestrians.	4	3	H	Advance warning signage to be erected with temporary speed restrictions in place enforced. On-site speed limit of 10km/hr enforced when by traffic control personnel.	2	3	M
5	Signage being disrupted or removed by members of the public will cause drivers to be unaware of the changed traffic conditions, causing confusion and high speeds at the approach of the event.	Injury to pedestrians and event participants	3	3	H	Regular monitoring of signage and devices by traffic management personnel. Appropriate signs erected, including advance warning signage.	2	3	M

Legend: L (Likelihood), I (Impact), RATING (Overall Risk Rating)

RISK EVALUATION CRITERIA SHOWN AS ATTACHMENT E

ATTACHMENT E – RISK EVALUATION MATRIX

Risk analysis

Once risks have been identified, the risks are evaluated on a two dimensional matrix using a qualitative rating of the (i) impact of the risk and (ii) likelihood of the risk occurring to produce an overall level of risk indicator.

(i) Likelihood

Level	Descriptor	Description
1	Rare	May occur in exceptional circumstances
2	Unlikely	Could occur at some time
3	Possible	Might occur at some time
4	Likely	Will probably occur in most circumstances
5	Almost certain	Is expected to occur in most circumstances

(ii) Impact

Level	Descriptor	Financial	Safety	Business activities	Social impacts	Reputation
1	Insignificant	E.g. Less than $10,000	No injuries	No disruption to the function	No social impacts	No significant adverse impact on organisation's reputation
2	Minor	E.g. $10,001 - $100,000	First aid treatment	Minimal disruption to the function	Minimal social impacts	Adverse impacts on the organisation's reputation
3	Moderate	E.g $100,001 - $1M	Medical treatment	Significant disruption to the function	Significant social impacts	Direct adverse impact on the organisation's reputation
4	Major	E.g $1M - $10M	Extensive	Major disruption to the function	Major social impacts	Direct adverse impact on the organisation's reputation
5	Catastrophic	E.g. Greater than $10M	Death	Severe disruption to the function	Severe ongoing impacts	Extensive damage to organisation's reputation

(iii) Overall level of risk

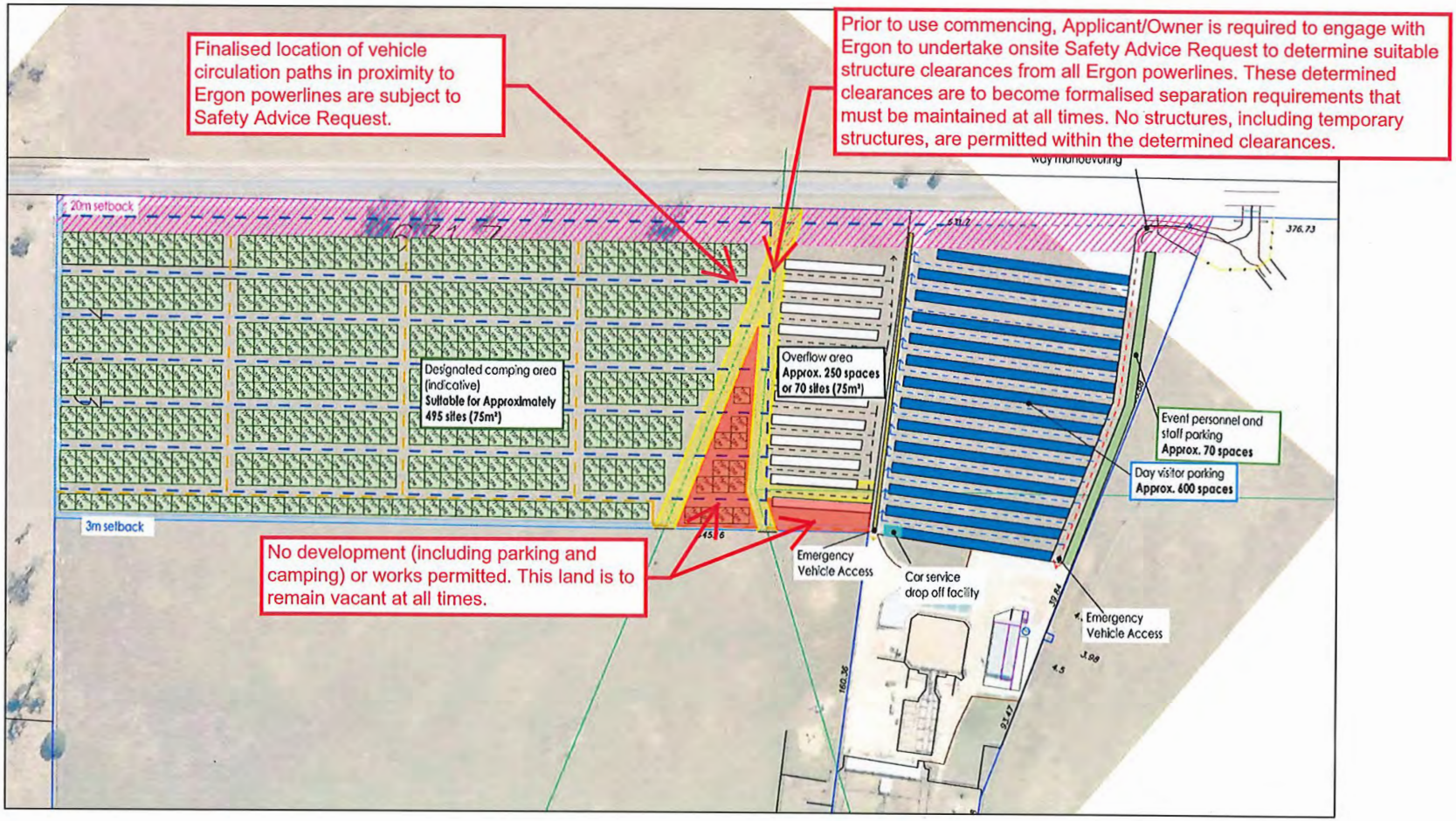
		IMPACT				
		Insignificant	Minor	Moderate	Major	Catastrophic
LIKELIHOOD		1	2	3	4	5
1 (rare)	1	Low	Low	Medium	High	High
2 (unlikely)	2	Low	Low	Medium	High	Extreme
3 (moderate)	3	Low	Medium	High	Extreme	Extreme
4 (likely)	4	Medium	High	High	Extreme	Extreme
5 (almost certain)	5	Medium	High	Extreme	Extreme	Extreme

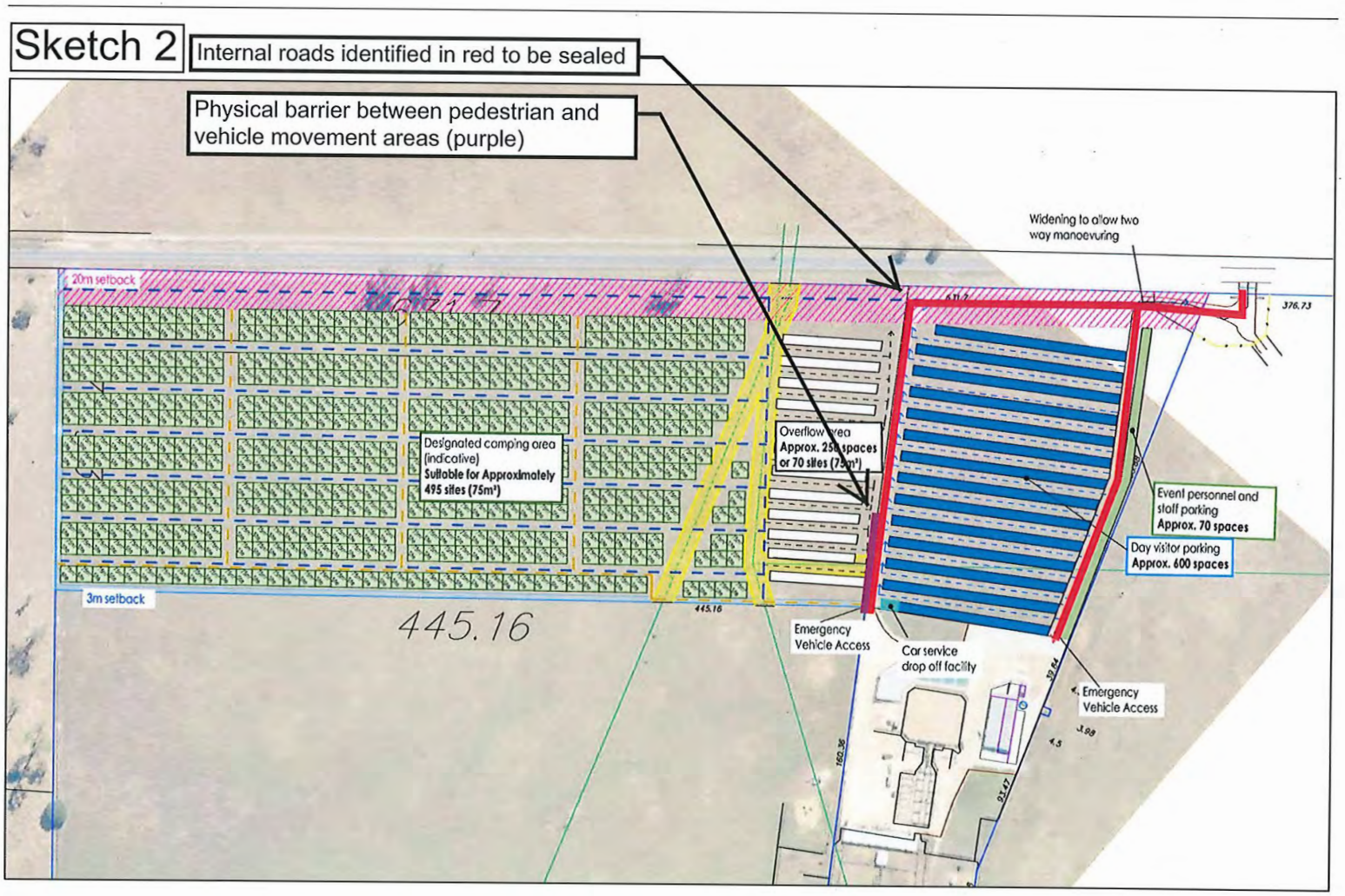
Risks identified as extreme, and in some cases high, should be addressed immediately and a risk action plan completed.

(iv) Management Approach for Residual Risk

Residual Risk Rating		Required Treatment
E	Extreme Risk	Unacceptable risk. HOLD POINT. Event cannot proceed until risk has been reduced.
H	High Risk	High Priority, Roadworks Traffic Manager must review the risk associated and approve the treatment and endorse the TMP prior to its implementation.
M	Moderate Risk	Medium risk, standard traffic control and event practices subject to review by accredited personnel prior to implementation
L	Low Risk	Managed in accordance with the approved management procedures and traffic control paaractices.

Sketch 1


Finalised location of vehicle circulation paths in proximity to Ergon powerlines are subject to Safety Advice Request.
Prior to use commencing, Applicant/Owner is required to engage with Ergon to undertake onsite Safety Advice Request to determine suitable structure clearances from all Ergon powerlines. These determined clearances are to become formalised separation requirements that must be maintained at all times. No structures, including temporary structures, are permitted within the determined clearances.
20m setback
3m setback
Designated camping area (indicative) Suitable for Approximately 495 sites (75m²)
Overflow area Approx. 250 spaces or 70 sites (75m²)
No development (including parking and camping) or works permitted. This land is to remain vacant at all times.
Emergency Vehicle Access
Car service drop off facility
Event personnel and staff parking Approx. 70 spaces
Day visitor parking Approx. 600 spaces
Emergency Vehicle Access
376.73
45.16
160.36
91.47
59.84
3.89
4.5


Sketch 2
Internal roads identified in red to be sealed
Physical barrier between pedestrian and vehicle movement areas (purple)
Widening to allow two way manoevuring
20m setback
Designated camping area (indicative)
Suitable for Approximately 495 sites (75m²)
Overflow area
Approx. 258 spaces or 70 sites (75m²)
Event personnel and staff parking
Approx. 70 spaces
Day visitor parking
Approx. 600 spaces
3m setback
445.16
Emergency Vehicle Access
Car service drop off facility
Emergency Vehicle Access
376.73

Attachment C - Referral Agency Response

Queensland Government

SARA reference: 2110-25392 SRA
Council reference: DA-2021-168
Applicant reference: 21-2053

1 November 2021

Chief Executive Officer
Mackay Regional Council
PO Box 41
Mackay Qld 4740
development.services@mackay.qld.gov.au

Attention: Mr Brogan Jones

Dear Mr Jones

SARA response—Material Change of Use for Major Sport, Recreation & Entertainment Facility and Reconfiguring a Lot – 1 Rural Lot into 2 Lots & Access Easement, Exmoor Road, Bloomsbury

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 20 October 2021.

Response

Outcome:	Referral agency response – No requirements
Date of response:	1 November 2021
Conditions:	No conditions are attached to this development approval
Advice:	Advice to the applicant is in **Attachment 1.**
Reasons:	The reasons for the referral agency response are in **Attachment 2.**

Development details

Description:	Development permit	Material change of use for Major Sport, Recreation & Entertainment Facility; and Reconfiguring a Lot for 1 Rural lot into 2 Lots & Access Easement
SARA role:	Referral Agency.	

Mackay Isaac Whitsunday regional office
Level 4, 44 Nelson Street, Mackay
PO Box 257, Mackay QLD 4740

SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 (Planning Regulation 2017) Development impacting on state transport infrastructure
SARA reference:	2110-25392 SRA
Assessment Manager:	Mackay Regional Council
Street address:	Exmoor Road, Bloomsbury
Real property description:	Lot 19 on CI4018
Applicant name:	Kelly M Dittmann
Applicant contact details:	PO Box 244 Mackay QLD 4740 michael@jewellplanning.com.au

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules) Copies of the relevant provisions are in **Attachment 3**.

A copy of this response has been sent to the applicant for their information.

For further information please contact Louise McGrath, Senior Planning Officer, on (07) 3452 7786 or via email MIWSARA@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely

Ainsley Sullivan
Principal Planning Officer

cc Kelly M Dittmann, michael@jewellplanning.com.au

enc Attachment 1 - Advice to the applicant
Attachment 2 - Reasons for referral agency response
Attachment 3 - Representations provisions

Attachment 1—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the *Planning Act 2016* its regulation or the State Development Assessment Provisions (SDAP) v2.6. If a word remains undefined it has its ordinary meaning.

Attachment 2—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for the SARA's decision are:

- The development complies with State code 6: Protection of state transport networks, without conditions required to be imposed.

Material used in the assessment of the application:

- The development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- The *State Development Assessment Provisions* version 2.6 as published by the SARA
- The Development Assessment Rules
- SARA DA Mapping system
- *Human Rights Act 2019*

Attachment 3—Change representation provisions

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Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules[1] regarding **representations about a referral agency response**

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.

28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—

(a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or

(b) the Minister has given the concurrence agency a direction under section 99 of the Act; or

(c) the applicant has given written agreement to the change to the referral agency response.[2]

28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.

28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—

(a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and

(b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

---

1 Pursuant to Section 68 of the *Planning Act 2016*

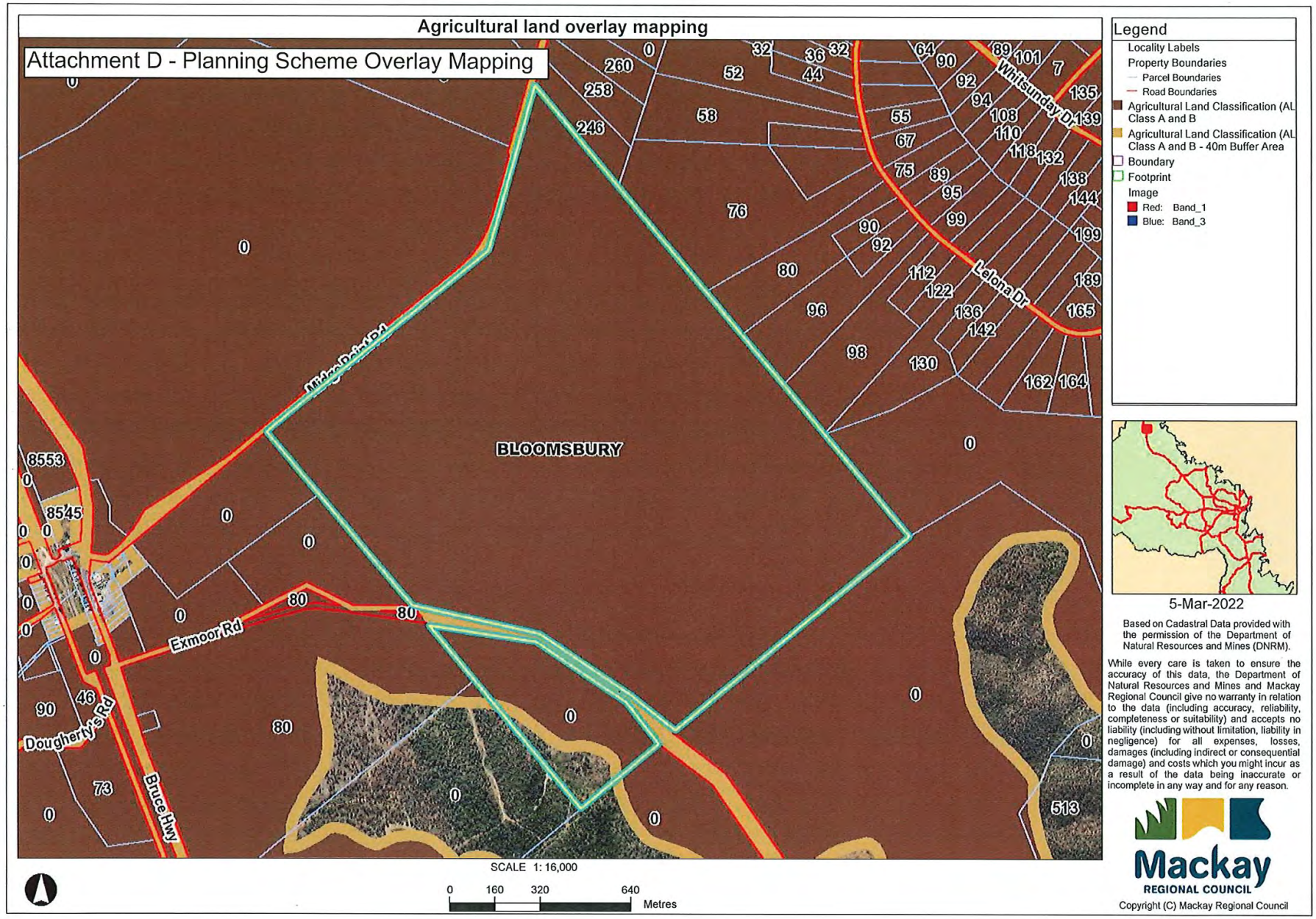
2 In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

Part 7: Miscellaneous

30 Representations about a referral agency response

30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.[3]

[3] An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.


Agricultural land overlay mapping
Attachment D - Planning Scheme Overlay Mapping
BLOOMSBURY
Exmoor Rd
Dougherty's Rd
Bruce Hwy
Lalona Dr
Whitsunday D
Legend
Locality Labels
Property Boundaries
Parcel Boundaries
Road Boundaries
Agricultural Land Classification (AL Class A and B
Agricultural Land Classification (AL Class A and B - 40m Buffer Area
Boundary
Footprint
Image
Red: Band_1
Blue: Band_3
5-Mar-2022
Based on Cadastral Data provided with the permission of the Department of Natural Resources and Mines (DNRM).
While every care is taken to ensure the accuracy of this data, the Department of Natural Resources and Mines and Mackay Regional Council give no warranty in relation to the data (including accuracy, reliability, completeness or suitability) and accepts no liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason.
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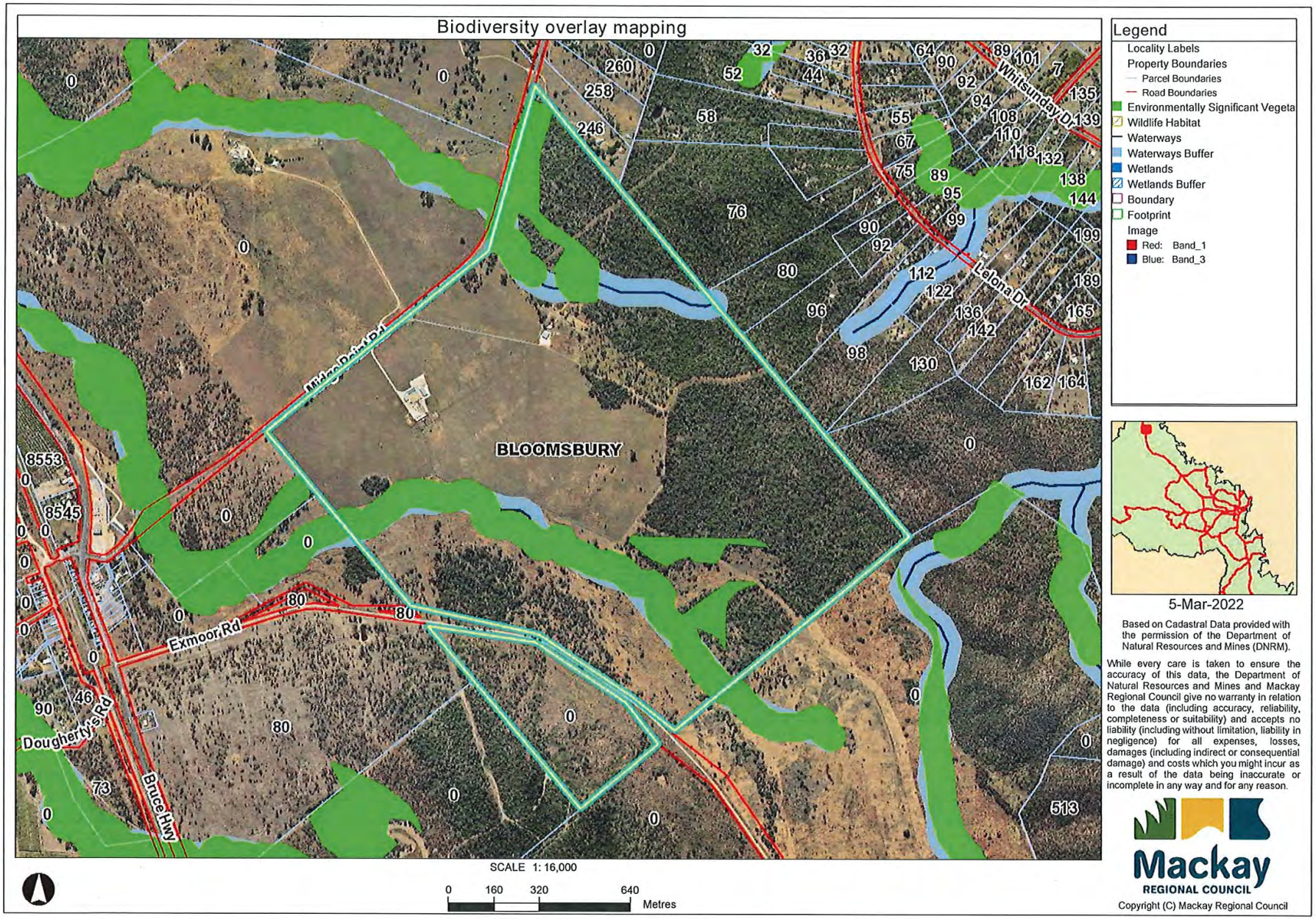
Biodiversity overlay mapping
Legend
Locality Labels
Property Boundaries
Parcel Boundaries
Road Boundaries
Environmentally Significant Vegeta
Wildlife Habitat
Waterways
Waterways Buffer
Wetlands
Wetlands Buffer
Boundary
Footprint
Image
Red: Band_1
Blue: Band_3
BLOOMSBURY
Exmoor Rd
Dougherty's Rd
Bruce Hwy
Whitsunday D
Lelona Dr
SCALE 1: 16,000
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Metres
5-Mar-2022
Based on Cadastral Data provided with the permission of the Department of Natural Resources and Mines (DNRM).
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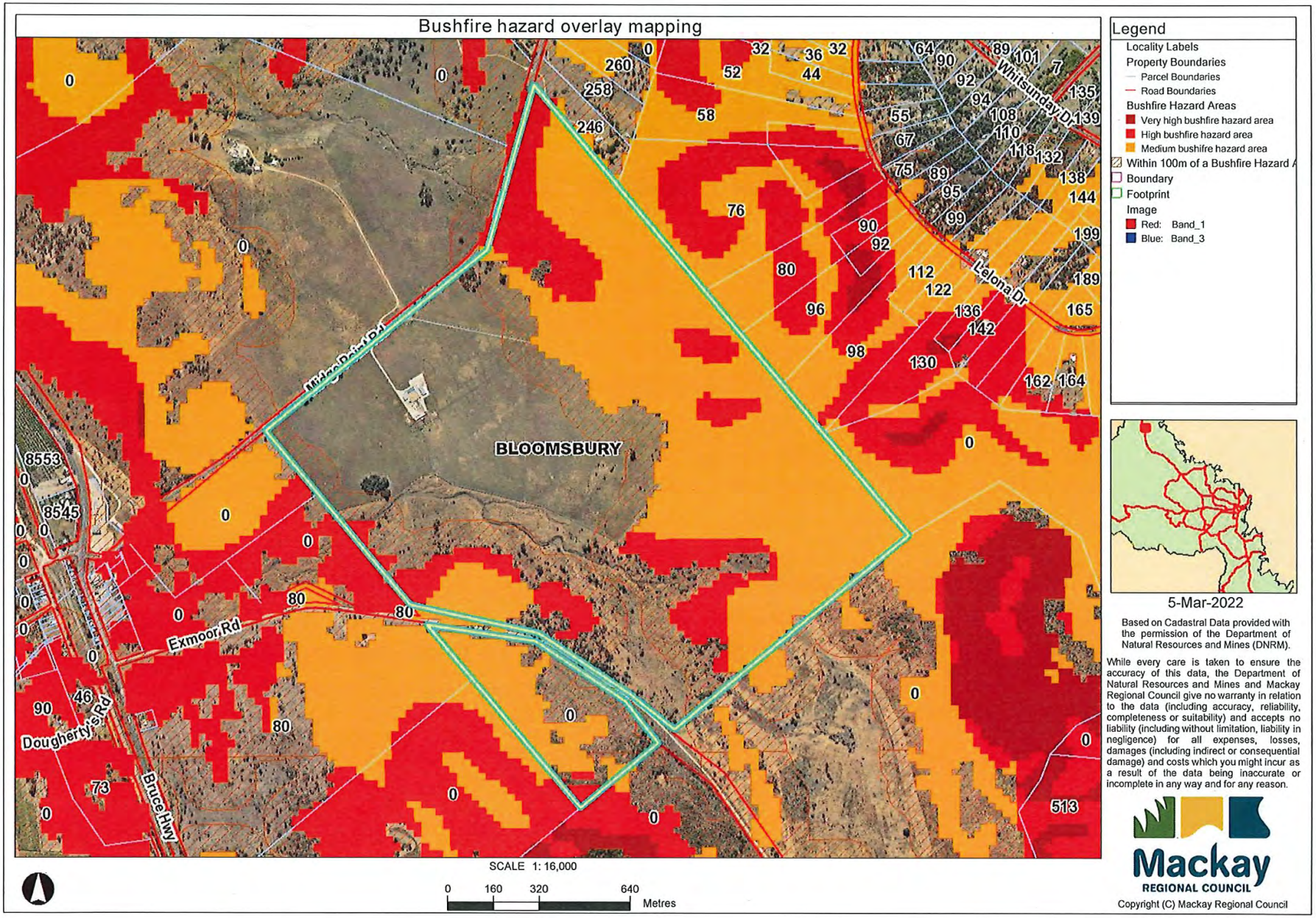
Bushfire hazard overlay mapping
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Exmoor Rd
Dougherty's Rd
Bruce Hwy
Lejona Dr
Whitsunday Dr
SCALE 1: 16,000
0 160 320 640
Metres
Legend
Locality Labels
Property Boundaries
Parcel Boundaries
Road Boundaries
Bushfire Hazard Areas
Very high bushfire hazard area
High bushfire hazard area
Medium bushfire hazard area
Within 100m of a Bushfire Hazard A
Boundary
Footprint
Image
Red: Band_1
Blue: Band_3
5-Mar-2022
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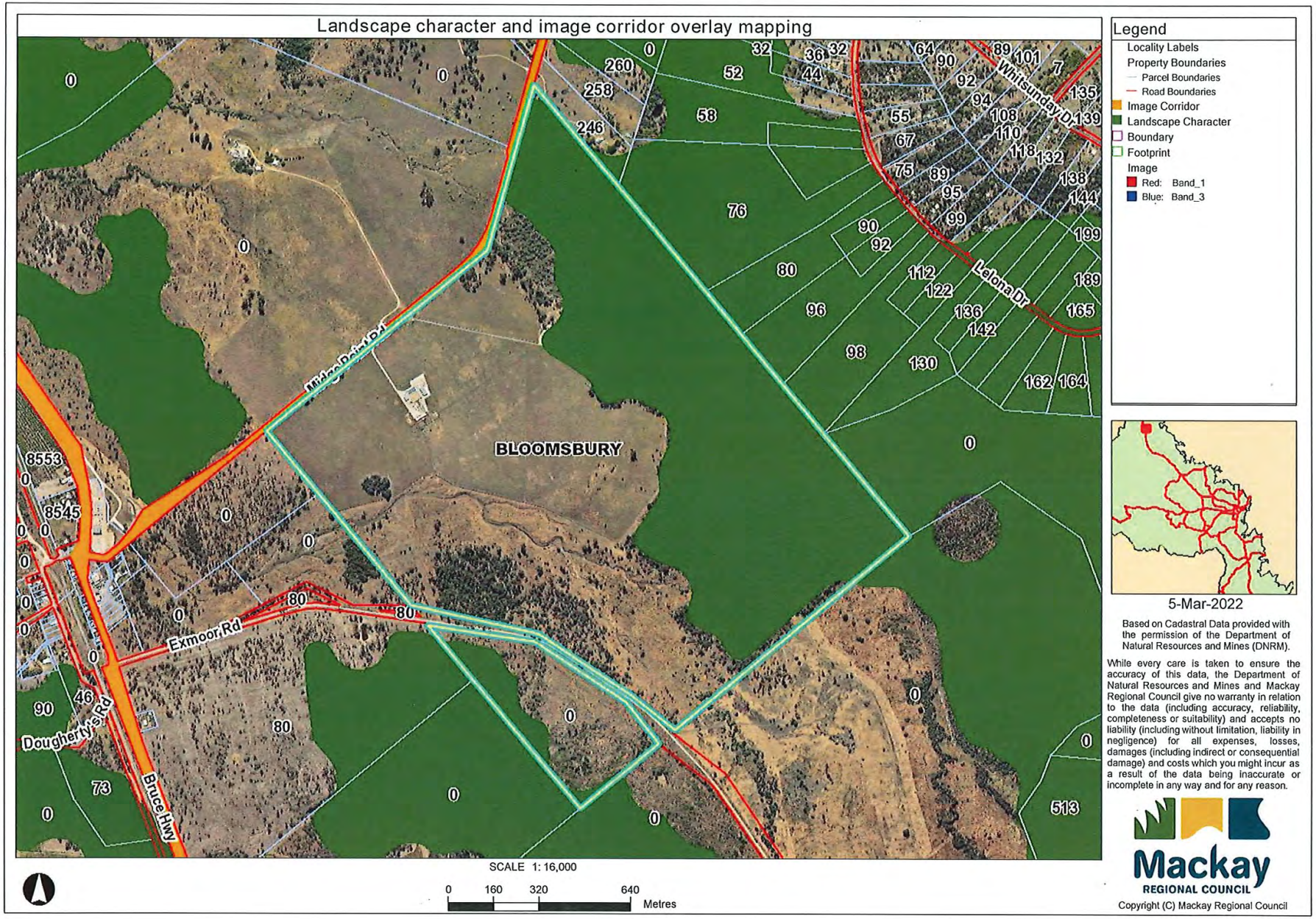
Landscape character and image corridor overlay mapping
Legend
Locality Labels
Property Boundaries
Parcel Boundaries
Road Boundaries
Image Corridor
Landscape Character
Boundary
Footprint
Image
Red: Band_1
Blue: Band_3
BLOOMSBURY
Exmoor Rd
Dougherty's Rd
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Lelona Dr
SCALE 1: 16,000
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Metres
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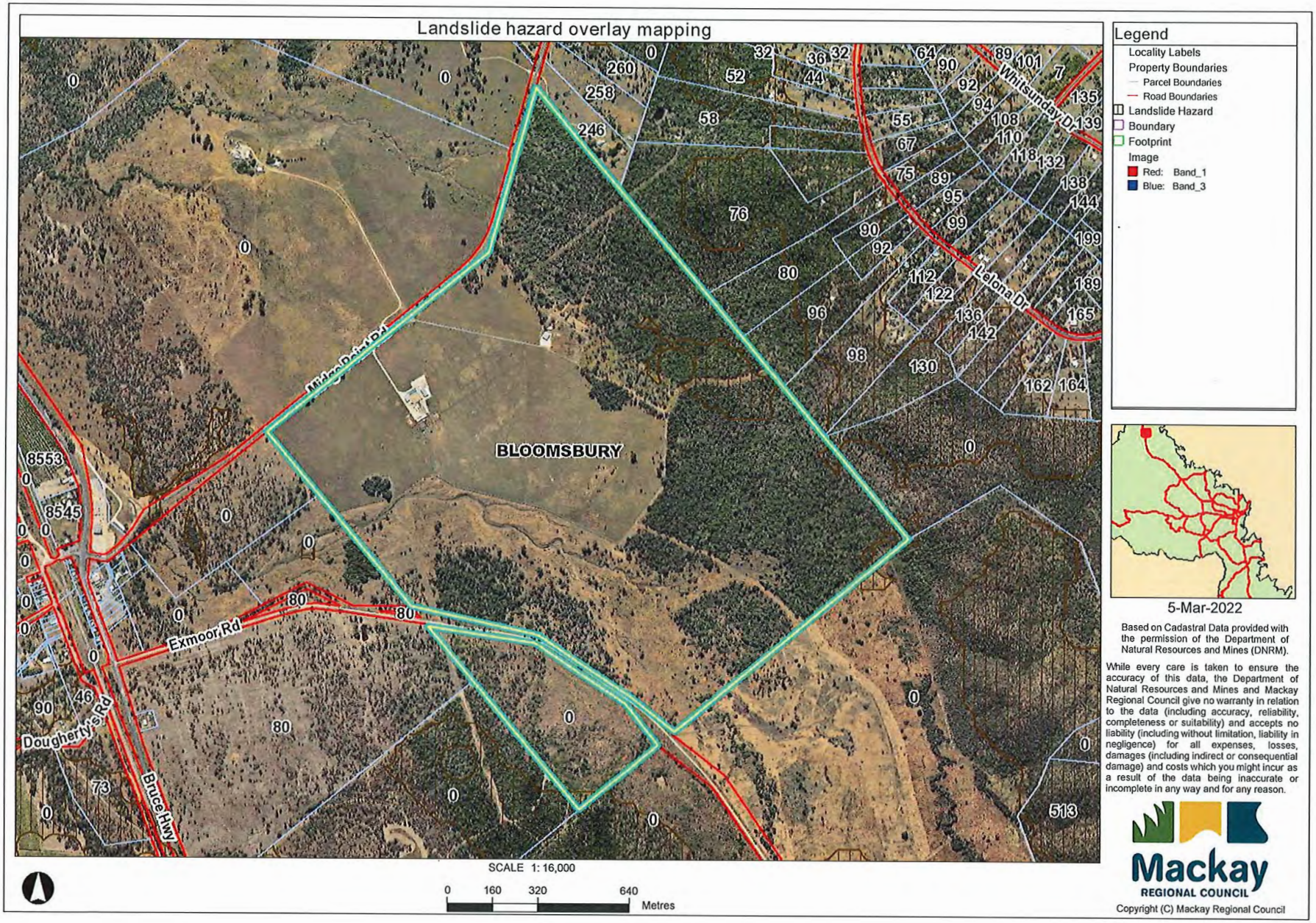
Landslide hazard overlay mapping
BLOOMSBURY
Exmoor Rd
Dougherty's Rd
Bruce Hwy
Whitsunday Dr
Lejona Dr
Legend
Locality Labels
Property Boundaries
Parcel Boundaries
Road Boundaries
Landslide Hazard
Boundary
Footprint
Image
Red: Band_1
Blue: Band_3
5-Mar-2022
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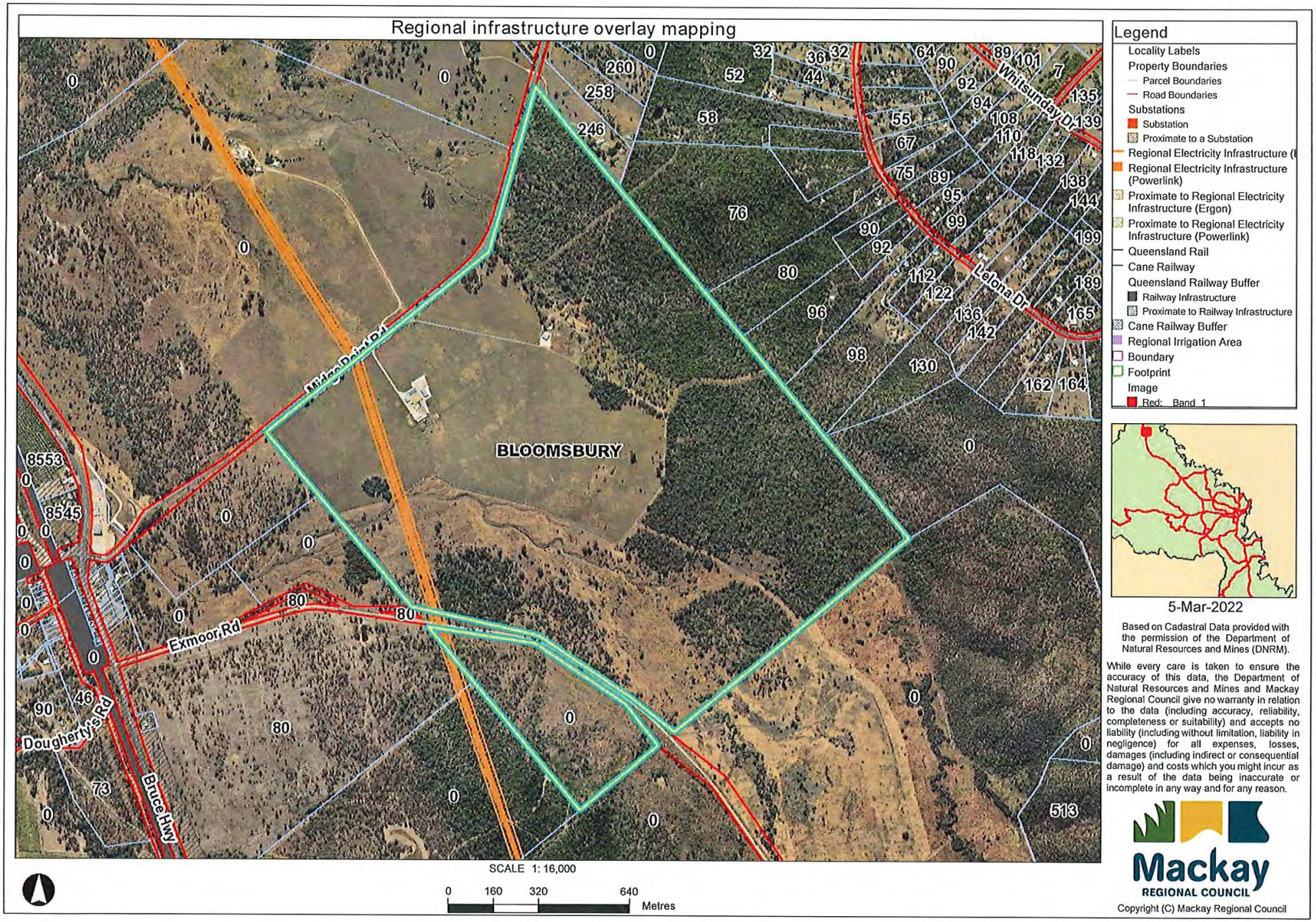
Regional infrastructure overlay mapping
BLOOMSBURY
Exmoor Rd
Dougherty's Rd
Bruce Hwy
Whitsunday Dr
Lelona Dr
Legend
Locality Labels
Property Boundaries
Parcel Boundaries
Road Boundaries
Substations
Substation
Proximate to a Substation
Regional Electricity Infrastructure (Powerlink)
Proximate to Regional Electricity Infrastructure (Ergon)
Proximate to Regional Electricity Infrastructure (Powerlink)
Queensland Rail
Cane Railway
Queensland Railway Buffer
Railway Infrastructure
Proximate to Railway Infrastructure
Cane Railway Buffer
Regional Irrigation Area
Boundary
Footprint
Image
Red: Band 1
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SCALE 1: 16,000
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11.3. ENGINEERING AND COMMERCIAL INFRASTRUCTURE

11.3.1. ENGINEERING & COMMERCIAL INFRASTRUCTURE - TRANSPORT & DRAINAGE MONTHLY REVIEW - FEBRUARY 2022

Author	Executive Assistant (Robyn Smith)
Responsible Officer	Director Engineering & Commercial Infrastructure (Jason Devitt)
File Reference	MONTHLY REVIEW
Attachments	1. ECI - Transport Drainage Monthly Review - February 2022 [**11.3.1.1** - 19 pages]

Purpose

Attached is a copy of the Engineering & Commercial Infrastructure – Transport & Drainage Monthly Review for February 2022.

Related Parties

N/A

Officer's Recommendation

THAT the Engineering & Commercial Infrastructure – Transport & Drainage Monthly Review for February 2022 is received.

The Director provided an overview and highlights of the February monthly report.

Cr Mann queried the major subsidence and failure at the intersection of Brisbane and River Streets and enquiring how the repair was progressing and if it was progressed as a high priority.

The Director responded that it is certainly a high priority and was a significant issue with an old brick sewer in a small section and we have engaged a contractor to commence works on Monday and will take around approximately 7 days.

Cr Bonaventura enquired further on the brick drain from the photos in the report and asked were cameras sent further up the drain and if so what was the condition of the remaining of the pipe further up as a risk factor.

The Director responded that for some reason, there is a small section of approx. 6 metres at the end that hadn't been realigned with the rest of actual storm water/sewer and Council is looking at why is wasn't actually completed as part of the rest of the works.

Cr May enquired around the WIP and donated assets. There has been a further $44M assets added to the WIP and what steps have we got in place to get those assets recognised and capitalised into the accounts on a more regular basis.

The Director responded that it has been an ongoing battle and the concerns with the capitalisation, it is not a smooth process whereby they are coming in on a regular basis. We are trying to stream line a process through ADAC more efficiently and more work is coming in and we are trying to resource this area more appropriately.

Council Resolution ORD-2022-52

THAT the Engineering & Commercial Infrastructure – Transport & Drainage Monthly Review for February 2022 is received.

Moved Cr Mann **Seconded Cr Hassan**

Cr Mann highlighted several items form the report including no LTIs given the size of our business and the nature of work the program undertakes. Also 100% of monthly action plans being completed and only 7 incidents for the month which results in learnings for the program. The road maintenance activities continue with pothole repairs was the largest generator of work orders and pavement sweeping activities have been delivered including to our rural areas. Also the major subsidence and pipe failure which is currently being assessed now as a high priority. Further our unsealed road grading is important across the region maintenance and continues to progress as per the program and utilising the Works for QLD funding. This funding is valuable to every Council as it helps us to deliver our business as usual in a timely manner.

CARRIED

Engineering and Commercial Infrastructure - Transport & Drainage Monthly Review

February 2022

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OVERVIEW

This report is for Transport and Drainage activities during the month of February 2022. Significant items in this period include:

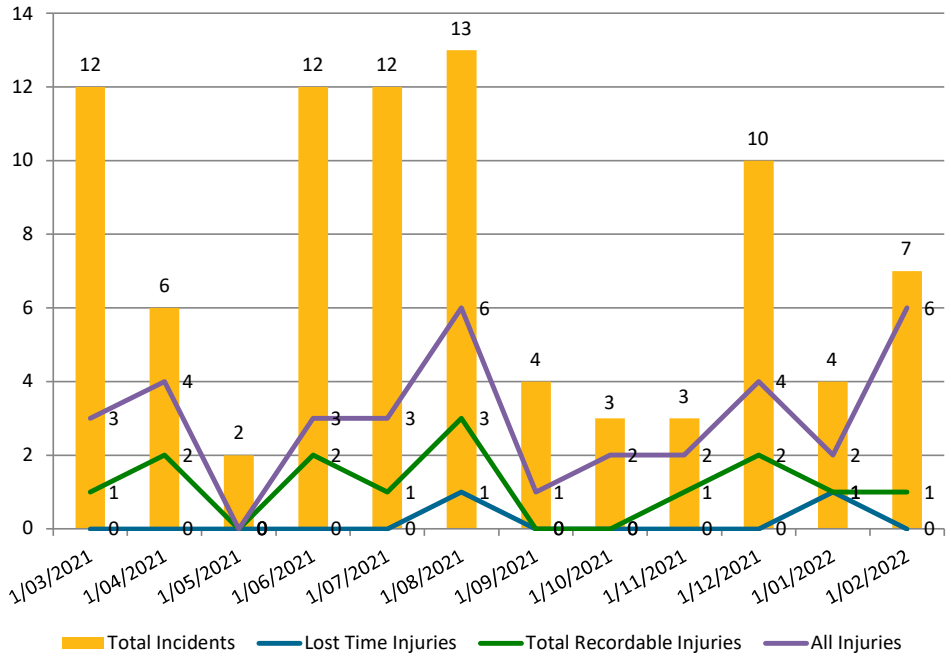
- Seven safety incidents were reported during February 2022. These include one asset damage involving a vehicle, two muscular stress injuries, a bite/sting injury and one psychological incident.
- With the impacts of Covid decreasing most Teams have returned to full capacity, however, the longevity of some vacancies is still impacting productivity and delivery of programmed works.
- A high demand for open drainage maintenance is being addressed as a high priority with temporary resources engaged to assist with the backlog of maintenance work.
- The overall Operational budget is tracking below YTD budget; however, this will be reviewed in conjunction with the March Quarterly Budget Review.
- The Manager Asset Management has recently resigned and finishes with Council in mid-March 2022. As a result, the Asset Management Program is currently undergoing an internal review and is working with other Programs to understand business needs and priorities for the services that Asset Management provide.
- The value of the Work in Progress (WIP) has increased from last month and remains a priority to address, however, existing vacancies are having an impact on addressing this. Additional Asset Management staff are being trained and allocated to assist.

Director Engineering & Commercial Infrastructure

SAFETY

1.1. Incidents and Injuries

The incident statistic details a summary of the Transport and Drainage safety incident performance. Transport and Drainage aspires to achieve zero harm with a stretch target of zero injuries.



February 2022 Summary:

- 100% of monthly action plans activities were carried out
- Two site safety interactions were undertaken
- Eight site safety inspections were undertaken

Seven incidents were reported in the February 2022 period.

The following injuries involving MRC employees were reported during February 2022:

- While chaining down backhoe, slipped and hit elbow on truck tray.
- Stood up from sitting on a chair and felt a sharp pain in knee
- Slight twinge in back when getting in and out of truck and loader.
- Received green ant bites while pruning trees.
- While working on road reserve, resident came out and started yelling at employees.
- While cutting piece of fruit, knife slipped and cut finger.

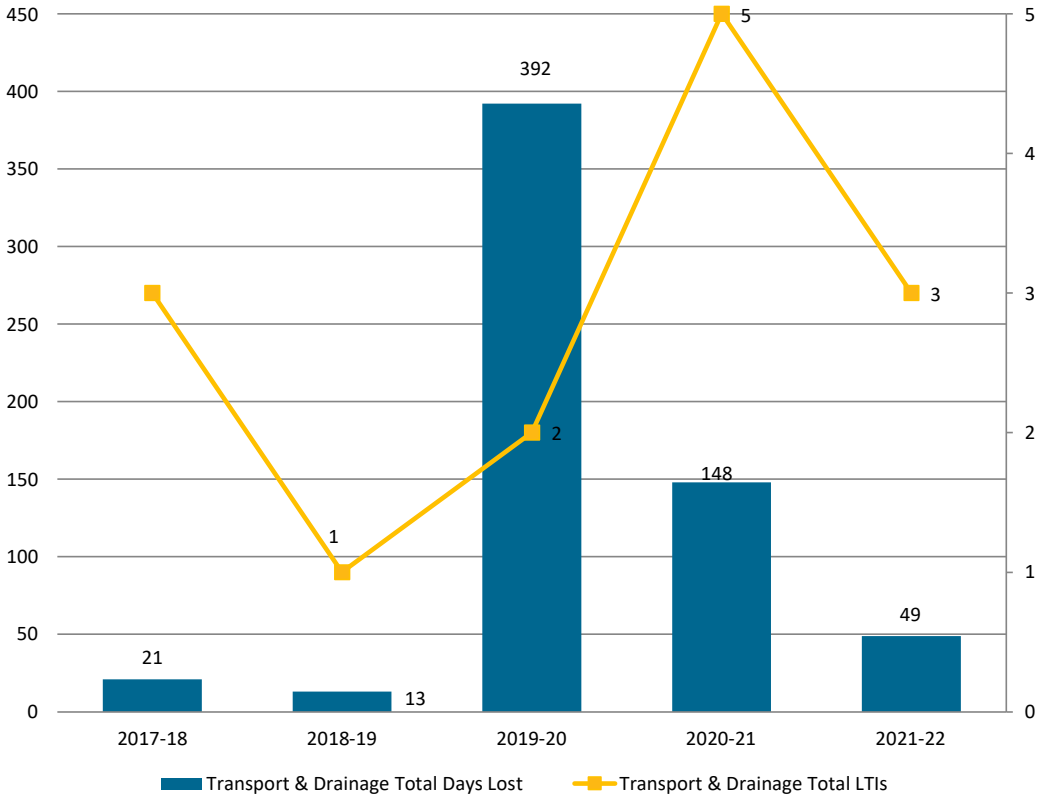
The following asset damage incidents involving MRC employees were reported during February 2022:

- While exiting gate, the fully wound-up jockey wheel caught the gate runner and damaged it.

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

1.2. Lost Time Injuries & Days Lost

Transport and Drainage aspires to achieve zero Lost Time Injuries by improving safety performance by developing a proactive safety culture and implementing best practice safety management across all business areas.



Department	2017-18		2018-19		2019-20		2020-21		2021-22	
	LTI	Days Lost	LTI	Days Lost	LTI	Days Lost	LTI	Days Lost	LTI	Days Lost
Civil Operations	3	21	1	13	2	392	5	148	3	49
Transport & Infrastructure Projects (Field Services/Civil Projects)										
Transport & Drainage Infrastructure Planning										
Asset Management										
Transport & Drainage	**0**	**0**	**3**	**21**	**2**	**392**	**5**	**148**	**3**	**49**

Mackay REGIONAL COUNCIL

Engineering & Commercial Infrastructure
Transport & Drainage Monthly Review > February 2022

FINANCE

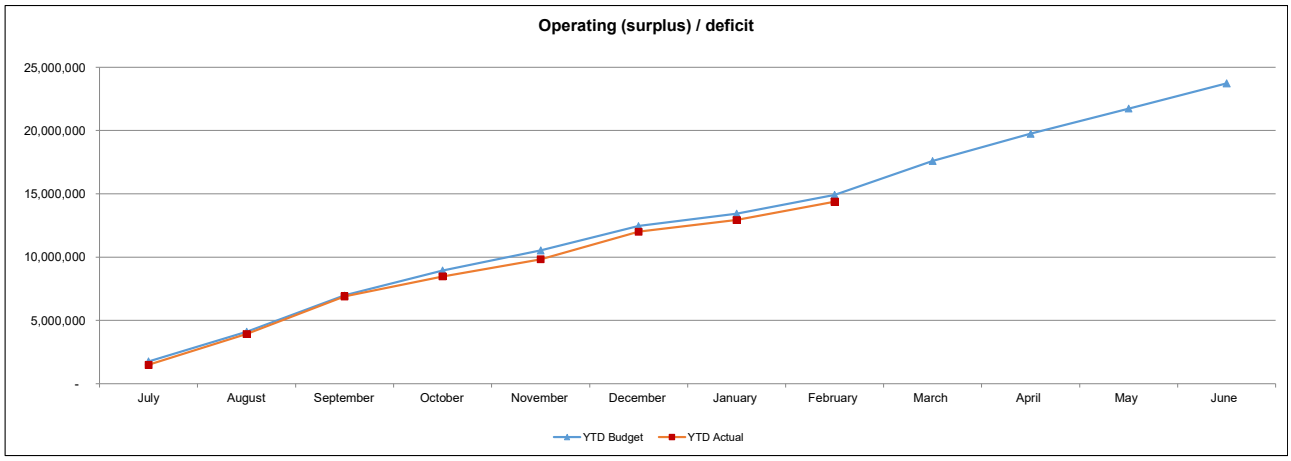
2.1. Operational Financial Report – February 2022

Financial Performance Report
Period Covered: 1 July 2021 to 28 February 2022

Engineering

% YTD Variance of YTD Budget
YTD Variance favourable of budget
YTD Variance unfavourable, between 0% and 5% of YTD Budget
YTD Variance unfavourable, more than 5% of YTD Budget

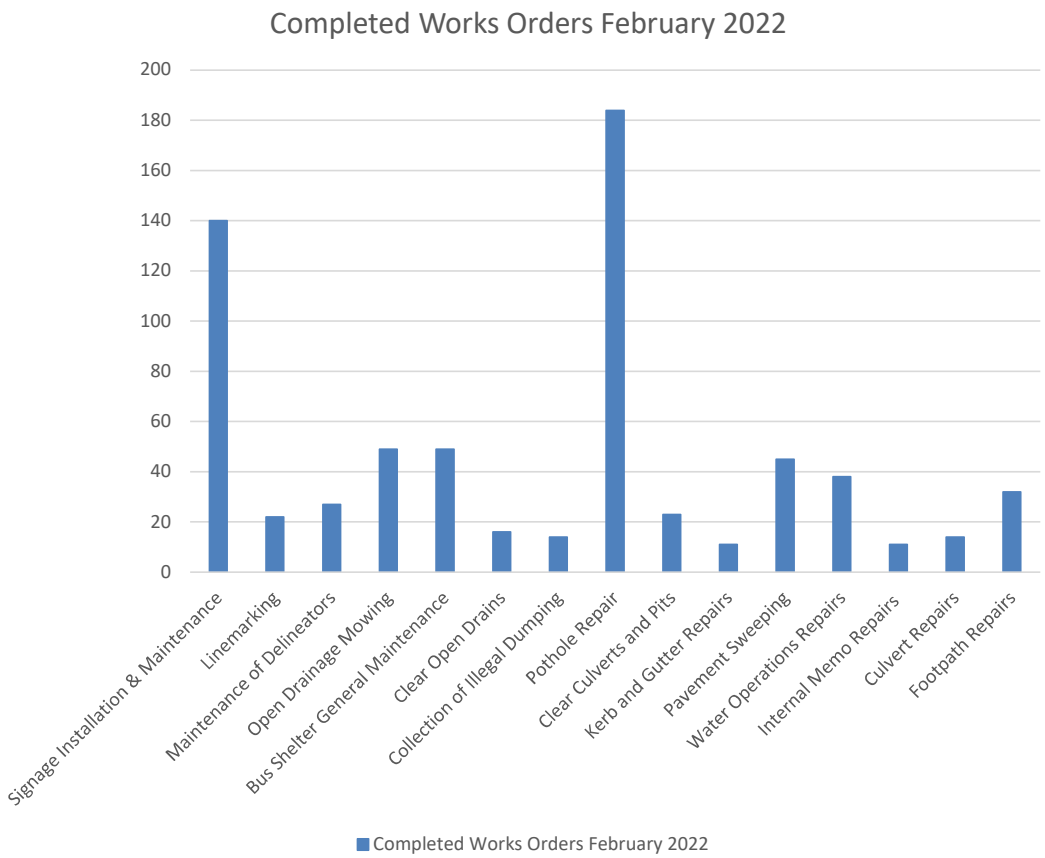
	Revised Budget	YTD Budget	Actual	YTD Variance	Comments
5.01 - Engineering Management	(873,950)	(965,117)	(971,643)	(6,525)	Small savings in Employee costs and Training Costs.
5.02 - Civil Operations	18,354,908	12,246,058	11,956,863	(289,194)	Reduction in plant hire costs due to vacant operator positions ($487K) offset by an increase in external equipment hire including labourer $175K.
5.03 - Transport and Drainage Infrastructure Planning	4,672,891	2,743,852	2,649,858	(93,994)	Under budget street ligthing expenses ($57K), employee costs ($46K), training costs ($18K) and revegetation surveys - licence fees ($17K). Offset by increaased contractor spend for Program development for the month $73K.
5.04 - Asset Management	1,575,601	892,016	741,060	(150,956)	Under budget employee costs due to vacant positons ($105K), consultant spend ($29K) and travel expenditure ($4K).
Operating (surplus) / deficit	**23,729,450**	**14,916,808**	**14,376,138**	**(540,670)**	



MAINTENANCE ACTIVITIES

3.1. Road and Drainage Maintenance Activities

The following chart details maintenance activities completed during the period as recorded in our Assetic Maintenance Management System (MMS), together with the monthly average.

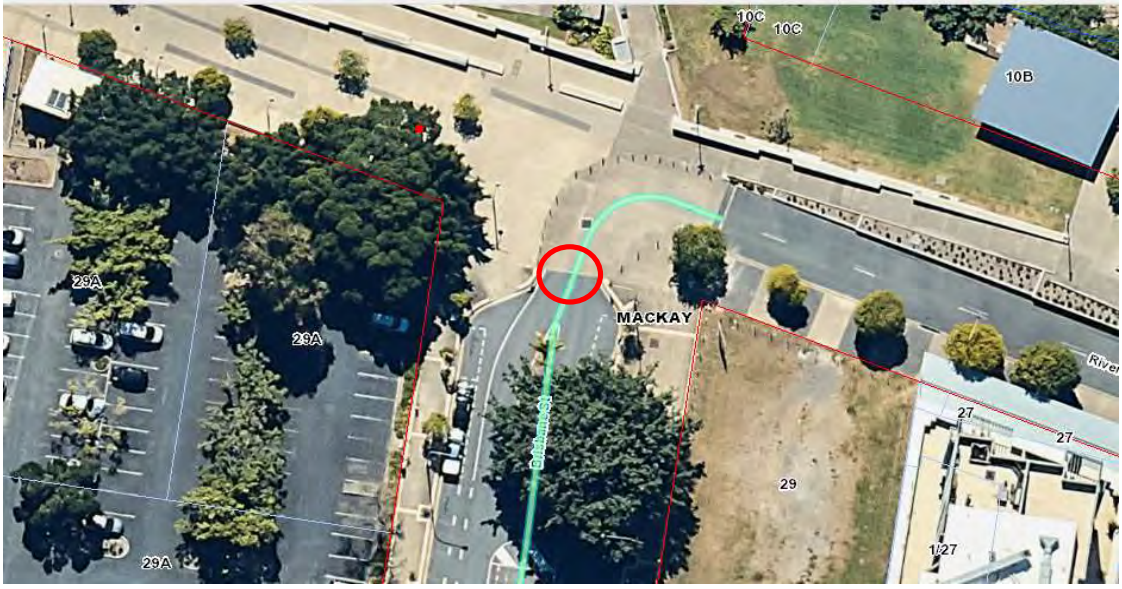


Road Maintenance activities have continued during February 2022 as per Work Order priority and there has been an increased need for pothole repairs due to intermittent wet weather.

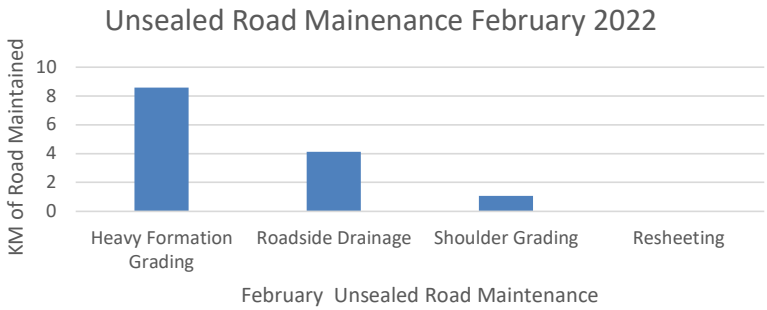
Pavement Sweeping activities have been able to be delivered with a full sweep of rural areas nearing completion. Pavement sweeping is now being managed via Assetic Work Orders.

A major subsidence and pipe failure at the intersection of Brisbane Street and River Street - Blue Water Quay has been reported and initial investigations and planning are in progress with repair works to be delivered by external resources. It is anticipated that these works will be progressed as a high priority. The intersection is currently closed; however, post works have commenced, and permanent traffic control are in place. The western side will remain open to provide access for Market stall holders and waste collection.

Pipe Failure – Brisbane Street



3.2. Unsealed Road Maintenance Activities



Unsealed Road Grading across the Region is progressing as per the Program. Additional contract resources have been engaged to deliver road grading at Calen, Mt. Charlton Road, Mt. Charlton, and Doherty's Road, Bloomsbury. It is anticipated that this work will be completed by the end of April 2022.

1.9 million W4Q4 budget allocation has now been expended and all grading activity expenditure will now be costed to the Operational budget.

The Re-Sheeting Program of Works for 2021/2022 has now been delivered.

Roadside Mowing Contractors and Herbicide Spray Contractors are working their way across the Region to manage roadside vegetation.

3.3. Open Drainage Maintenance

There is high demand for Open Drainage Maintenance in urban areas with Maintenance Teams working to a 16-week Program. Wet weather has impacted some mowing activities where drains remained wet and unable to be serviced. Teams are currently working in the East Mackay area together with Glenella and Mt. Pleasant. Specialised Drainage Maintenance at Bridge Road Drain is progressing with one side of Elamang Steet being completed. Works on the BB Print Stadium side have commenced and these works are anticipated to be completed by the end of March 2022. Some additional work at Leisure Court to Casey Avenue is being scoped and priced for delivery this financial year.

Vegetation Control Elamang Street Drain

3.4. Bridge Maintenance

Defect inspections scheduled for February 2022 were completed and only minor delineation and vegetation control works were logged.

CLIENT SURVEYS

4.1. Requests for Maintenance Work

Customer Survey results have not been finalised for this period.

ASSET MANAGEMENT

5.1. Asset Management Program – Strategic Goals

The Asset Management Program has been impacted by the loss of key staff and resignation of the Program Manager. An Acting Manager has recently commenced in the role and will be conducting a full review of the Asset Management Program to understand the services it is providing against organisational and stakeholder expectations. This will help to better clarify the role of the Asset Management Program within Council and to understand the organisational priorities for Asset Management and the resourcing required.

Recruitment

Position Number	Position Title	Type	Recruitment Status
AM0001	Manager – Asset Management	Contract	Position Description under review and aiming to advertise in the coming weeks
AM0016	Asset Management Specialist	Permanent	Position Description undergoing review – aim to readvertise in March 2022.
AM0006	Systems Analyst	Permanent	Position readvertised, scheduled to close late March 2022.
AM0013	Project Officer Assets	Temporary	Vacant following temporary employee moving into full time role.

The above roles are currently vacant with one of the Asset Technical Officer roles (GO0004) to be advertised in the coming weeks as a result of a 12-month Parental Leave Period.

Performance and Governance

In line with the Internal Audit recommendations, the Asset Management Program will review all Terms of Reference of the Governance Groups that have been created ensuring that they are functioning effectively and are reporting to their higher Groups.

Meeting Held	Attendance	Actions	
		New	Outstanding
AVRG Roads	87% Attendance	4	5
AVRG Water and Sewer	74% Attendance	1	3
AVRG Parks	87% Attendance	0	5

Asset Valuations

Ownership of the Corporate risk around valuations, including the valuation budget, now sits with the Manager Financial Services. The Manager Asset Management will remain as co-manager of the risk ensuring that the asset owners' interests are being represented during valuations. Engagement of stakeholders has occurred per RACI including Asset Management.

5.2. Asset Management Project Update

The following projects have been finalised and have transitioned to the asset owners to maintain:

- MECC Data Cleanse
- PES Phase 2 Maintenance Rollout – Mowing/Electrical/Maintenance
- Treatment Plant Data Cleanse – Nebo Road Water Treatment Plant, Mackay South Water Recycling Facility (MSWRF), Mackay North Water Recycling Facility (MNWRF) and Sarina Water Recycling Facility (SWRF).

Property Services - Maintenance Rollout / Predictor Pilot – NEW PHASE

Project Status			
Overall Status	**On Track**	**Schedule**	**On Track**
Project Update		**Risks**	
• The condition data for 3 buildings have been uploaded into Predictor. A demonstration has been provided by the contractor. • Predictor training scheduled for March 2022 with Property Services, Asset Management and Finance.		**Availability of resources / contractors** Contractor is based in NSW and access to local resources not readily available due to Covid restrictions and Work from Home working arrangement. This will delay the project. **Update:** The contractor to recruit local resources due to uncertainty with travel and Covid restrictions.	

Waste Services Data Cleanse

Project Status			
Overall Status	**On Track**	**Schedule**	**At Risk**
Project Update		**Risks**	
• The cleanse of Waste Infrastructure assets continues. • The road assets to be cleansed in parallel with other civil infrastructure assets e.g., carparks, hardstands. • The end date to be extended to the end of March 2022.		**Assets not cleansed for maintenance planning** Maintenance assets are to be cleansed prior to maintenance rollout to avoid any delays in the schedule. Civil assets still outstanding for Waste and maintenance rollout to commence from February 2022. **Update:** All assets to be cleansed before the maintenance rollout can commence.	

Treatment Plant Data Cleanse - CLOSED

Project Status			
Overall Status	**On Track**	**Schedule**	**At Risk**
Project Update		**Risks**	

• The Treatment Plant sites identified below have been cleansed.
  • Nebo Road Water Treatment Plant
  • Mackay North Water Recycling Facility (MNWRF)
  • Mackay South Water Recycling Facility (SWRF)
  • Sarina Water Recycling Facility (SWRF)
		Unknown Financial Impacts
		Assets are to be captured at the maintenance level. The Financial Hierarchy is yet to be outlined and is, therefore, a potential financial risk.
		
		Update
		Financial Hierarchy has been agreed and assets are being updated as required.	

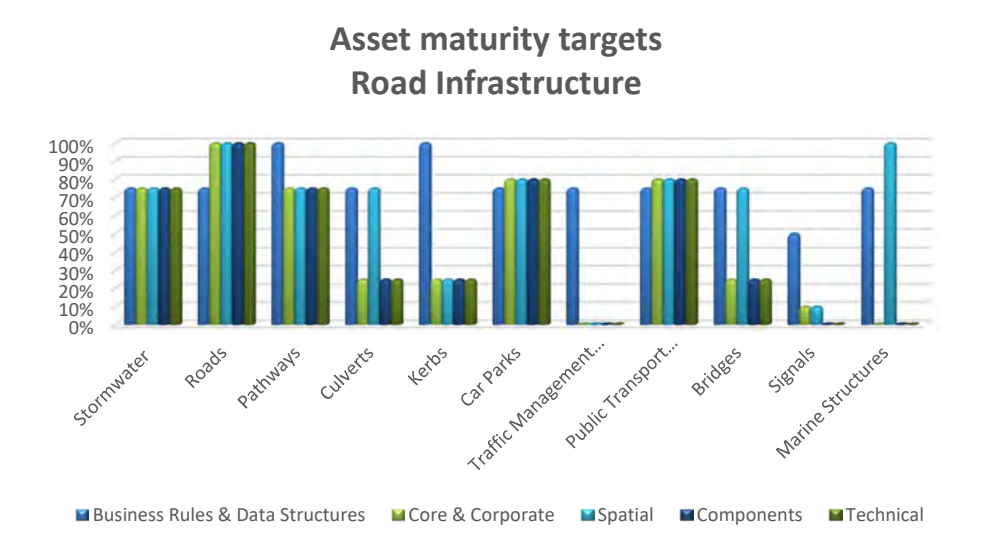
Transport & Drainage - Shepherd Engagement and Data Structure

Project Status			
Overall Status	**At Risk**	**Schedule**	**Risk**

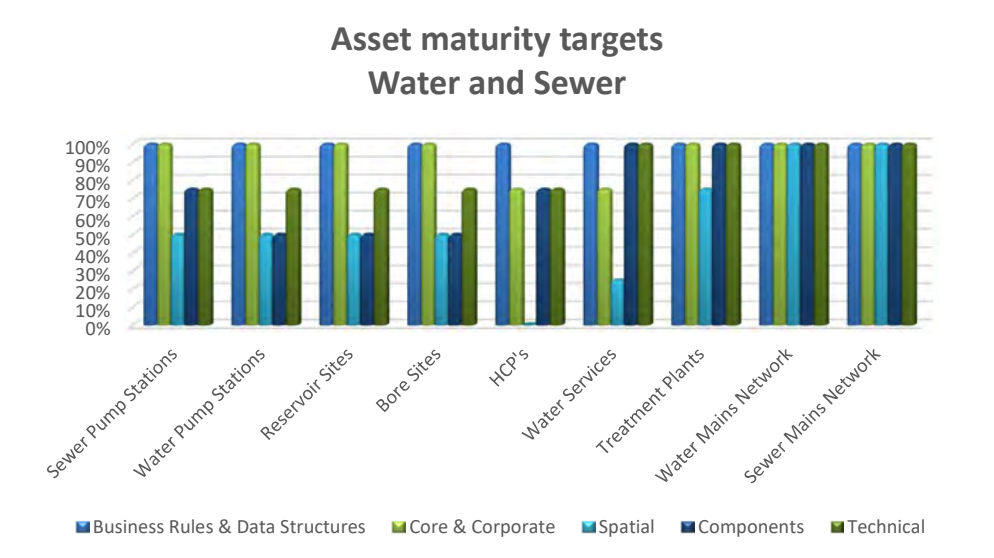
Project Update	Risks
• Data Structure sign-off documents have been developed and are currently under review with Asset Owner. • Awaiting sample **5** survey data for Pathways and Kerb & Channel from Shepherd. • This Project is to continue in parallel with Maintenance Review of Civil Operations.	**Loss data during purge** Potential loss of carpark and Kerb &Channel data during Assetic purge. Preventative measures are being investigated. **Resource Gap** Dedicated Project Manager is not available for the Project due to existing vacancy. This may cause administrative delays and Project engagement issues. **Update:** Project Manager commenced on 7 February 2022. Engagement underway and resourcing requirements are being assessed. **Delay in Technical Process** Approval for Data Structures is delayed when asset capture faults are identified. Additional engagements are required between Asset Management and Asset Owner. **Update:** Capture methodologies to be excluded from sign-off for Data Structures that have not already been approved.

5.3. Asset Maturity Targets

The Asset Management Program continues to work with the other Programs to refine the Asset Maturity Targets. This is a long-term goal with a view to see movement over a period of two years. The current state of Asset Maturity is displayed in the below graphs. The presentation of the graphs is currently under review to make reporting more targeted as changes in asset maturity may not be well reflected in the graphs in their existing format.



- No change in the asset maturity targets



- No change in the asset maturity targets

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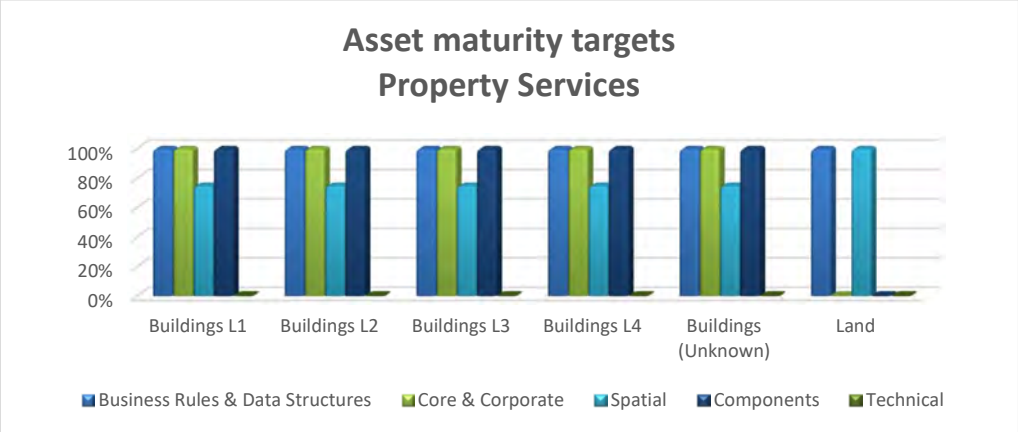
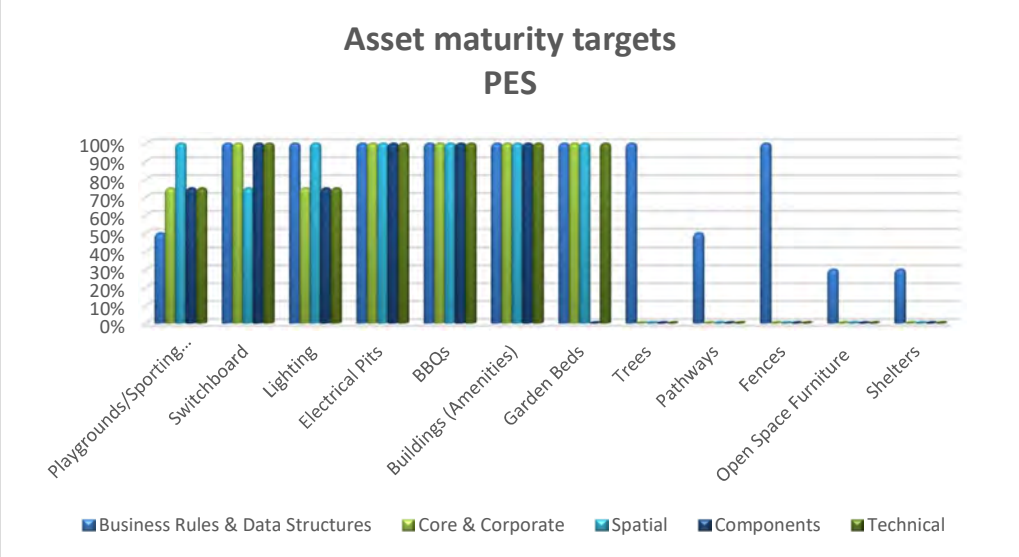
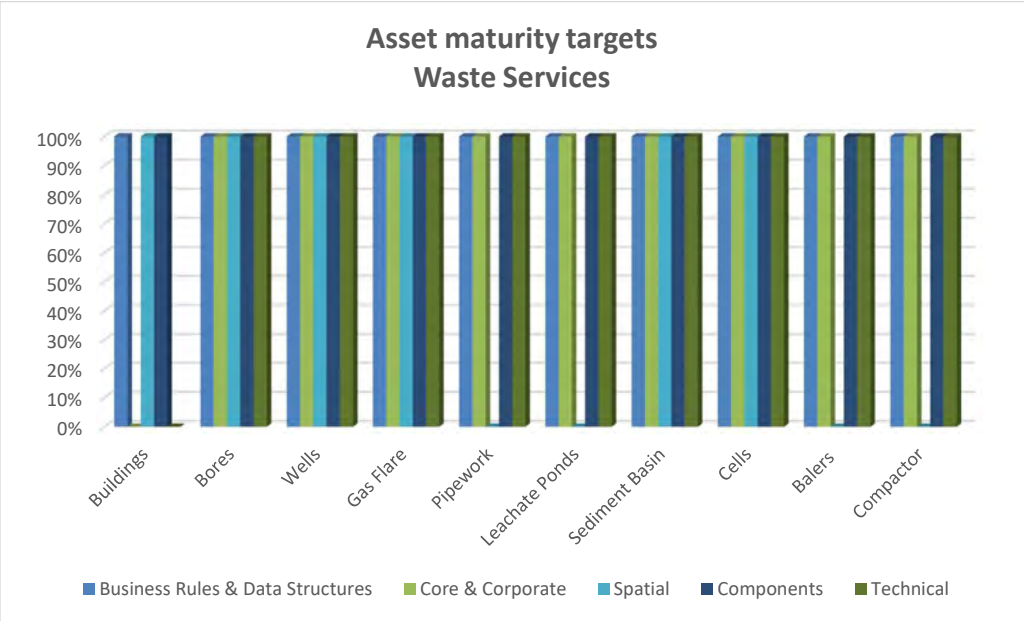


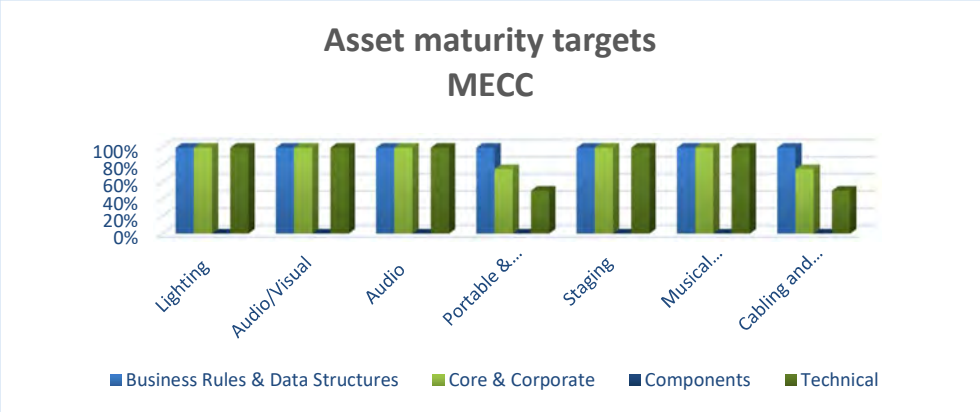
- No change in the asset maturity targets



- No change in the asset maturity targets



- No change in the asset maturity targets



- No change in the asset maturity targets

5.4. Work in Progress (WIP) and Donated Assets

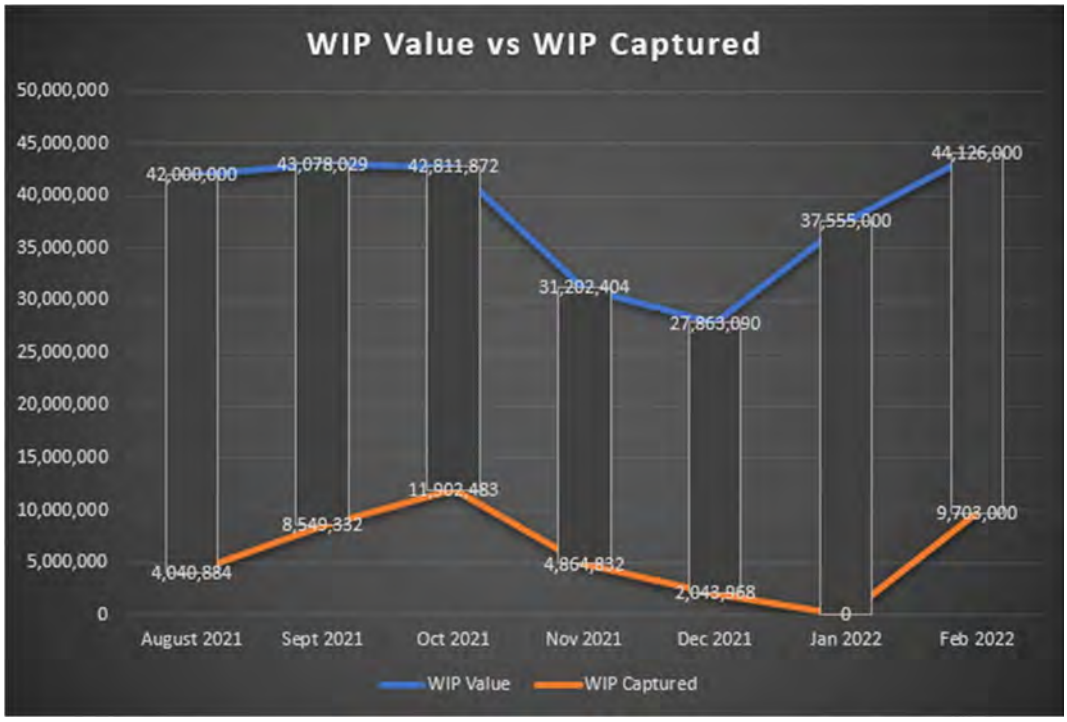
The Asset Management Team continues its focus on clearing as many Capital projects as possible until the end of financial year 2021/2022. Prioritisation of projects remain unchanged as:

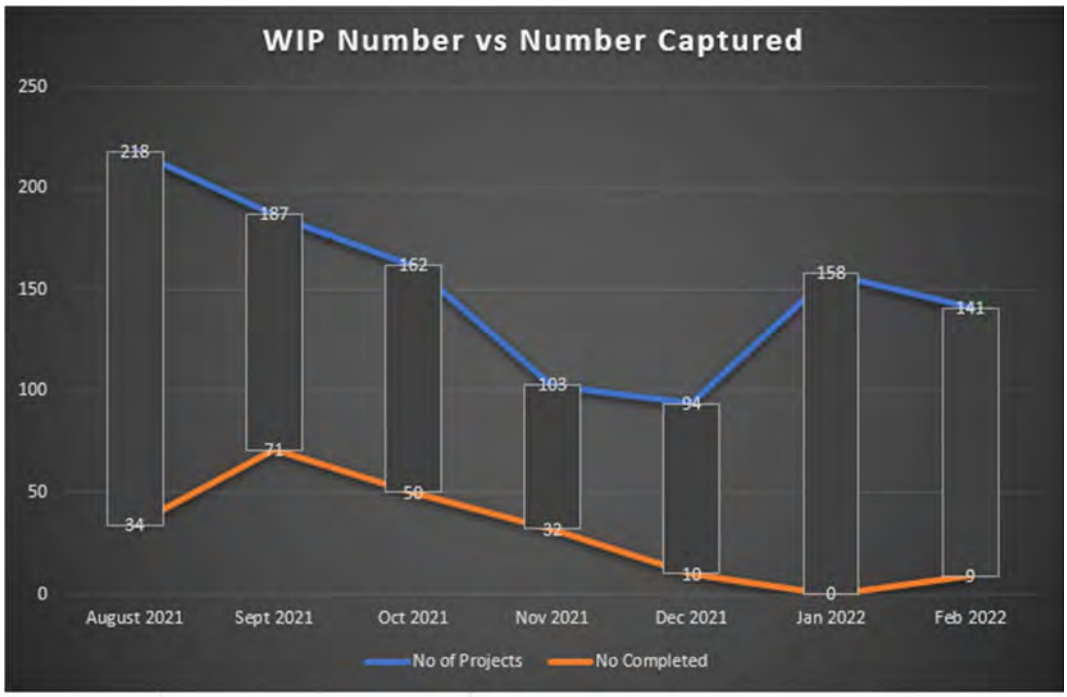
- Priority 1: Projects >365 days old
- Priority 2: High Value Projects >90 days

Priority 1		Areas of Responsibility					
Total Priority 1 Backlog	Total Number	Accounting	Number	Capital Works	Number	Asset Technical	Number
$16 Million	36	$13 Million	28	$2 Million	4	$0.7 Million	4

Priority 2		Areas of Responsibility					
Total Priority 2 Backlog	Total Number	Accounting	Number	Capital Works	Number	Asset Technical	Number
$25 Million	95	$4 Million	35	$12 Million	35	$9 Million	25

As at the end of February 2022, the value of Capital projects that need to be cleared has increased to $44 million with the total number of projects decreasing to 141. Asset capitalisation for February 2022 totals $9.7 million. This represents 22% of the total value of WIP in February 2022. The total number of projects capitalised for the month is nine, which is 6% of the total number, and this disparity demonstrates that there is not always a direct link between the number of projects requiring capitalisation and the outstanding value of WIP.


WIP Value vs WIP Captured
50,000,000
45,000,000
40,000,000
35,000,000
30,000,000
25,000,000
20,000,000
15,000,000
10,000,000
5,000,000
0
42,000,000
43,078,029
42,811,872
31,202,404
27,863,090
37,555,000
44,126,000
4,040,884
8,549,332
11,902,483
4,864,832
2,043,968
0
9,703,000
August 2021
Sept 2021
Oct 2021
Nov 2021
Dec 2021
Jan 2022
Feb 2022
WIP Value
WIP Captured

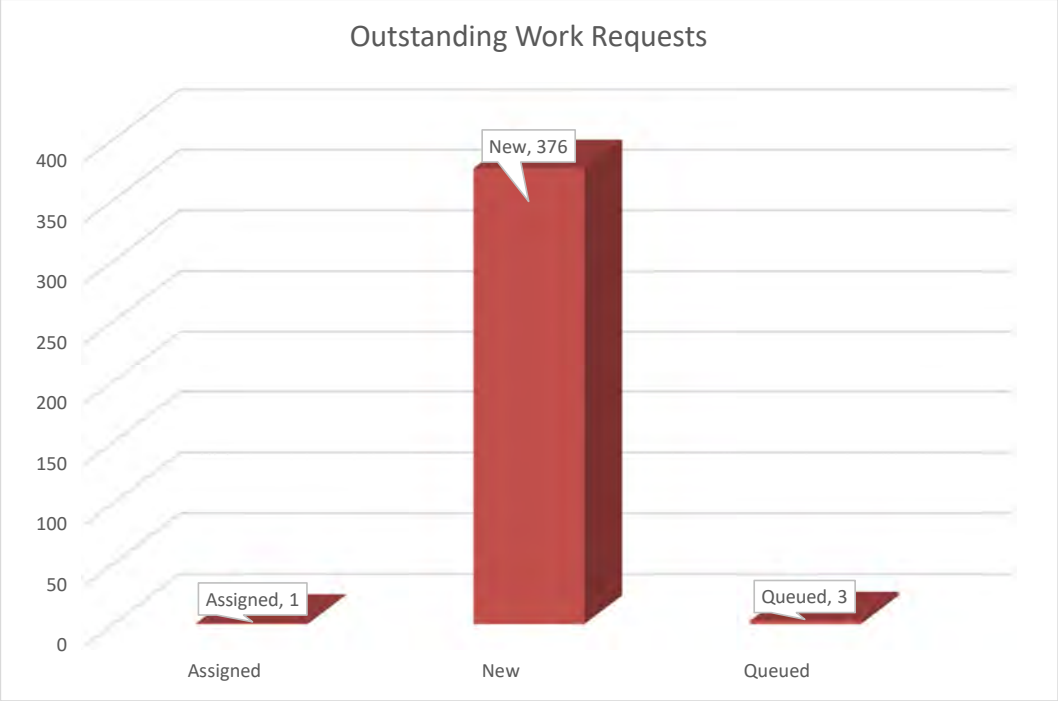

WIP Number vs Number Captured
250
200
150
100
50
0
218
187
162
103
94
158
141
34
71
50
32
10
0
9
August 2021
Sept 2021
Oct 2021
Nov 2021
Dec 2021
Jan 2022
Feb 2022
No of Projects
No Completed

Over the coming months until the end of the financial year, the Team will focus on:

- Project Officers continuing to learn and contribute to WIP asset capture
- Prioritising projects as Priority 1 and Priority 2 projects. Due to significant numbers of Priority 1 and Priority 2 projects being completed, the Team will move onto Priority 3 projects.
- Donated Asset capture with a dedicated Team member has commenced and will be reported further in March 2022.
- Filling vacant positions to increase asset capitalisation capability.

5.5. Work Requests

Outstanding work requests total 380. This total includes WIP work requests which are currently in progress.



This metric will be reported on a monthly basis as asset owners have indicated that this is an area of concern for them. The capture of the Work Request data also helps to provide context around the other work activities that the Asset Management Program are completing.

11.3.2. ENGINEERING & COMMERCIAL INFRASTRUCTURE - WASTE SERVICES MONTHLY REVIEW - FEBRUARY 2022

Author	Executive Assistant (Robyn Smith)
Responsible Officer	Director Engineering & Commercial Infrastructure (Jason Devitt)
File Reference	MONTHLY REVIEW
Attachments	1. ECI - Waste Services Monthly Review - February 2022 [**11.3.2.1** - 15 pages]

Purpose

Attached is a copy of the Engineering & Commercial Infrastructure – Waste Services Monthly Review for February 2022.

Related Parties

N/A

Officer's Recommendation

THAT the Engineering & Commercial Infrastructure – Waste Services Monthly Review for February 2022 be received.

The Director provided an overview and highlights of the February report.

Cr May enquired about the dump vouchers and notice the trends particularly over the last couple of years and the take up of the vouchers is trending down. She asked have we ever done a review of the vouchers scheme and if there hasn't been one, should one be considered on this scheme as to whether are some learnings or highlights to make the vouchers more effective.

The Director responded that there has been some work in this area including opportunities through the Mandalay which runs all our systems for rural landfills and being able to track where the vouchers are coming from. The Director advised that he will arrange a briefing to Council further in this area along with other waste services matters.

Cr Bonaventura enquired around the graph on inbound and outbound figures and this indicates there is a possible increase in stock piles and was seeking a further explanation.

The Director responded that yes we have an increase in stockpiles and Council is currently working with the operator on the plan to see those stockpiles reduced over the next couple of months.

Council Resolution ORD-2022-53

THAT the Engineering & Commercial Infrastructure – Waste Services Monthly Review for February 2022 be received.

Moved Cr Hassan **Seconded Cr Green**

Cr Hassan highlighted several items from the report including no LTIs however 4 minor incidents all involving our contractors and reminder all including the general public to be aware of their

surroundings. Also pleasing to see the participation of teachers and students from Catherine McAuley College and volunteers from Conservation Australia with the clean-up of Quota Park and Far Beach areas but still disappointing to see the shear volume of rubbish, however thanked everyone involved in this clean-up. Further reiterating about the dump vouchers and their expiry is approaching and given we are coming to the end of the wet season, for residents to clean up their yards. She also wished to commend the Waste team for their continuously improvement as waste is a huge part of what Council does to both our business and to the rate payer.

CARRIED

Mackay REGIONAL COUNCIL

Engineering and Commercial Infrastructure - Waste Services

Monthly Review

February 2022

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OVERVIEW

This report is for Waste Services activities for the February 2022 period.

Significant items in this period include:

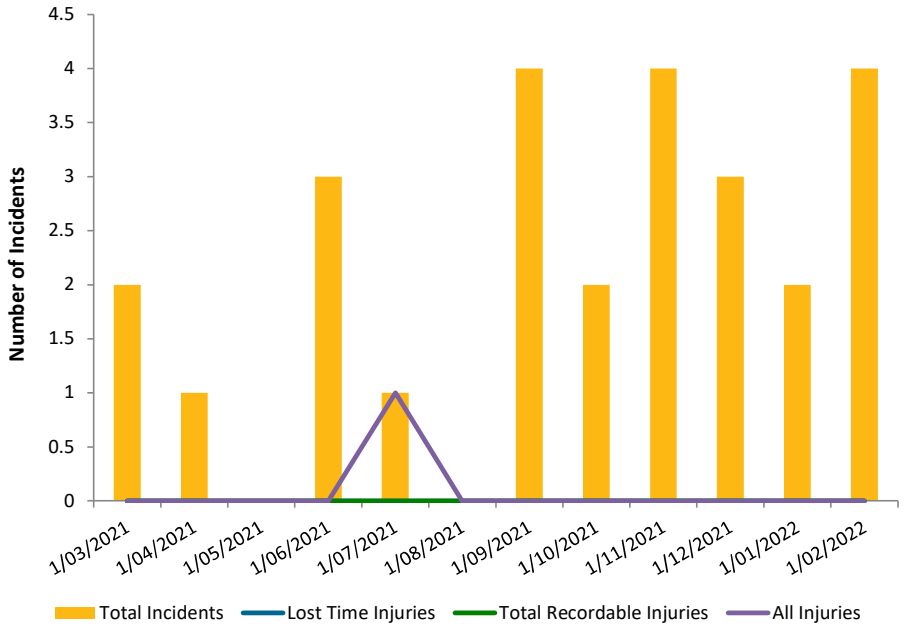
- No Lost Time Injuries were recorded during the period. There were four incidents involving contractor vehicles.
- Tonnages received at Hogan's Pocket Landfill for February 2022 (7,534 tonnes) were slightly lower than those received in January 2022 (7.590 tonnes)
- During the month of February 2022, 873 tonnes of green waste were received which is a decrease of 133 tonnes over the previous month.
- 253 tonnes of material were sold at the Incredable Tip Shop during February 2022
- The dump voucher redemption rate sits at 21.8% (32,788 vouchers redeemed out of 150,657 available vouchers) as at the end of February 2021 with one month remaining for the validity of the current vouchers. The cost of vouchers redeemed for the 21/22 financial year sits at $385,231.
- The current budget is tracking positively against the YTD forecast. This is being closely monitored to forecast the remainder of the financial year.
- A number of operational projects continue to be progressed across different waste facilities.

Director Engineering & Commercial Infrastructure

SAFETY

1.1 Safety Incidents and Lost Time Injuries

Waste Services aspires to achieve zero harm with a stretch target of zero injuries. The following incident graph details a summary of the Waste Services safety incident performance.



Summary February 2022:

The following incidents involving a contractor were reported during February:

- While performing domestic rubbish collection, wheelie bin has hit a parked vehicle.
- Collection truck has collided with private vehicle parked in street.
- Domestic waste collection truck reversed into fence.
- Waste collection truck and NSM unloading waste incorrectly at waste facility.

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

1.2 Lost Time Injuries

Waste Services aspires to achieve zero Lost Time Injuries by improving safety performance and developing a proactive safety culture while implementing the best practice of safety management across the whole of Waste Services.

	2017-18		2018-19		2019-20		2020-21		2021-22	
Department	LTI	Days Lost	LTI	Days Lost	LTI	Days Lost	LTI	Days Lost	LTI	Days Lost
Waste Services	0	0	0	0	0	0	0	0	0	0

FINANCE

2.1 Community Service Obligations – Fee Waivers

The graph and the table below show the Charities' and Organisations' expenditure to 28 February 2022. Tonnage rates apply however minimum gate charges will override when applicable.

Expenditure for the Period:

Charity/Organisation	Feb-22		YTD Expenditure 2021/2022		Budget for 2021/2022
	Tonnage	$ (excl gst)	Tonnage	$ (excl gst)	$ (excl gst)
Adopt-a-Spot			0.12	$25.36	$80.00
Bolzys Go4 Services	0.04	$13.91	0.94	$233.11	$900.00
Community Accommodation & Support			0.30	$68.35	$80.00
Iona West Mens Shed			0.00	$0.00	$80.00
Kidney Support Network Inc	0.04	$13.91	3.98	$587.60	$0.00
Lifeline Mackay	23.26	$3,321.94	171.96	$24,559.05	$28,000.00
Mackay Coloured Co-op.	0.52	$118.47	1.70	$233.97	$1,400.00
Mackay & District Spinal Injuries Assoc Inc			0.00	$0.00	$80.00
Mackay Regional Housing Company			0.00	$0.00	$700.00
New Life Christian Church	0.52	$74.27	2.64	$393.06	$700.00
RSL Pioneer -Fitzroy District			0.06	$13.91	$550.00
Sarina Landcare Catchment Support			0.16	$27.50	$110.00
Society of St Vincent De Paul	7.42	$1,059.71	20.78	$2,986.63	$11,500.00
St Vincent De Paul Society - Sarina			0.00	$0.00	$860.00
The Salvation Army	2.46	$356.68	16.06	$2,304.31	$10,000.00
The Samaritan House	0.08	$18.23	0.08	$18.23	$110.00
TOTAL	34.34	$ 4,977.12	218.78	$31,451.08	$ 55,150.00

February 2022 Summary:

Year to date expenditure for Not-for-Profit Organisations is reported on a calendar month basis as noted above. Community Accommodation & Support has exceeded their annual budget and funding has now ceased. Lifeline Mackay are tracking within their monthly spend but will be continually monitored. All other charities were under their monthly budget spends.

2.2 Waste Financial Report

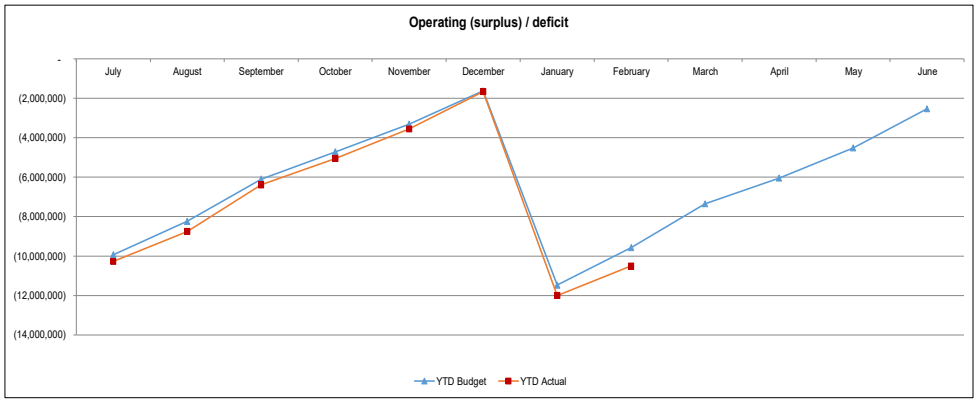
Financial Performance Report
Period Covered: 1 July 2021 to 28 February 2022

Commercial Infrastructure

% YTD Variance of YTD Budget
YTD Variance favourable of budget
YTD Variance unfavourable, between 0% and 5% of YTD Budget
YTD Variance unfavourable, more than 5% of YTD Budget

	Revised Budget	YTD Budget	YTD Actual	YTD Variance	YTD % Spent	
Waste Fund						
6.01 - Commercial Infrastructure Management	9,479,853	6,099,846	6,076,681	(23,165)	100%	Depreciation under budget $13,000.
6.05 - Waste Services	(12,141,663)	(15,769,833)	(16,724,590)	(954,757)	106%	Revenue under budget $120,000 largely due to Gate Fees under budget $125,000. Expenses under budget $1,075,000 largely due to Material & Services under budget $1,071,000. This is largely represented by a timing difference in Waste levy of $448,000; timing difference in Waste Collection of $30,000 and $136,000 Leachate Transport yet to be invoiced; timing difference of $50,000 in Security at Hogan's Pocket; $142,000 contract variations with expenses less than expected; Consultants budget not yet spent of $95,000 and $35,000 awaitng PO's; Pest Control not yet spent to date of $25,000.
6.07 - Water Treatment	123,468	95,425	143,334	47,910	150%	Revenue on budget. Expenses over budget $48,000. Material & Services over budget $46,000 largely due to External Lab Testing.
Total Waste Fund	**(2,538,342)**	**(9,574,562)**	**(10,504,575)**	**(930,013)**	110%	
Operating (surplus) / deficit	**(2,538,342)**	**(9,574,562)**	**(10,504,575)**	**(930,013)**	110%	

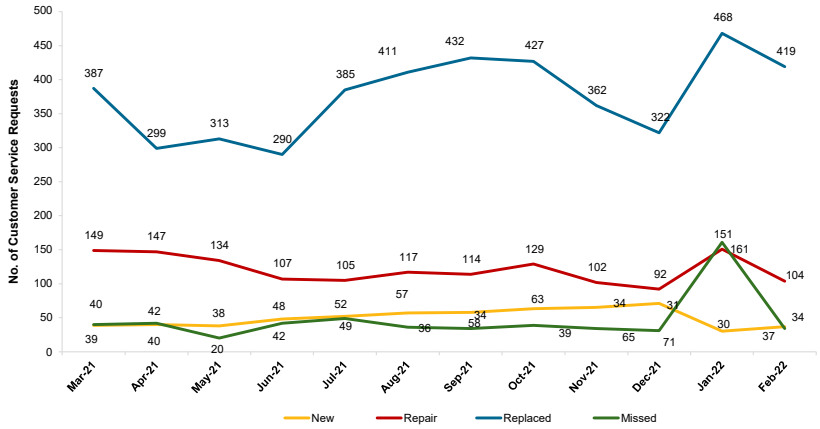
2.3 Operating Result for Waste Fund



CLIENT SERVICE

3.1 Number of Bin Requests Actioned by Bin Contractors

The following graph shows the number of bin requests actioned by Bin Contractors for February 2022



February 2022 Summary:

The statistics for February 2022 are as follows:

- 37 new bin services - annual median of 49
- 104 repaired bins - annual median of 132
- 419 replaced bins - annual median of 402
- 34 missed bins by contractor - annual median of 48

Approximately 310,007 bin lifts were performed during the month of February 2022 of which 37 were new services.

A total of 523 Bin Maintenance Requests were received of which 104 were repairs and 419 were replacements. Requests for new services, repairs and replacements are trending back to normal numbers, after the traditional January holiday peak.

There were 34 bins missed by the contractor, which represents 0.01097% of the total number of bins collected.

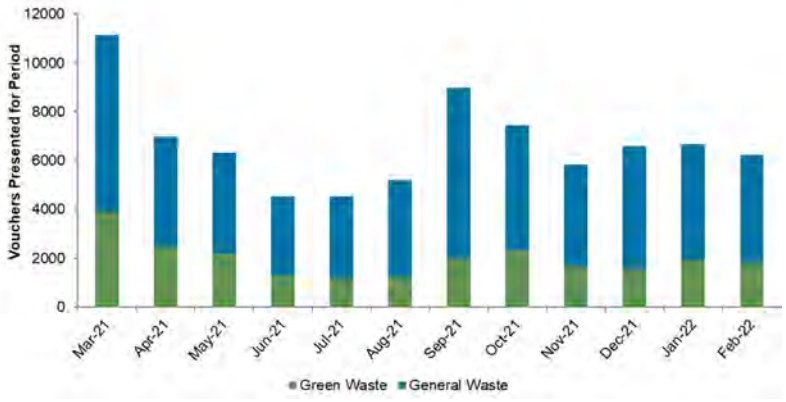
For clarity, Waste Services reporting on new bin request numbers is for new bin services. A standard new bin service includes one general waste wheelie bin and one recycling wheelie bin.

3.2 Dump Vouchers

Vouchers are valid for the relevant 6-month rating period (October – March and April – September).

	No Vouchers issued	No Vouchers used	%
15' (valid to 31 March 2015)	145,344	34,494	23.7%
15A (valid to 30 September 2015)	146,313	32,414	22.2%
15B (valid to 31 March 2016)	146,790	38,080	25.9%
16A (valid to 30 September 2016)	147,456	36,739	24.9%
16B (valid to 31 March 2017)	147,411	41,977	28.5%
17A (valid to 30 September 2017)	147,411	35,564	24.1%
17B (valid to 31 March 2018)	147,555	40,119	27.2%
18A (valid to 30 September 2018)	147,693	35,546	24.1%
18B (valid to 31 March 2019)	147,984	41,772	28.2%
19A (valid to 30 September 2019)	148,416	38,731	26.1%
19B (valid to 31 March 2020)	148,647	44,898	30.2%
20A (valid to 30 September 2020)	148,905	41,573	27.9%
20B (valid to 31 March 2021)	149,175	38,997	26.1%
21A (valid to 30 September 2021)	150,000	36,585	24.4%
21B (valid to 31 March 2022)	150,657	32,788	21.8%

Total number and $ value of vouchers presented to date:		
2014/2015 Financial Year (to 30.06.2015)	58,276	$419,227
2015/2016 Financial Year (to 30.06.2016)	75,459	$553,204
2016/2017 Financial Year (to 30.06.2017)	76,790	$542,853
2017/2018 Financial Year (to 30.06.2018)	72,685	$558,552
2018/2019 Financial Year (to 30.06.2019)	77,218	$639,860
2019/2020 Financial Year (to 30.06.2020)	85,258	$643,421
2020/2021 Financial Year (to 30.06.2021)	83,013	$618,756
2021/2022 Financial Year (to 30.06.2022)	51,514	$385,231



February 2022 Summary:
The redemption rate for February 2022 was 21.8%. The voucher usage during February 2022 was slightly lower than the reported usage for the same period last year.

3.3 Community Engagement – Education

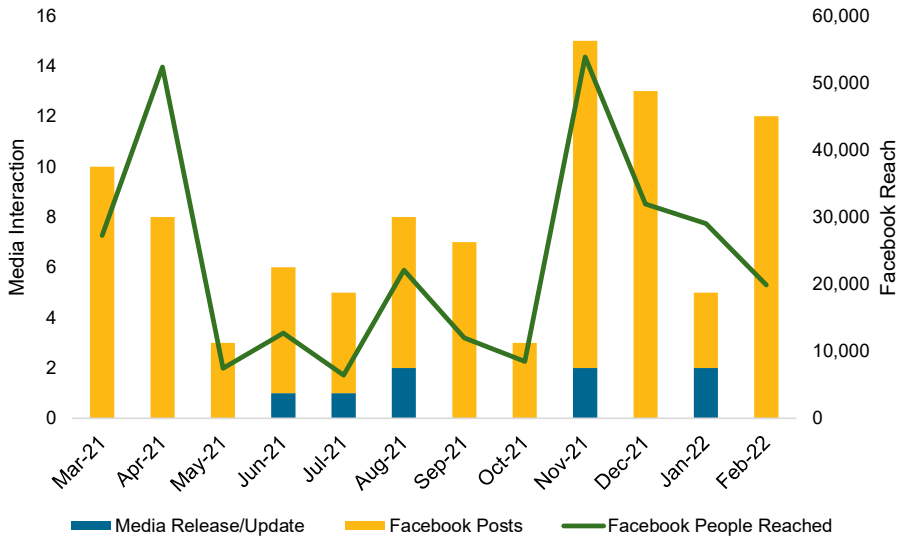
- Quota Park and Far Beach Clean-up was held on 4 February with students and teachers from Catherine McAuley College and Conservation Volunteers Australia.

3.4 Material Recovery Facility (MRF) and Waste Trailer Tours

- Due to COVID restrictions, there were no MRF Education Tours.
- Waste Trailer Talk - C & K Kindergarten, Rural View with 29 kindergarten students.

3.5 Community Engagement – social media

Waste Services engagement with the community is monitored; the following chart shows the number of Media Releases/Updates, informative Facebook posts, and the number of people reached through this social media platform



February 2022 Summary:

There were 0 Media Releases/Updates and 12 Facebook Posts for the February 2022 period:

- 769 likes for "*Gas bottles in bins risk lives*"
- 791 likes for "*Catherine McAuley College Clean Up Day*"

ASSET MANAGEMENT

4.1 Hogan's Pocket Landfill Waste Disposal Tonnages

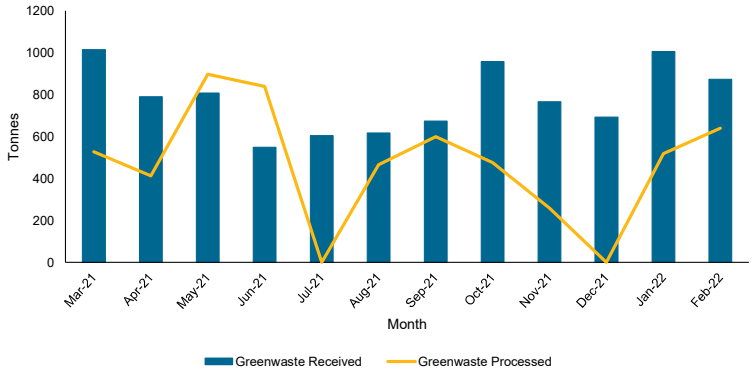
The chart shows the continued variability in waste disposal tonnages for the region.

February 2022 Summary:

The total waste received at Hogan's Pocket Landfill for February 2022 was 7,534 tonnes, a decrease of 53 tonnes over the previous month. There was increase of 33 tonnes in Limited Regulated Waste, 147 tonnes in Commercial & Industrial, and 127 tonnes in Construction & Demolition and a decrease of 297 tonnes in Municipal Solid Waste over the previous month.

4.2 Green Waste Management

The following graph illustrates the tonnage for green waste received and processed for past 12 months.

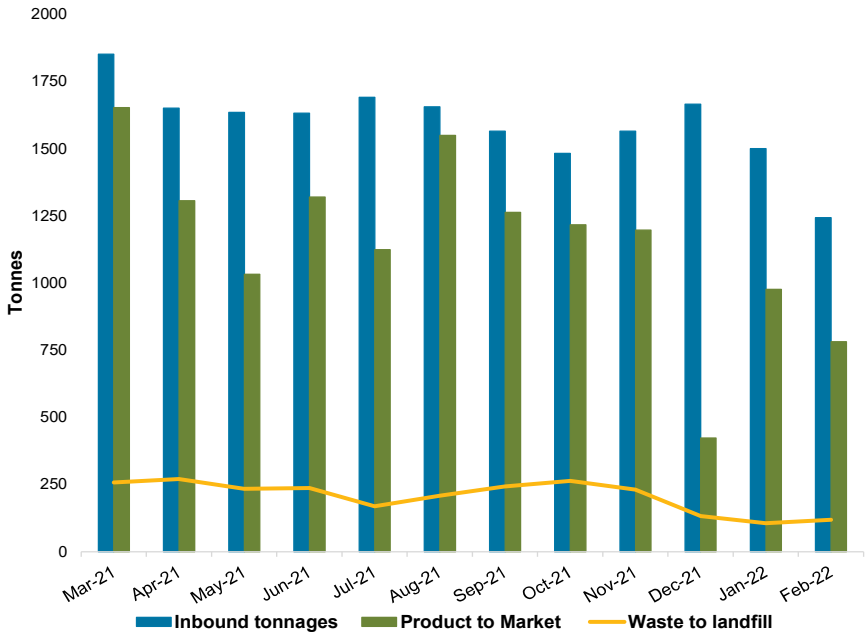


February 2022 Summary:

873 tonnes of green waste were received for the reporting period which is a decrease of 133 tonnes from the previous month, however this is slightly higher than the same reporting period last year. The amount of material processed for the month is 640 tonnes which was an increase from the previous month.

4.3 Material Recovery Facility Operations

The following graph shows tonnages of materials received and processed at the Materials Recovery Facility (MRF) for the past 12 months.



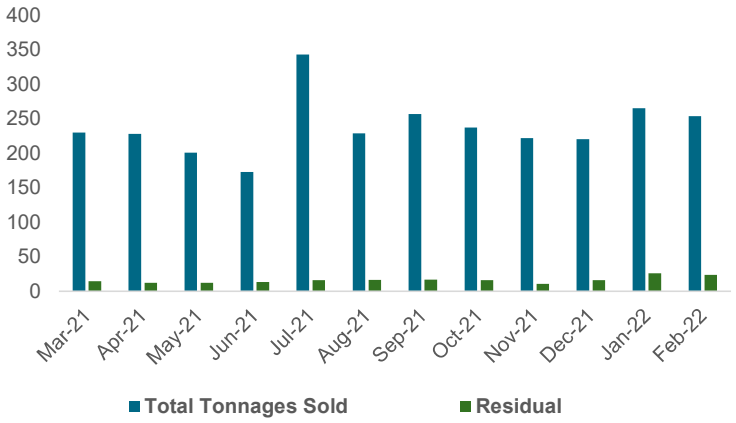
February 2022 Summary:

Council's contractor continues to work to locate new markets for the cleaner recycling product being produced. During February 2022, aluminium, cardboard, HDPE, steel, mixed paper and plastic, PET and tin can bales found markets.

Inbound and Outbound tonnages have decreased this month. There was a drop in the Rockhampton recycling affecting Inbound and a drop in steel, mixed plastic and tin can bales, affecting Outbound tonnages.

4.4 Resource Recovery Facility – Tonnages

The below graph shows the total tonnages sold at the Resource Recovery Facility and the amount of residual waste sent to landfill over the 12-month period.



February 2022 Summary:

There was a slight decrease in tonnes of material transported to landfill during February 2022 compared to January 2022 which can be attributed to the bad weather, school holidays and COVID restrictions causing confusion.

An aspect of the resource recovery service that may not be generally known, is that volunteers assist the Not-for-Profit contractor (Incredable Ltd) to operate. The Incredable Tip Shop has been fortunate to have received 219.5 hours of volunteer contributions from 1 February 2022. The volunteers are individuals who provide their time and are an essential part of the community that make up the operations at the facility.

REGULATORY COMPLIANCE

5.1 Surface Water Discharge Management

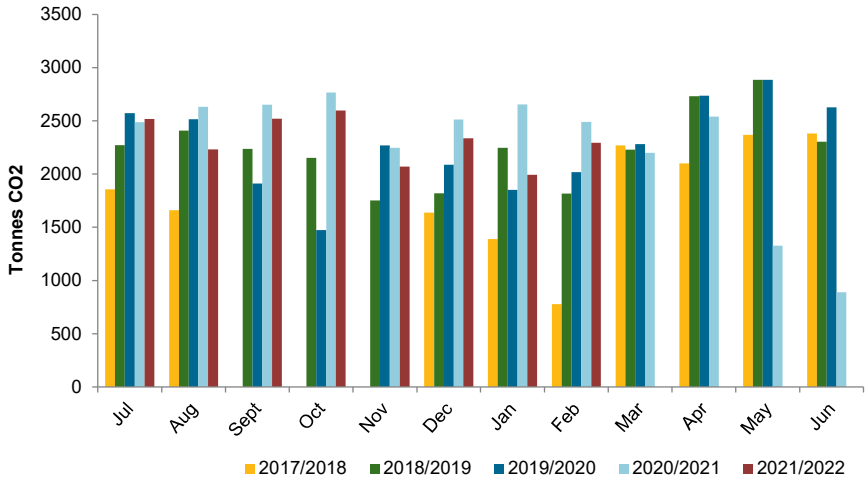
There were no releases from the stormwater dam during February 2022.

5.2 Waste Facility Audits

Inspection Frequency	Number required	% Complete	Completed/ Carryover	Comments
Bi-Monthly	20	85%	3	Three inspections are carried over to March 2022.

5.3 Landfill Biogas Safety

The graph below displays five years of monthly gas destruction in real time.



February 2022 Summary:

Flares operated with 2,294.01 tonnes of CO2-e (270,520 LFG volume Nm3) being flared for the period which is within the expected range.

MANAGEMENT INITIATIVES

6.1 COVID-19 – Waste Services Status

Waste Services continues to implement relevant parts of its Business Continuity Plan and has continued to apply all Council, State and Australian Government directives where necessary.

In terms of operations:

- All sites and services are open as per normal operations
- Collection Services currently operate as per normal operations; and
- Some consultancies have been impacted and have implemented working from home protocols.

As the current situation evolves, Waste Services will continuously monitor any impacts and, with approval, modify and respond in accordance with the local circumstances.

6.2 Current Waste Services Management Improvements

Waste Services has been working on several initiatives this month to improve our business. Some of the business improvements currently in progress include:

- **Capital Project - Stormwater Network Improvements Project at Hogan's Pocket**
  Design Phase has been Completed. A Business Case will be prepared in the coming months for the Construction Project funding and will be updated in the Capital Works Program.

- **Operational Project - Asset Management Project**
  The "Data Cleansing Phase" of the Project continued during the month of February 2022. Work on naming conventions for internal roads occurred during the month.

- **Operational Project - Closed Landfill Review**
  The "Closed Landfill Project" is a review of Council's closed landfills to determine the need for and extent of work and or monitoring that Council is required to do to minimise impacts to the environment because of legacy landfills.

  The Project has completed the following:

  - "Initial Closed Landfill Site Review"
  - Council's Consultants, Golders, has completed 13 detailed Site Summary Reports for review and sign off. These reports were also reviewed by the Closed Landfill Auditor.
  - A qualified Closed Landfill Adviser has also been engaged by Council to review the Site Summary Reports and has provided advice on a path forward and a clearer understanding on potential legal obligations and differences between sites that are environmentally licenced versus sites that were closed before the licencing system came into force.

  In the month of February 2022, the Project Team has worked on developing an Action Plan Roadmap with time frames that will determine the expected deliverables in 2022.

- **Operational Project - Hogan's Pocket Gas Flare - Preparation of Emissions Reduction Fund Offsets Report**
  In the month of February 2022, a Project Proposal was provided by NDEVR environmental to undertake an analysis of the abatement potential for the Hogans Pocket Gas Plant and apply to register the gas project under the Emissions Reduction Fund, establish a baseline for abatement potential and develop the first offset report. This project has the potential to create revenue for Council by on selling carbon credits.

- **Operational Project - Hogan's Pocket Ground Water Monitoring Assessment**
  The project plan development has been delayed due to key team members being leave. The project plan will be developed in March 2022.

- **Operational Project - Leachate Pond**
  With Repairs completed to the leachate pond cover and the Condition Assessment completed, the Condition Report is being finalised and it will outline recommended work to be completed during 2022.

- **Operational Project - Waste Management and Resource Recovery Strategy Review**
  The Waste Management and Resource Recovery Strategy Contract was signed off late February 2022. Work on the Briefing Paper that will be presented to ELT will be the first deliverable. It's expected the presentation of the Briefing Paper to ELT will be in late March 2022.

6.3 External Engagement

The Local Authority Waste Management Advisory Committee (LAWMAC) Executive is comprised of elected members representing Council Regions covering ROCs. The planned LAWMAC meeting for February has been postponed to April 2022, due to COVID19 impacts.

A planned LAWMAC executive meeting will occur in Mackay in March to finalise arrangements for Incorporation.

Mackay Waste Services' Officers participated in the following external interactions:

- Discussions have commenced with a group of representatives from seven Regional Councils along with the LGAQ inc, Department of Environment and Science and the Queensland Treasury Corporation, on the recent announcement by the Queensland Government on the Regional Waste Management and Resource Recovery Plan requirements. Discussions are on the procurement and process required for delivery.
- Officers have participated in the Waste Management Resource Recovery (WMRR), State Committee, Landfill Committee and Carbon Committee meetings.

11.3.3. ENGINEERING & COMMERCIAL INFRASTRUCTURE - WATER SERVICES MONTHLY REVIEW - FEBRUARY 2022

Author	Executive Assistant (Robyn Smith)
Responsible Officer	Director Engineering & Commercial Infrastructure (Jason Devitt)
File Reference	MONTHLY REVIEW
Attachments	1. ECI - Water Services Monthly Review - February 2022 [**11.3.3.1** - 20 pages]

Purpose

Attached is a copy of the Engineering & Commercial Infrastructure – Water Services Monthly for February 2022.

Related Parties

IN/A

Officer's Recommendation

THAT that the Engineering & Commercial Infrastructure – Water Services Monthly Review for February 2022 be received.

The Director provided an overview and highlights of the February report.

Cr Seymour noted the non registered leaks in the area are escalating and enquired as to whether should there be more onus put on these owners to signup for MYH20 as there was only 16 new renewals this month.

The Director advised he will need to take this matter on notice. This time of the year and with the change of weather, we do see a few more leaks occurring and he will analysis the data further and see if Council can do anything further to have these leak offenders to sign up to myh020 either through an automatic sign-up for everyone and also having the option for them to opt out.

Council Resolution ORD-2022-54

THAT that the Engineering & Commercial Infrastructure – Water Services Monthly Review for February 2022 be received.

Moved Cr Hassan **Seconded Cr Townsend**

Cr Hassan highlighted several items from the report including that the water services team consistently perform well in the area of safety with no LTIs and only three minor incidents around heat stress. It is just a good reminder the importance of hydration and for the outdoor teams to be aware of their own safety during these hotter months. Plumbing applications has increased given the increase within the industry and it was pleasing to see Council has this completed with a one day period turn around given our standard is 5 days. She also wishes to congratulate the team on their great results relating to fulfilling of works order with some 898 this period which is a massive amount of work and wanted to congratulate the team for this.

Cr Bonaventure spoke on the water consumption and it was pleasing to see we are close to our target and thanked residents for doing the right thing in this area.

CARRIED

Engineering and Commercial Infrastructure - Water Services

Monthly Review

February 2022

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OVERVIEW

This report is for Water Services activities for the February 2022 period.

Significant items in this period include:

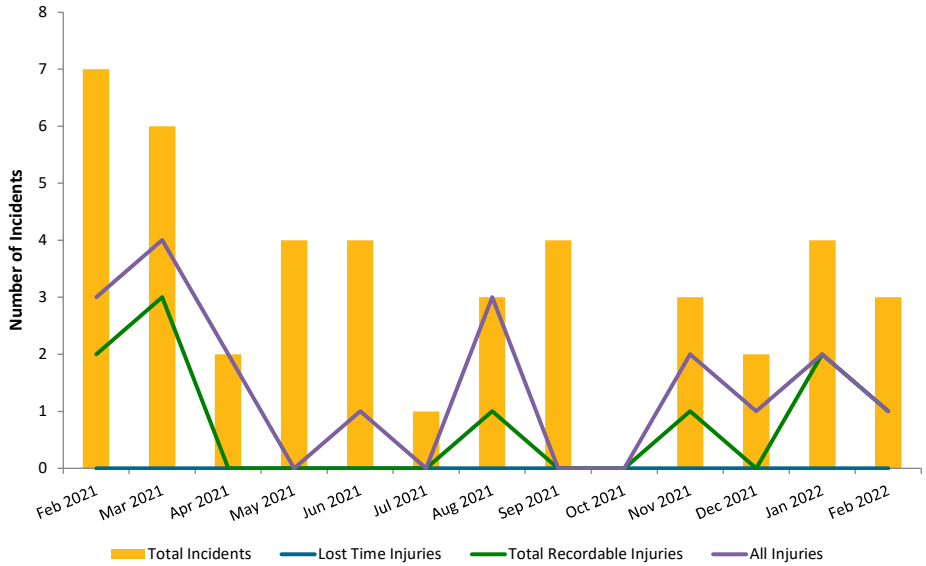
- There were no lost time injuries recorded however three incidents occurred within the reporting period with two asset damage and one heat stress.
- The current year budget is tracking in line with YTD forecast overall however Water Networks is currently over budget and is being reviewed but unlikely to eb able to meet the revised budget.
- Water consumption decreased in the Mackay, Sarina and Marian/Mirani communities from January 2022 to February 2022. The Mackay and Sarina community remain under the daily residential water consumption target of 200 l/p/d; however, Marian/Mirani communities have exceeded the daily residential water consumption target.
- There were 2,193 leak notifications issued for non myh2o members and 6,289 leak notifications issued for registered myh2o members during February 2022.
- A total of 377 Work Requests were received up to 28 February 2022; resulting in 262 Work Orders related to Water and 37 Work Orders related to Sewer.
- Most 'Liked' Facebook post was for: *Is your water meter easy to find?*

Director Engineering & Commercial Infrastructure

SAFETY

1.1. Incident Statistics

The incident statistic details a summary of the Water Services safety incident performance. Water Services aspires to achieve zero harm with a stretch target of zero injuries.



February 2022 Summary:

- 94% of monthly action plans activities were carried out
- Nine safety interactions were undertaken.
- Three safety inspections were undertaken.

Three incidents were reported in the February 2022 period.

The following injuries to an MRC employee were reported during February 2022:

- While working in 2.5m deep trench, became overwhelmed by heat and humidity.

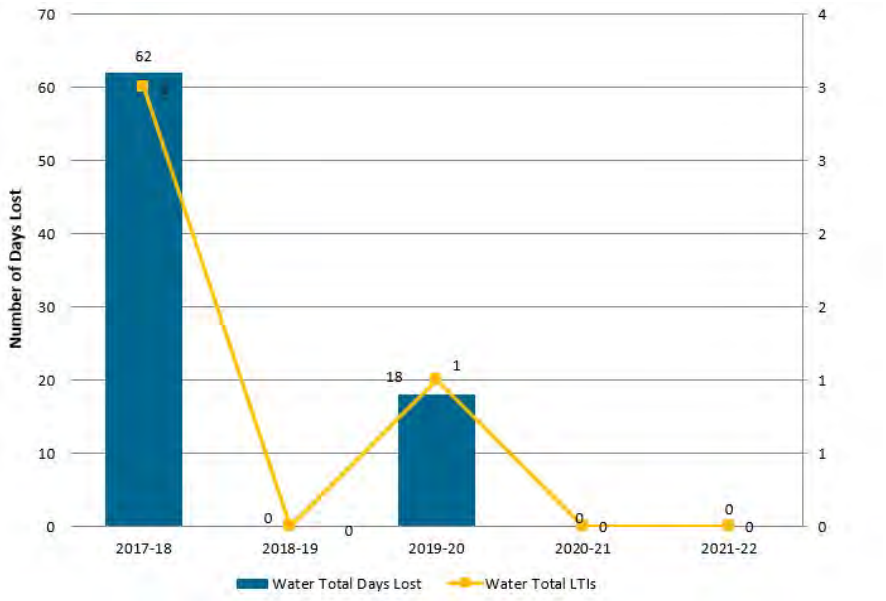
The following asset damage incidents involving MRC employees were reported during February:

- Truck driver contacted post whilst moving forwards to turn around.
- While stopped to check for traffic, third party has collided with back of truck.

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

1.2. Lost Time Injuries

Water Services aspires to achieve zero Lost Time Injuries (LTI) by improving safety performance through developing a proactive safety culture and implementing best practice safety management across all business areas.



Department	2017-18		2018-19		2019-20		2020-21		2021-22	
	LTI	Days Lost	LTI	Days Lost	LTI	Days Lost	LTI	Days Lost	LTI	Days Lost
ECI Management										
Water & Sewerage Infrastructure Planning										
Water Network	2	35			1	18				
Water Treatment										
Infrastructure Delivery	1	27								
Water Services	**3**	**62**	**0**	**0**	**1**	**18**	**0**	**0**	**0**	**0**

Mackay REGIONAL COUNCIL

Engineering & Commercial Infrastructure -
Water Services Monthly Review > February 2022

FINANCE

2.1. Water and Wastewater Financial Report

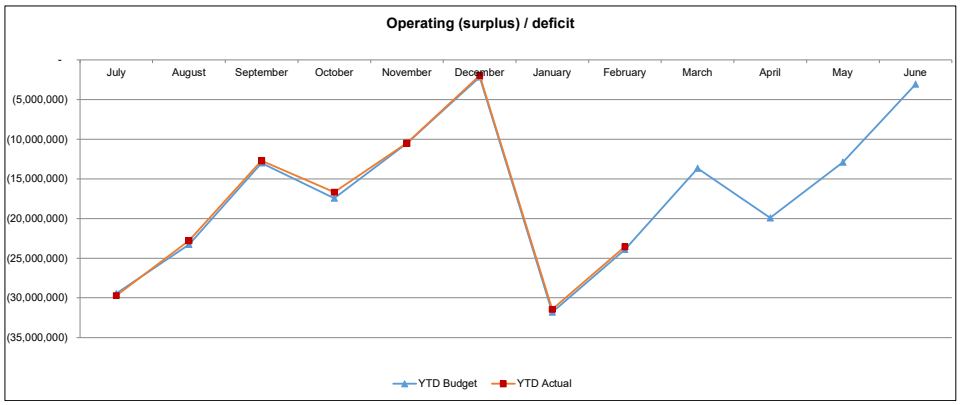
Financial Performance Report
Period Covered: 1 July 2021 to 28 February 20

Commercial Infrastructure

% YTD Variance of YTD Budget
YTD Variance favourable of budget
YTD Variance unfavourable, between 0% and 5% of YTD Budget
YTD Variance unfavourable, more than 5% of YTD Budget

	Revised Budget	YTD Budget	YTD Actual	YTD Variance	YTD % Spent	
Water Fund						
6.01 - Commercial Infrastructure Management	(15,877,077)	(13,834,667)	(13,894,227)	(59,561)	100%	Revenue over budget $133,500. Rates Revenue over budget $48,000. (Note: Usage Charges revenue under budget $13,000. Fixed Charges over budget $61,000). Bulk Water Sales over budget $21,000. Interest Received over budget $28,000. Rental Revenue over budget $36,500. Expenses over budget $73,500. Depreciation over budget $58,000. Employee Costs over budget $14,500. Finance Costs under budget $18,000. Material & Services over budget $19,000 largely due to Training expenses.
6.02 - Water & Sewage Infrastructure Planning	848,440	577,685	451,436	(126,250)	78%	Expenses under budget $126,000. Material & Services under budget$124,000 largley due to Consultant fees.
6.04 - Water Networks	6,310,636	4,028,558	4,475,715	447,157	111%	Revenue under budget $94,000. Recoverable Works under budget $118,000. Fees & Charges over budget $13,000. Other Revenue over budget $11,000. Expenses over budget $353,000. Employee costs over budget $124,000. Materials & Services over budget $231,000 largely due to Hydro Excavation $137,000, External Labour Hire $71,000 due to vacancies and Traffic Control $61,000 due to increased compliance costs. Water Mains Maintenance over by $125,000 due to a number of mains breaks. Water Service Maintenance over $291,000 due to more repairs than anticipated.
6.07 - Water Treatment	5,609,865	3,712,640	3,718,719	6,079	100%	Revenue $2,000 under budget. Expenses over budget $4,000. Employee Costs over budget $51,500. Material & Services under budget $47,500 largely due to Electricity under budget $56,000.
Total Water Fund	**(3,108,135)**	**(5,515,783)**	**(5,248,357)**	**267,425**	95%	
Sewerage Fund						
6.01 - Commercial Infrastructure Management	(13,736,758)	(26,825,213)	(27,097,946)	(272,734)	101%	Revenue over budget $210,000. Rates Revenue over budget $245,000 due to discount given being $205,000 less than anticipated. Interest Received under budget $35,000. Expenses under budget $63,000. Depreciation under budget $22,000. Finance costs under budget $29,000. Material & Services under budget $21,000.
6.02 - Water & Sewage Infrastructure Planning	888,971	578,058	475,037	(103,020)	82%	Expenses under budget $103,000. Employee Costs over budget $11,000. Material & Services under budget $114,000 largely due to Consultant Fees under budget $112,000.
6.04 - Water Networks	5,354,375	3,098,810	3,639,853	541,042	117%	Revenue under budget $49,000 due to Recoverable Works under budget $25,000 and Fees & Charges under budget $24,000. Expenses over budget $492,000. Employee costs over budget $183,000. Material & Services over budget $309,000 largely due to Pumps, MHL, Tractor & Slasher and Odour Control Nutrients over budget $132,000, $103,000, $36,000 and $30,000. Pump expenses consisted of $190,000 of pump reconditioning due to unanticipated pump repairs at the Sydney St and Mt Bassett SPS's. MHL and Odour Control Nutrients over budget to date due to new trial for Odour Control at Sydney St SPS to protect assets and control odour.
6.07 - Water Treatment	7,536,392	4,762,216	4,671,010	(91,206)	98%	Revenue over budget $73,000. Septic Waste under budget $32,000. Lab Fees over budget $101,000. Expenses under budget $18,000. Employee Costs under budget $47,500. Material & Services over budget $29,500 largely due to Sludge Removal and Labour Hire.
Total Sewerage Fund	**42,981**	**(18,386,129)**	**(18,312,046)**	**74,083**	100%	
Operating (surplus) / deficit	**(3,065,154)**	**(23,901,912)**	**(23,560,404)**	**341,508**	99%	

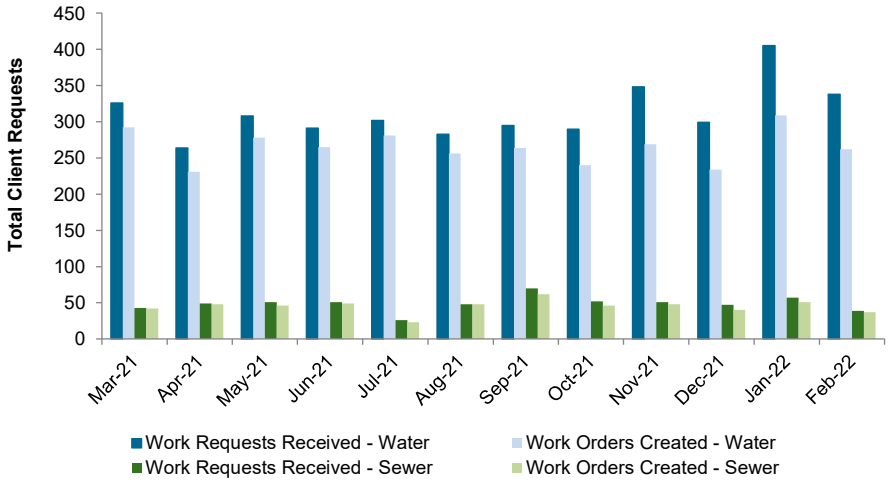
2.2. Operating Result for Water and Sewerage Fund



CUSTOMER SERVICES

3.1. Work Requests Received

The following Chart details the number of Customer Requests received during the reporting period that relate to both Water and Sewer requests. The associated Work Orders created from the Work Requests are also displayed.



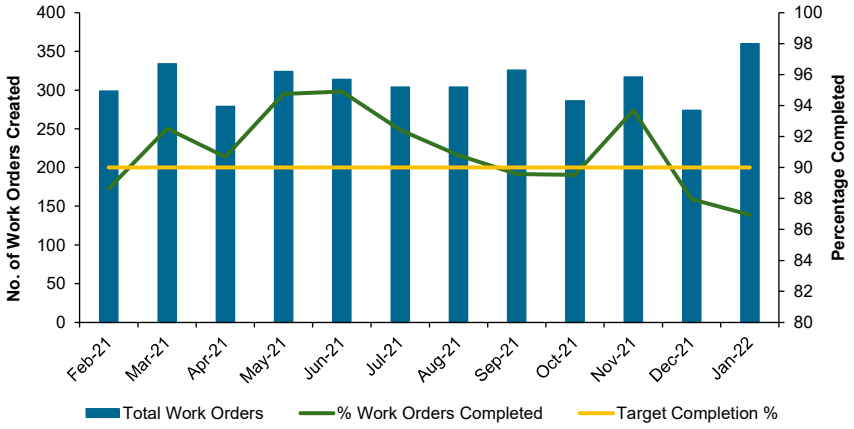
February 2022 Summary:

A total of 377 Work Requests were received to 28 February 2022; i.e., 338 Work Requests relating to Water and 39 Work Requests relating to Sewer. From these Work Requests, 262 Work Orders were generated for Water and 37 Work Orders were generated for Sewer.

3.2. Work Orders Completed

The following Chart displays the number of Work Orders created during the previous reporting period. The target is to have 90% of all customer requests closed. A summary of the performance and percentage of Work Orders completed within that month is detailed below.

Please note, results are one month in arrears to allow for accurate reporting due the timing of completed work (i.e., a request received at the end of one month being actioned at the start of the next month).



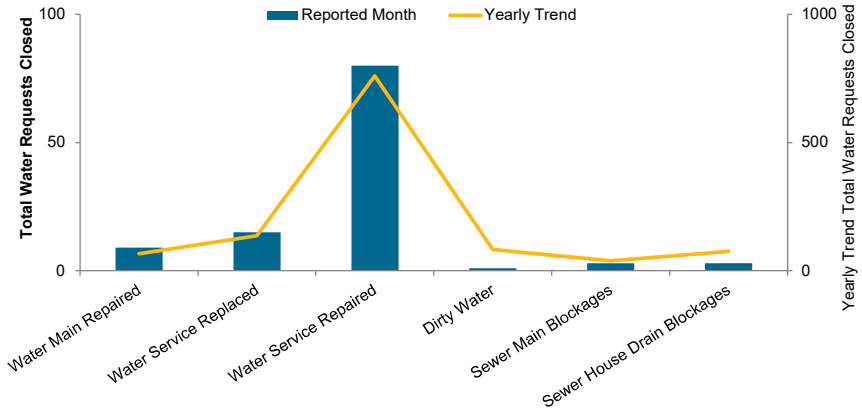
<u>January 2022 Summary:</u>

The number of Work Orders generated from Pathway Requests to 31 January 2022 was 360.
87% of these Work Orders were completed which is just below the of 90% target, due to 54 collective days of absence of staff following the close contact ruling for COVID.

3.3. Water Requests Closed

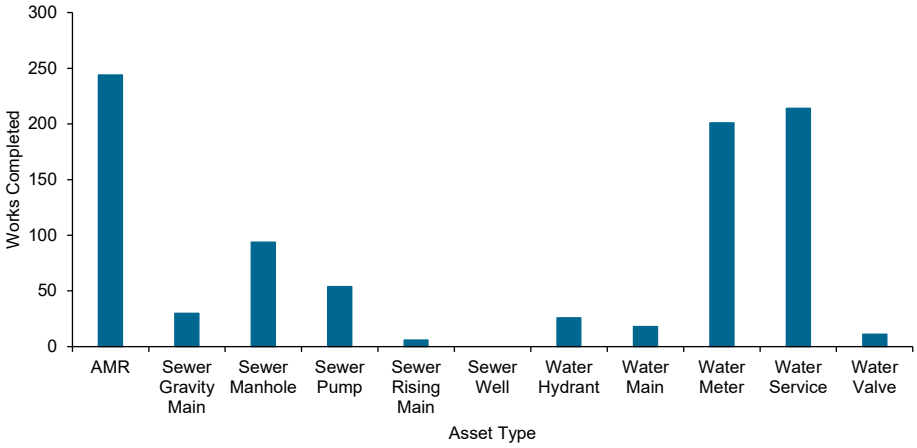
When a customer lodges a request via the Call Centre, it is sometimes not reflective of the actual problem. Therefore, the following graph shows the actual work undertaken and completed. The numbers of Customer Requests will not always match the number of actions undertaken mainly due to multiple customers reporting the one issue.

Please note, results are one month in arrears to allow for accurate reporting due the timing of completed work (i.e., a request received at the end of one month being actioned at the start of the next month).



3.4. Works Completed by Asset Type

The following Chart displays the work that was completed for each asset type during the reporting period. The work that was completed includes Corrective Maintenance (reactive) works, along with Preventative Maintenance Works.



January 2022 Summary:

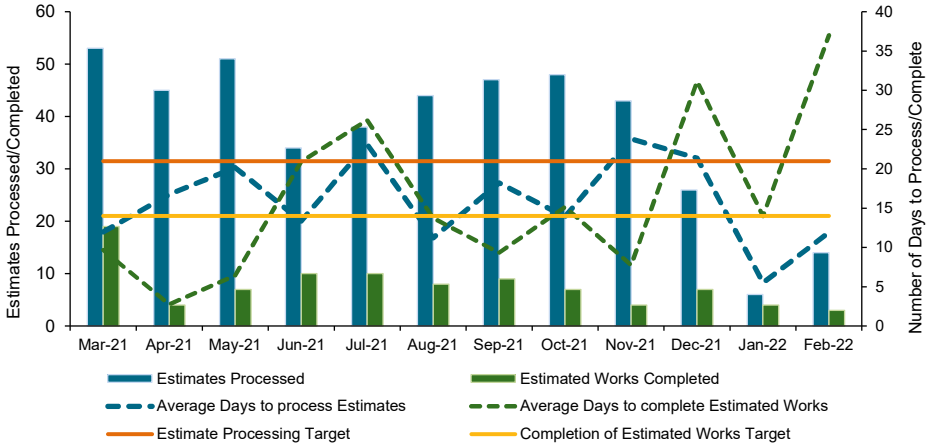
The number of Work Orders completed for the reporting period was 898. This includes 201 Water Meter replacements or new installations.

3.5. Estimated Works

Water Services receives requests from customers for quotations to connect to Council's infrastructure (Estimates). It is important to note that many Estimates are requested by Developers as part of pre-planning for future development stages. As a result, many of the Estimates completed do not result in requests for immediate work to be undertaken. Also, of note is the fact that often requests are received for two block subdivisions where clients seek to understand the total costs involved with subdivision before determining their final course of action.

In the instance where a client does not accept our initial estimate provided, they can request a further breakdown of the fees and charges involved. On some occasions, clients may be able to undertake certain aspects of the work themselves, however, Council always stipulates that any live works undertaken on Council's water or sewerage infrastructure is undertaken by Council. These requests range from large subdivision development connections to a single service connection for a property.

The following Chart displays the number of Estimates processed for customers for the reporting period and the average time taken to complete. The Chart also shows the number of Estimated Works completed and the average time taken for Water Services to complete the Estimated Works.

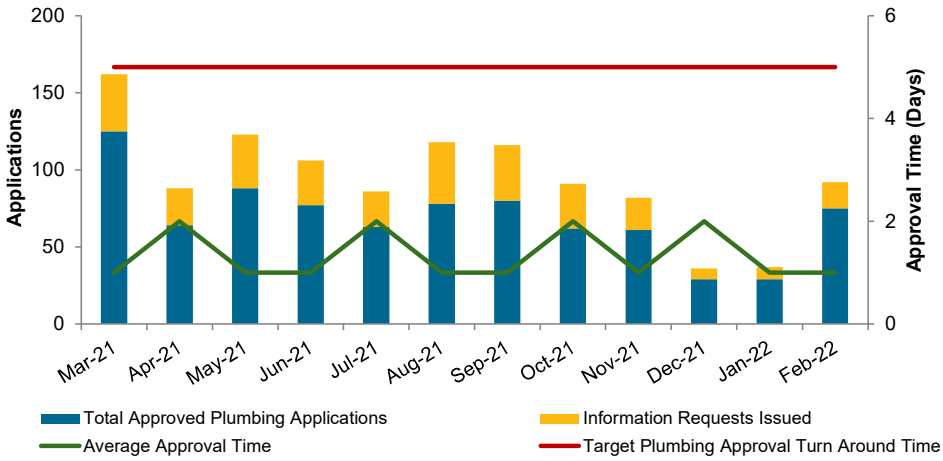


February 2022 Summary:

The number of Estimates processed for customers during the reporting period was six with the average time taken to process requests being five days which is within the 21 working day target. The number of Estimated Works Completed during the reporting period was three with an average time taken to complete works in the field of 37 days which is outside the 14-working day target. The average days to complete the estimated works did not meet target due to a customer having to arrange a bypass pump to facilitate completion of the work. Also impacting the delay have been staffing changes in the Estimations Team and staff absences.

3.6. Plumbing Applications

In accordance with the *Plumbing and Drainage Act,* a plumbing application is required for all new or modifications to plumbing installations. A plumbing application must be lodged to Local Government. Water Services have a regulatory time frame of 20 business days to assess a plumbing application. An internal target of five business days has been set for all residential plumbing applications.



February 2022 Summary:
The number of Plumbing Applications approved for the period was 75 which is an increase of 158% over the previous month attributed to contractors returning from Christmas break and increased work as per industry expectations. The Approval Turnaround Time was one day: i.e., well within the five-day target.

3.7. Trade Waste Approvals

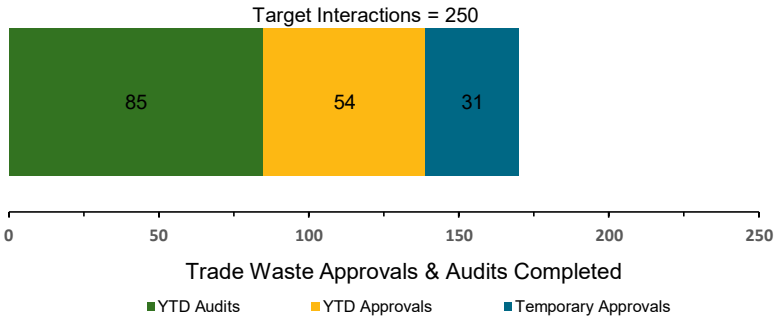
There is an ongoing program for undertaking trade waste assessment and licensing applicable businesses that discharge trade waste. As part of the trade waste assessment process a temporary Trade Waste Approval is established while the formal approval process is undertaken. The table below summarises the number of Trade Waste Approvals for the Mackay region.

	Total Approved Businesses	Temporary Approvals in Place	New Approved Businesses for the Month
Mackay South	825	30	6
Mackay North	89	0	0
Sarina	55	0	0
Mirani/Marian	36	1	0
Total	**1,005**	**31**	**6**

February 2022 Summary:
Six new Trade Waste Approvals were provided to businesses after completion of their Trade Waste requirements: four were for new businesses and two were for change of ownership.

3.8. Annual Trade Waste Activity

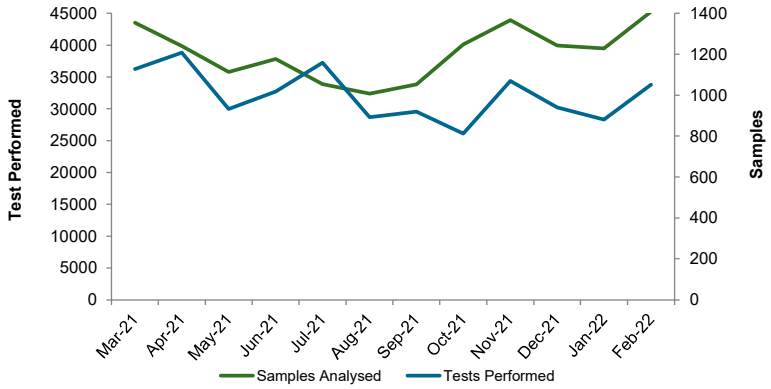
Annual targets are set for the Trade Waste Team with respect to licensing trade waste businesses. A combined target of 250 has been set for both new licensed businesses and audits to be completed by June 2022. The following Chart shows the actual approvals, temporary approvals and audits achieved for the year to date.



February 2022 Summary:
Six approvals were issued, and twelve Audits were conducted.
The combined annual target for Audits and Approvals is 250 for the 2021/2022 financial year.

3.9. Scientific and Analytical Services

Scientific and Analytical Services (MRC Laboratory) is National Association of Testing Authorities (NATA) accredited (ISO 17025) to provide sampling and laboratory analysis to both Mackay Regional Council and external customers. A summary of the laboratory activities is detailed below.

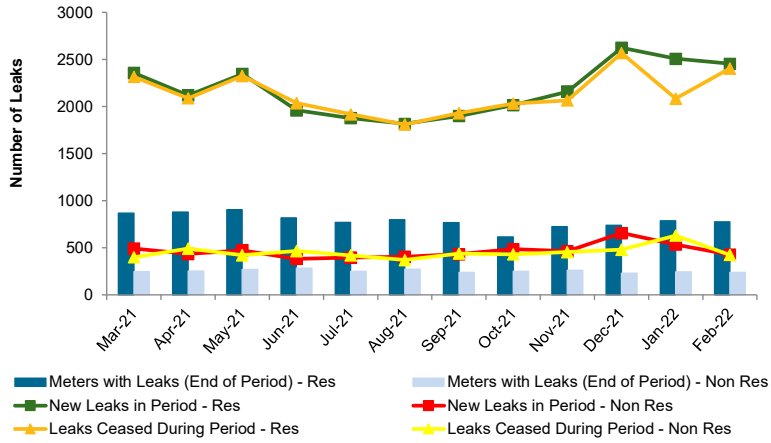


February 2022 Summary:

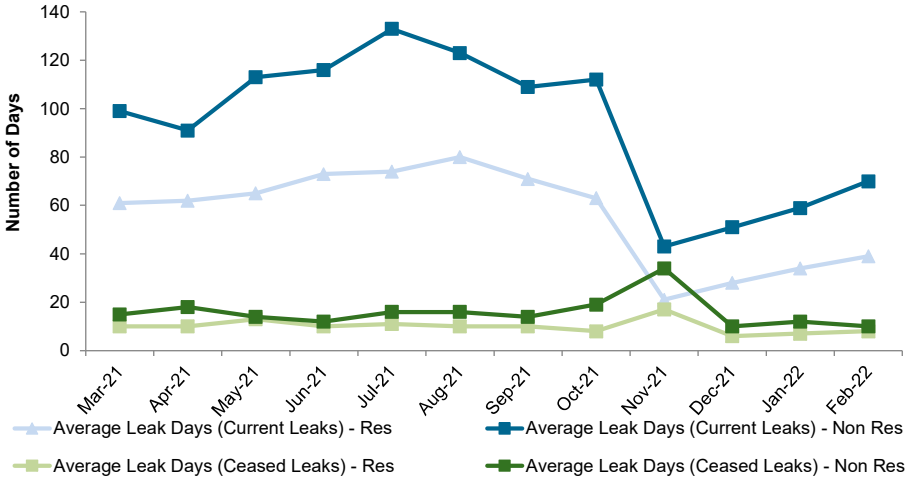
The number of sample batches registered during this period was 1,409 with the total number of tests performed for the month being 33,813. Routine sampling and testing continued but in lower numbers due to a shortage of trained sampling staff during this period for various reasons. The Mirani Water Recycling Facility (WRF) Upgrade Analysis and Optimisation sampling has resumed, however staffing levels have been impacted by COVID close contact and positive cases. The validation of instrumentation continues, and training is pending with the arrival of interstate Engineers who are expected to be able to enter Queensland in the coming months.

3.10. Leak Detection Notifications

Potential leak notifications are sent to customers when the leak is identified as greater than 10 litres per hour (L/h). Notifications are sent by email, SMS and by post to those owners who have not signed up to the myh2o portal and cease after three consecutive months of notification. Property owners signed up to myh2o also receive notifications by email and/or SMS.



Potential Leak Notifications Sent			
Via Aqualus (those not registered to myh2o)			Via myh2o
Email	SMS	Letters	Email & SMS
1,073	277	843	6,289



February 2022 Summary (25 January 2021 – 25 February 2022):

2,454 leaks ceased for residential properties during the reporting period with an average of 8 days for the leak to cease (i.e., for the leak to be addressed by the property owner). However, there have been leaks that commenced prior to 25 January 2022 that are still ongoing with an average of 39 leak days.

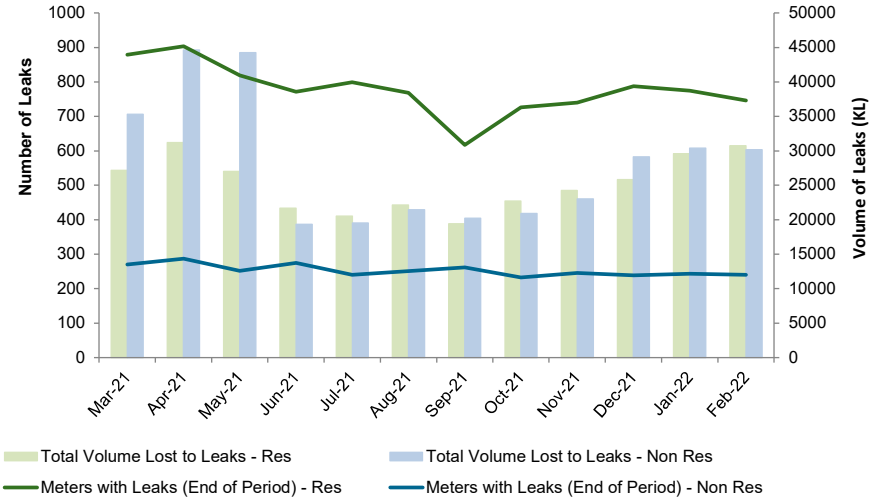
2,246 residential property leaks commenced during the period.

The number of average leak days for residential properties increased to 39 in February 2022. The number of AMRs replaced during the month was 244 which will continue to impact reported leaks as data is now being received for these replaced meters whereas data was not being received previously and leaks were not being identified/reported.

474 leaks ceased for non-residential properties during the reporting period with an average of 10 days for the leak to cease (i.e., for the leak to be repaired by the property owner). However, there have been leaks that commenced prior to 25 January 2022 that are still ongoing with an average of 70 leak days.

474 non-residential property leaks commenced during the period.

Considerable effort is devoted towards encouraging non-residential customers to fix the identified leaks, however, some of these leaks are difficult to track down due to the size and complexity of the property.

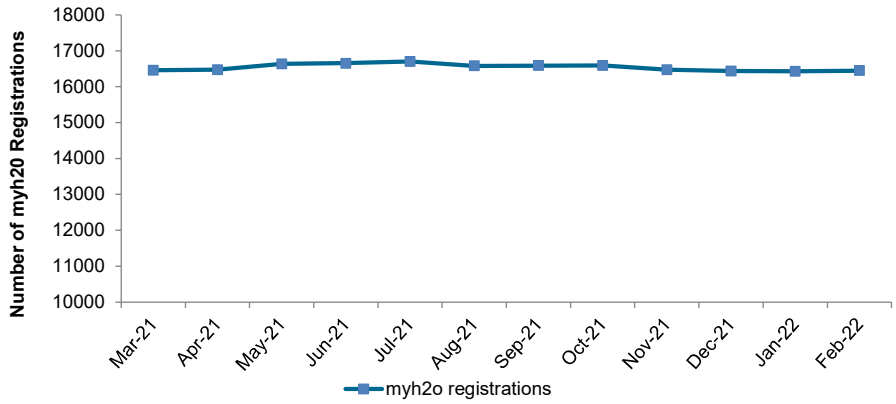


February 2021 Summary (25 January 2021 – 25 February 2021):

This graph highlights the actual total volume of water lost due to leaks for residential and non-residential property owners. For residential, a total of 30,719kL of water was lost due to leaks and for non-residential the total lost was 30,152kL.

3.11. Myh2o Registrations

The following chart shows the cumulative number of myh2o registrations for the reporting period. *Please note: MiWater relaunched as Aqualus in May 2020, with a new user interface – there has been no change to the public portal name 'myh2o'.*

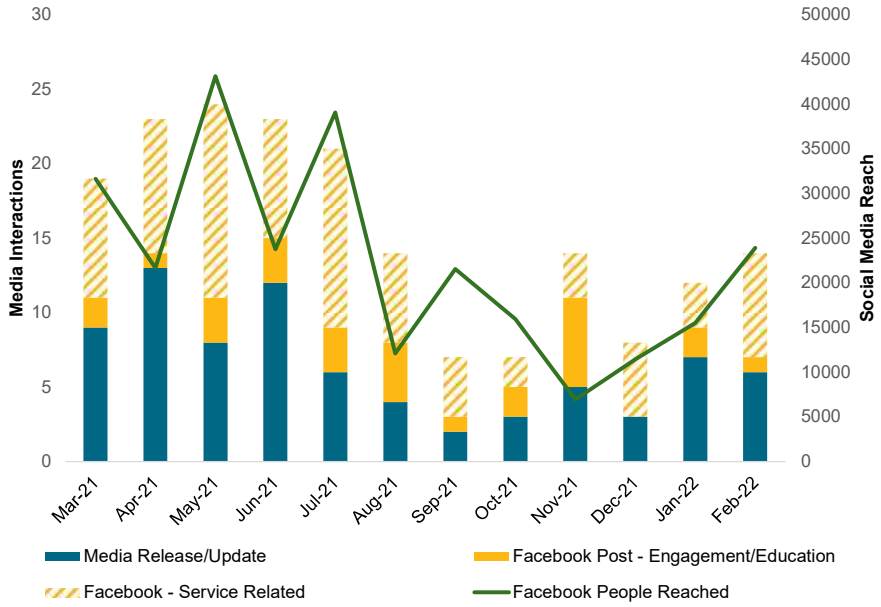


February 2022 Summary:

There were 16 registrations for the month of February 2022 bringing the total number of myh2o registrations to 16,452 including property owners, tenants, and real-estate agents.

3.12. Community Engagement – Social Media

Water Services engagement with the community is monitored; the following chart shows the number of Media Releases/Updates, informative Facebook posts, and the number of people reached through this social media platform.



February 2022 Summary:

There was one Media Updates for the period and a total of eight Facebook posts: six for water supply interruptions or service-related advice and two community engagement posts for the reporting period.

- 8 likes were received for: *Is your water meter easy to find?*
- 6 likes were received for: *Water Interruption Edmonds St, Bucasia*

3.13. Community Engagement – Education and Information

Water Education Sessions generally cover "Water Wise" content together with other topical issues such as the 3 Ps' message: what can and cannot be flushed down the toilet.

The Mackay Regional Council website also continues to provide a vast array of Water information to residents covering 22 important topics with the information updated as and when required. A sample of the topics covered are listed below:

- "Choose Tap"
- "Portable and Permanent Water Refill Stations"
- "Backflow Prevention"
- "Building Over Sewers"

No Water Education Sessions were delivered to schools during February 2022 due to COVID restrictions.

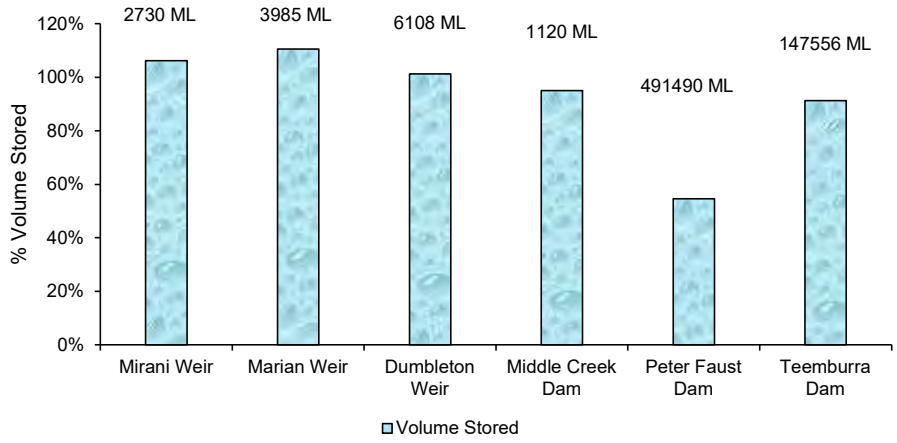
3.14. Customer Survey Results

The January/February 2022 Customer Survey Results will be finalised for the March 2022 Monthly Review.

ASSET MANAGEMENT

4.1. Surface Water Raw Water Storage Capacities

Water is sourced from a combination of surface and groundwater sources. With the exception of Middle Creek Dam, the storage facilities are owned and operated by SunWater. Middle Creek Dam is under Council's control. The water stored in each of the storages is detailed below.

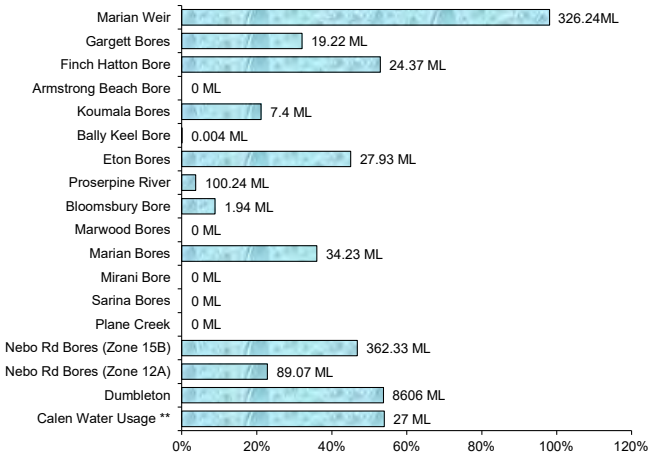


February 2022 Summary:

Dumbleton, Marian and Mirani Weirs are all at or above 100% of capacity. Teemburra Dam is at 91% and Middle Creek Dam at 90% of capacity. Peter Faust Dam recorded the lowest level of all storages and is currently sitting at 55% of capacity.

4.2. Annual Water Consumption vs Allocation by Source

Water Services has an annual water allocation or water license for each water source. The water allocation and year to date water consumption for each of the water source is detailed below.

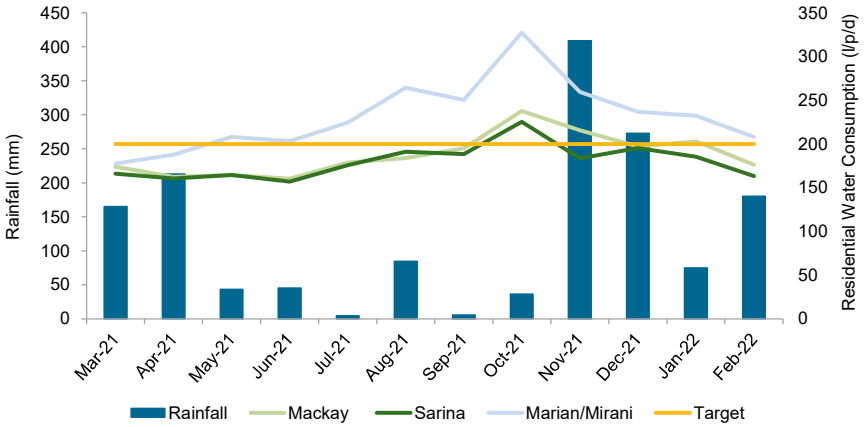


*Calen Water Usage figures are not based on Water Allocation but show the amount of water usage for the area to date.

** Please note no current flowmeter reading is available for Koumala. Estimated values are represented above.

4.3. Water Consumption by Locality – Residential Customers Only

Water Services supplies potable water to both residential and non-residential customers throughout the Mackay region. The average water consumption in each of the three major community centres is detailed below for residential customers only. The water consumption is presented as litres per equivalent person per day (L/p/d).



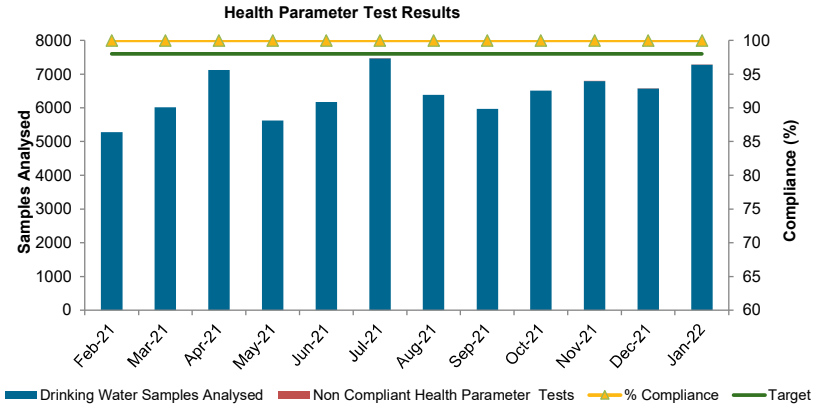
February 2022 Summary:

Water consumption has decreased in the Mackay, Sarina and Marian/Mirani communities from January 2022 to February 2022. The Mackay and Sarina communities remain under the daily residential water consumption target of 200 l/p/d, however the Marian/Mirani community have exceeded the daily residential water consumption target of 200 l/p/d, recording an average of 208 l/p/d. Rainfall in February 2022 (180.2mm) has increased since January 2022 (74.8mm).

REGULATORY COMPLIANCE

5.1. Drinking Water Compliance

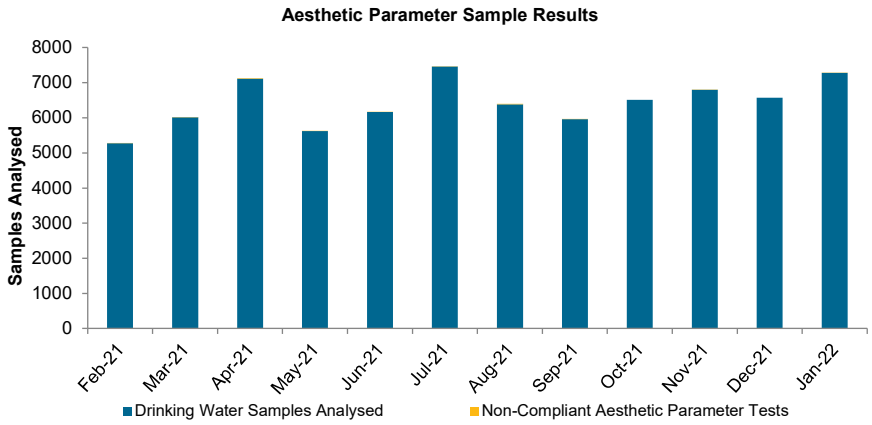
Potable water is provided in accordance with the requirements of the *Water Supply Safety and Reliability Act,* measured against the *Australian Drinking Water Quality Guidelines*. Drinking Water samples are taken at the outlet of Water Treatment Plants and at various locations within the reticulation network. *Please note, results are one month in arrears to allow for accurate reporting.*



January 2022 Summary:

All drinking water verification monitoring results from sampling undertaken in January 2022 complied with Queensland Health and ADWG health guideline values, with the exception of an Trihalomethane (THM) exceedances recorded in the Midge Point Water Supply scheme.

THM's are a by-product of the disinfection process used to treat the water supply. The increase in THM levels in the Midge Point WSS scheme is directly related to an increase in the Total Organic Carbon (TOC) levels from the raw water supply as the raw water has become heavily disturbed after significant rainfall was experienced in late December and early January. The THM levels of 0.32 mg/L are only marginally greater than the ADWG limit of 0.25 mg/L. MRC is continuing to monitor the THM levels. It is anticipated that the TOC levels in the raw water will start to decline in February and there will be a corresponding decline in THM levels.



January 2022 Summary:

There were eight Drinking Water Verification Monitoring Sample Results which breached the corresponding ADWG Aesthetic Guideline Values in January 2022 (excluding total chlorine, dissolved oxygen and pH Aesthetic Guideline Value breaches which are considered operational aesthetic issues).

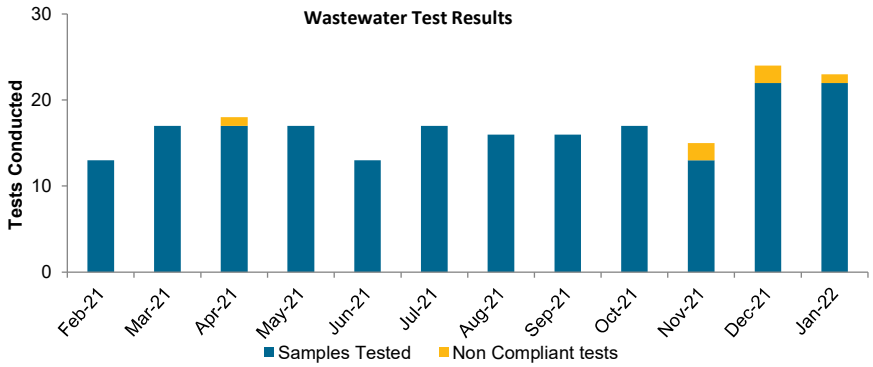
There were two Drinking Water Verification Monitoring Sample Results which exceeded the ADWG Hardness Aesthetic Guideline Value of 200 mg/L. The two samples were taken from the Koumala WSS returning hardness results of 363 mg/L and 365 mg/L. Hardness in Koumala WSS will be addressed by the upcoming softener installation. However, there have been construction and project delays which will see it now delivered in the first half of 2022. Upon completion, the plant will improve the aesthetic quality of water by reducing the hardness.

Midge Point WSS recorded two sample results which exceeded the ADWG Aesthetic Guidelines Values for Manganese and Iron. One sample returned a level of 361 up/L for Manganese and one sample returned 603 ug/L for Iron. The new treatment plant at Kelsey Creek for Midge Point will assist in addressing the exceedances for Manganese.

There were four Drinking Water Verification Monitoring Sample Results which exceeded the ADWG Sodium Aesthetic Guideline Value of 180 mg/L. The samples, taken from the Eton WSS returned sodium results ranging from 187 to 199 mg/L. As seen in previous months, this result is only marginally above the Aesthetic Guideline Value and is related to the plant's softening process. No follow up or action is deemed warranted at this stage as the results are within the operating range of the Water Softening Plant.

5.2. Wastewater Compliance

The discharges from wastewater treatment facilities are regulated by Development Approvals issued by the Department of Environment and Science (DES). The licence requirements differ based on the year the Development Approval was issued and the receiving environment associated with discharges.
Please note results are one month in arrears to allow for accurate reporting.



January 2022 Summary:

All wastewater tests were compliant in January 2022 with the exception of a pH breach during a discharge from Recycled Water Storage 2 (RWS2). These are deemed minor breaches and MRC is seeking a Licence amendment around the Discharge Criteria from RWS2.

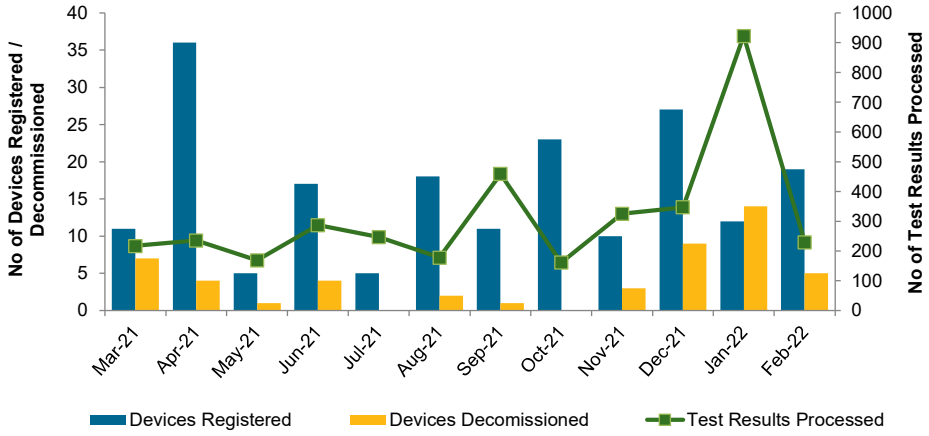
5.3. Regulator Reporting

There was one incident that required reporting to the Department of Environment and Science (DES), the Environmental regulator, during February 2022. .

The incident related to an unauthorised bypass from the Mirani WWTP, which is currently under control by the construction contractor. The breach was reported to DES on 13 February, with the Part B investigation report due to be submitted by 3 March 2022.

5.4. Backflow Prevention Device Register

Backflow prevention devices are designed to protect the town's drinking water supply from contamination by acting as a barrier, keeping contaminated water separate from the drinking water supply. Local Governments have a legislative requirement in accordance with the *Plumbing and Drainage Regulation 2019* to implement and maintain a register of all devices in the municipality.



February 2022 Summary:
19 new devices were registered, and five devices decommissioned for February 2022.

11.4. ORGANISATIONAL SERVICES
11.4.1. ORGANISATIONAL SERVICES MONTHLY REVIEW REPORT - FEBRUARY 2022

Author	Director Organisational Services (Kylie Lamb)
Responsible Officer	Director Organisational Services (Kylie Lamb)
File Reference	Departmental Monthly Review Reports
Attachments	1. Organisational Services - Monthly Review Report - February 2022 [**11.4.1.1** - 27 pages]

Purpose

To provide Council with the Organisational Services Monthly Review Report for the month of February 2022.

Related Parties

Nil.

Officer's Recommendation

THAT the Organisational Services Monthly Review Report for the month of February 2022 be received.
The Director provided an overview and highlights of the February report.

Cr Jones queried the decline in numbers at all the pools pools have declined in nos.

The Director responded that with the COVID outbreak, the delayed start to the school year, schools are not participating in any outdoor activities and also with the 18 days of rain, this had an effect on our pool attendance numbers.

Cr May queried around Council's fleet in particular when we purchase new fleet, do we consider transferring the tray from the old vehicle to the new vehicle instead of buying a total new unit every time.

The Director responded that Council has been undertaking this for the last couple of years in standardising our fleet and making sure we can transfer the bodies

Council Resolution ORD-2022-56

THAT the Organisational Services Monthly Review Report for the month of February 2022 be received.

Moved Cr Townsend **Seconded Cr Mann**

Cr Townsend highlighted some areas from the report including the outstanding work of our customer service team and the outstanding work they do in responding to a total of 7 629 calls from our rate payers during the month and this included also responding to the many emails received and to pass on my congratulations to the team. Further while attendance were down at our pool facilities, the blue water lagoon saw an increase and the MARC continues to perform well in both pool and athletic facilities nos. It is pleasing to the see the number of trainee and apprenticeships here at council and this provided them a great start to their career and also to the community.

Cr Mann highlighted safety and the 8 incidents including 2 incidents where two staff members were subjected to aggressive behaviour and the other two staff members who tried to assist them were also subject to this aggressive behaviour and expressed her disappointment in this incident as we now have 4 staff who have been psychologically affected by this incident and further thanked the two staff who assisted. Also the

excellent KPI results for Shared Services and thanks to the front line staff who have been able to deliver this result and outlined the cool arrival data is very valuable in planning for our busier times. Cr Mann also advised about her bin was missed recently and her interactions with the call centre staff and the real time data that was available around what bins were missed on her street and the fantastic service she received and the bin was picked up.

Cr Bonaventura highlighted the graph in the report on how we contact Council and it was interesting to note that emails are the most common followed by general requests. He also noted the steady increase in snap send solve and with the rapid improvement in this technology, he can see this will continue rise.

Cr May highlighted the coaching and mentoring within the report whereby Council along with the Resource Industry Network have initiated the mentor and mentee program with participants matched up by algorithms and it will be interesting to see in the evaluation if the algorithms has it rights. It is a great program and valuable tool to assist our staff and leaders.

CARRIED

Mackay REGIONAL COUNCIL

Organisational Services

Monthly Review

> February 2022

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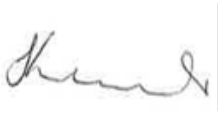
1. EXECUTIVE SUMMARY

This report is for the Organisational Services Department for the month of February 2022:

- Safety continues to be a focus of the department.
- In early February, the Draft Corporate Plan 2022-2027 was reviewed by Council, Executive Leadership Team and the Senior Leadership Team. Final drafting is underway in preparation for adoption by Council in the coming months.
- The Customer Service Team again achieved outstanding customer satisfaction results this month, with 96% of completed surveys indicating that our external customers were satisfied with the service that was provided.
- Discussions are underway to finalise the recent agreement to engage in the Microsoft Traineeship Program as part of the Information Services apprentice intake. This will position Mackay Regional Council as a leader in this partnership program with Microsoft within Regional Queensland Councils.
- Thank you to the Property Services team who coordinated recovery actions when lightning struck the Paget Depot in February, bringing down much of the security system and disabling the fire system. Through the much-appreciated combined efforts of numerous programs, the facility was safely evacuated. Staff and contractors worked across the weekend to enable a safe and operational site for employees.
- The People Capability team has been collaborating with the Business Improvement and Employee Services teams to review and improve the position description library. The aim of this project is to implement a user-friendly system to streamline access to position descriptions and to improve the review and approval processes of position descriptions aligned to the recruitment process.
- Preparations for the 2022/23 budget process have commenced. Stakeholder meetings have been held and will continue throughout March with ELT to formulate the capital budget, operating budget and fees & charges for the presentation to Council.



Kylie Lamb
Director Organisational Services

2. SAFETY

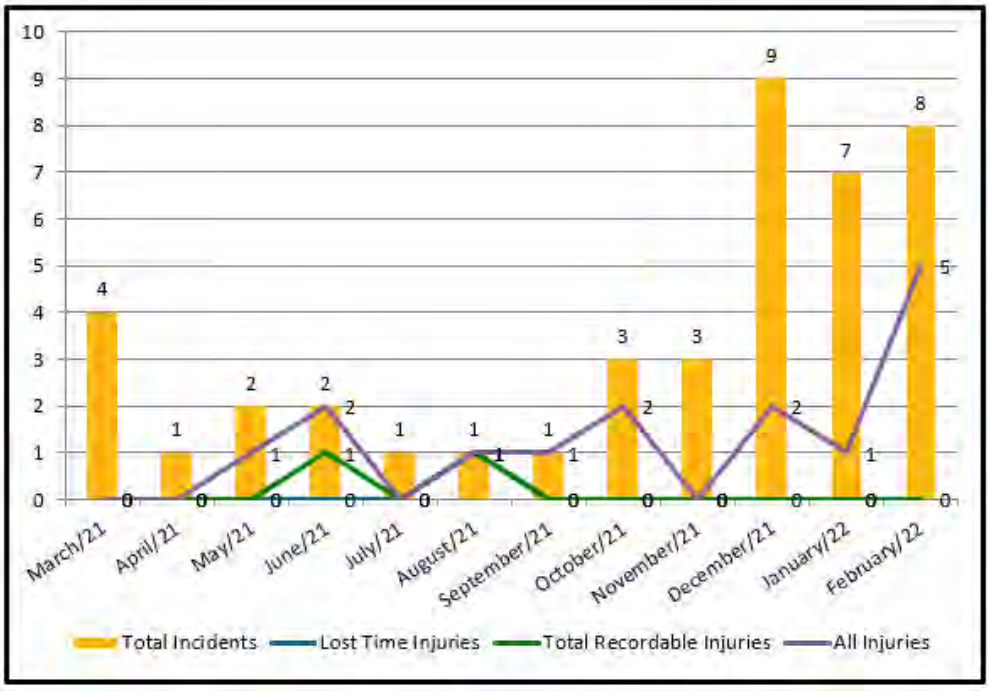
2.1 Incidents and Injuries

Summary

In February 2022:

- Twenty safety interactions were completed.
- 94% of monthly action plans activities were carried out.

Eight incidents were recorded in February.



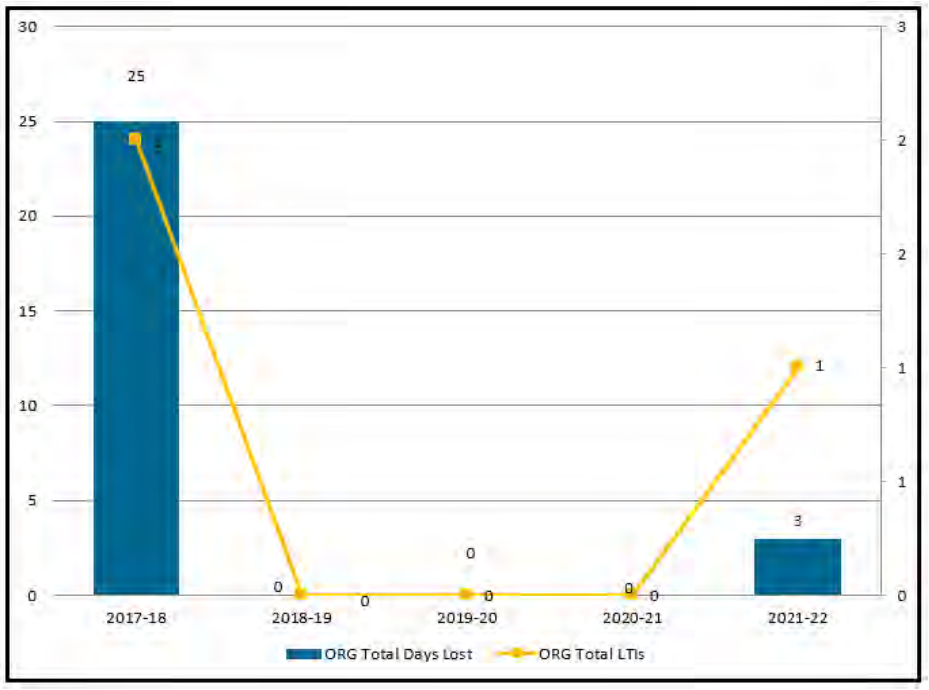
The following injuries to MRC employees were reported in February:

- Fitting skids to slasher, tripped on crouched worker's foot and fell. Items in pocket grazed nose and drew blood.
- Customer became aggressive during interaction with two Customer Service Officers, two other staff were abused when supporting customer service officers (four psychological injuries in one event).

The following incidents involving a contractor were reported in February:

- Contractor was torquing wheel nuts with tension wrench and felt sharp pain in his back.
- Waste collection truck caught Ness Street gate on exit, moving it off the tracks.
- Worker jumped fence to access pump, caught foot in fence and twisted it.

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



2.2 Lost Time Injuries & Days Lost

Department	2017-18		2018-19		2019-20		2020-21		2021-22	
	LTI	Days Lost	LTI	Days Lost	LTI	Days Lost	LTI	Days Lost	LTI	Days Lost
Finance										
Information Services										
Shared Services									1	3
People & Culture										
Procurement & Plant	1	17								
Property Services										
Governance & Safety	1	8								
Office of the Mayor & CEO										
Organisational Services Total	**2**	**25**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**3**

3. BUSINESS IMPROVEMENTS

3.1 Organisational Services Business Improvement Projects / Initiatives

Description	Program	Comments
Policy, Planning and Risk Framework Review.	Director Organisational Services	• Early this month the Draft Corporate Plan 2022-2027 was reviewed by Council, ELT and SLT. As at the end of the month, final drafting is underway in preparation for adoption by Council in the coming months. • Preparation of the next layer of the Corporate Performance Planning and Reporting framework has commenced with the drafting of the Organisational Strategic Plan. • Workshops have been scheduled with ELT, SLT and senior staff where Department Plans, Team Plans and Individual Plans will become a focus. This will provide an improved line of sight between individual plans and the new Corporate Plan. • Annual strategic risk review sessions have now commenced and will continue through until April. Outcomes of these sessions will inform the third quarter Strategic Risk Report and an update to MRC's Risk Register. Additionally, ELT and SLT have received a formal update on the refresh of the Enterprise Risk Management Framework, highlighting the design, build and implementation of a new risk register moving forward.
Long Term Financial Forecast (LTFF) Program Development Project	Director Organisational Services	• Progress on this initiative this month has slowed as a result of attention having been focussed on the Policy, Planning and Risk Framework review. There will be capacity to refocus on this initiative next month.
Business Process Management (BPM)	Shared Services	• Direct Debit online functionality is being configured and tested within Customer Service. This functionality allows ratepayers to enter a Direct Debit arrangement online, reducing the requirement to contact Customer Service to submit.
Training Provider Tenders	Shared Services	• Tender process has been established and will be released in March.
Digitalisation of Health and Regulatory files	Shared Services	• Health and Regulatory Services licence files that have been retained in hard copy have been scanned to ECM for better mobility and reducing the requirement for printing and physical archiving.
Addendum Letters	Shared Services	• Process for notification to employees when making changes to working arrangements requires input from stakeholders with a current turnaround time of 5 days. The new process will reduce timeframes and printing costs and will be communicated to the organisation. • Process is under review to deliver best outcomes.

Mackay REGIONAL COUNCIL

Organisational Services
Monthly Review > February 2022

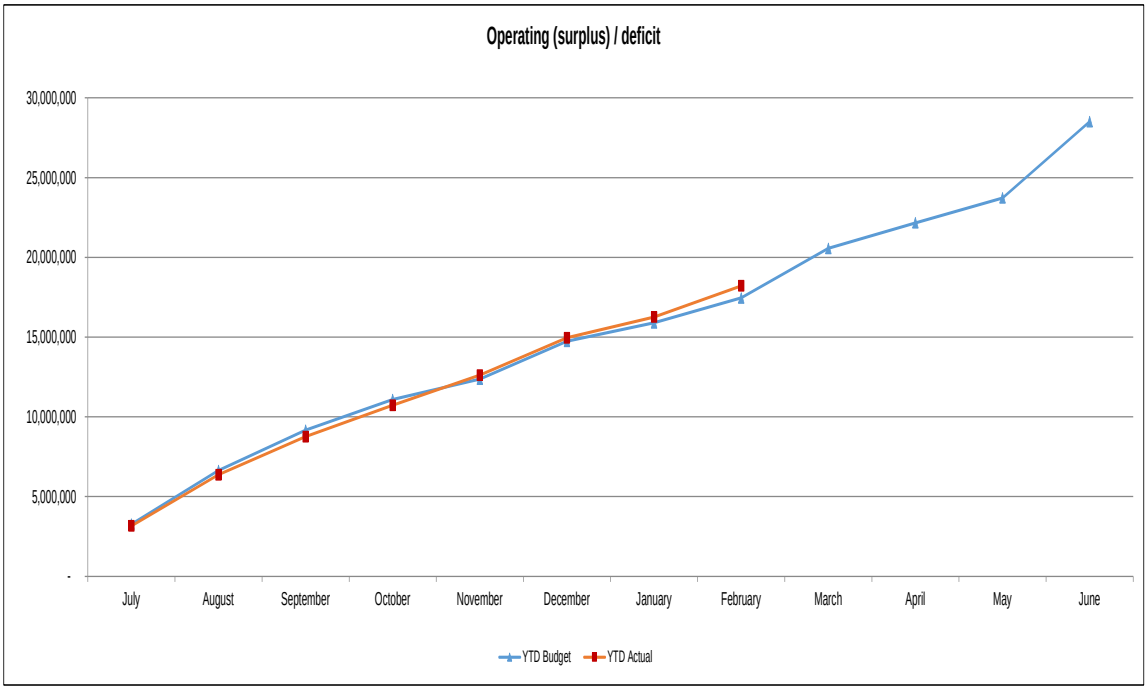
4. FINANCIAL POSITION

Financial Performance Report
Period Covered: 1 July 2021 to 28 February 2022

Organisational Services

% YTD Variance of YTD Budget
YTD Variance favourable of budget
YTD Variance unfavourable, between 0% and 5% of YTD Budget
YTD Variance unfavourable, more than 5% of YTD Budget

	Revised Budget	YTD Budget	Actual	YTD Variance	Comments
3.01 - Organisational Services Management	475,739	255,181	244,201	(10,979)	On track.
3.02 - People & Culture	3,246,693	2,025,469	1,808,854	(216,614)	Delays in projects due to unexpected higher priority activities.
3.03 - Financial Services	3,486,084	1,706,451	1,647,142	(59,308)	Underspend in salaries due to current staff vacancies. Underspend in collection activities which will be corrected by end of March.
3.04 - Procurement & Plant	(4,959,857)	(3,394,181)	(2,930,325)	463,856	Staffing labour hire costs. Lower than planned plant hire recovery.
3.05 - Information Services	9,080,854	7,018,997	7,140,921	121,924	Slight variance due to timing of payments for telephony charges and annual cloud & software maintenance fees.
3.09 - Shared Services	6,892,259	4,160,286	4,170,724	10,438	On track.
3.11 - Property Services	10,268,175	5,634,515	5,979,339	344,823	On track for year end, spreading to be revisited.
3.15 - Works For Queensland Funding Project	9,991	9,991	9,991	-	On track.
3.17 - W4Q & Fed's COVID Funding	11,078	38,344	137,317	98,974	The prepaid grant funds have now been fully allocated and we are now waiting for the next quarterly claim for receipt of funds to offset expenditure. The project is on track to meet the full year budget allocations.
3.18 - Works for Queensland Round 4	-	0	2,546	2,545	The prepaid grant funds have now been fully allocated and we are now waiting for the next quarterly claim for receipt of funds to offset expenditure. The project is on track to meet the full year budget allocations.
Operating (surplus) / deficit	**28,511,015**	**17,455,052**	**18,210,711**	**755,659**	



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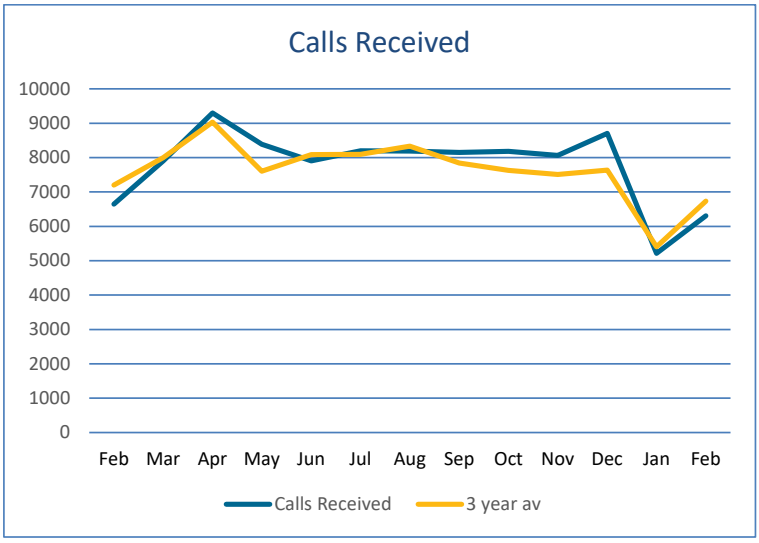
5. SHARED SERVICES

5.1 Overview of External Customer Services

KPI	KPI Description	Target			Result
		Red (Under KPI)	Green (Met KPI)	Blue (Exceed KPI)	
First Contact Resolution (FCR)	The percentage of external customer enquiries that are resolved at the first point of contact.	< 50%	50-60%	> 60%	**55%**
Grade of Service (GOS)	The percentage of customer calls that are answered within 60 seconds across the Shared Services team.	< 80%	80-85%	> 85%	**85%**
Abandoned Calls	The percentage of customers that abandon their call before being served.	> 6%	4.5-6%	< 4.5%	**5%**
Customer Satisfaction	A measure of customer satisfaction as reported by the end of call survey	< 80%	80-85%	> 85%	**96%**
Customer Request Completion*	Service requests resolved within corporate standard timeframes	< 80%	80-85%	> 85%	**86%**

KPI Graphs and Commentary



Calls Received: A total of 7,629 calls were received in the February reporting period, averaging 381 calls per day. Calls received are on track for this period, due to the current Rating period, but slightly below the 3-year average. The same time last year just over 7,900 calls were received.

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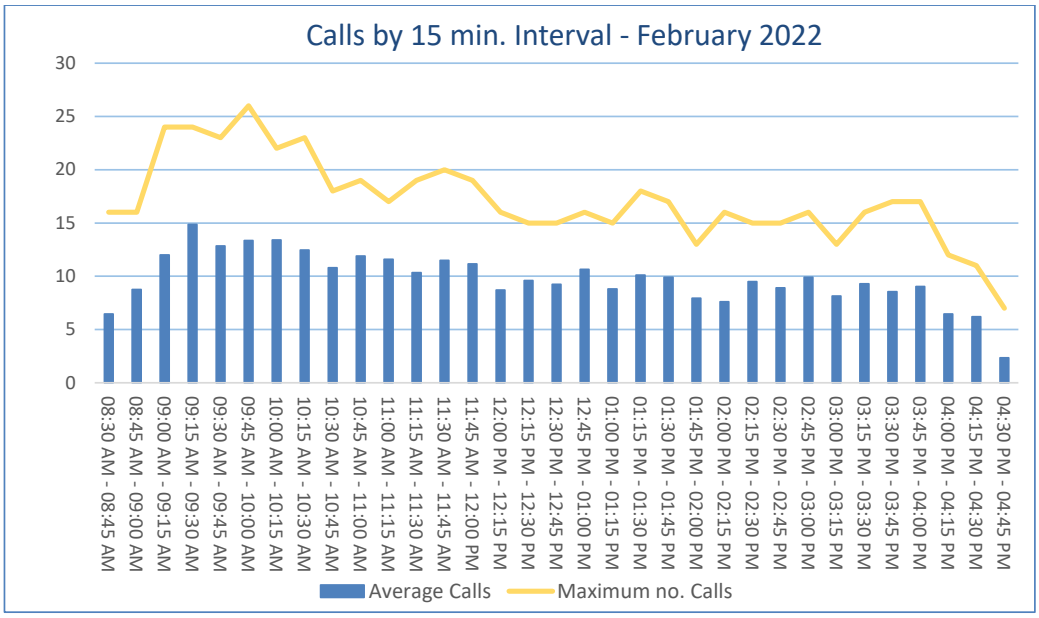
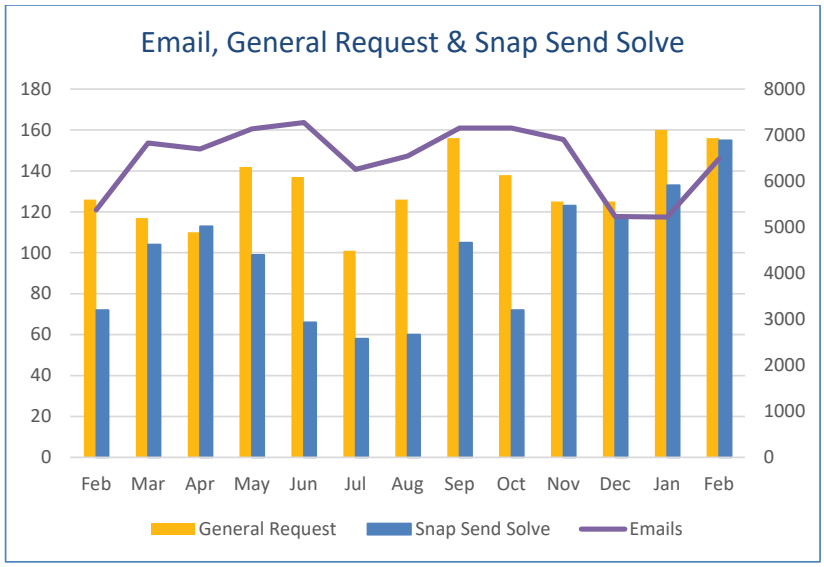
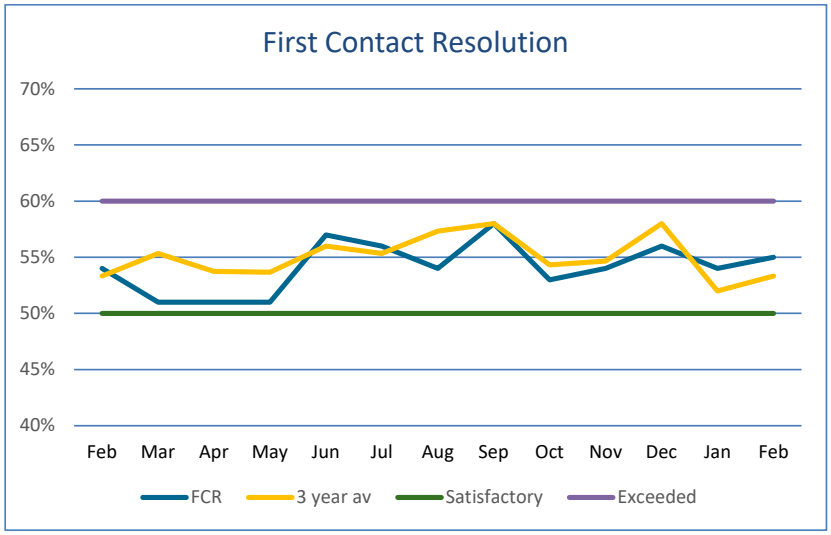


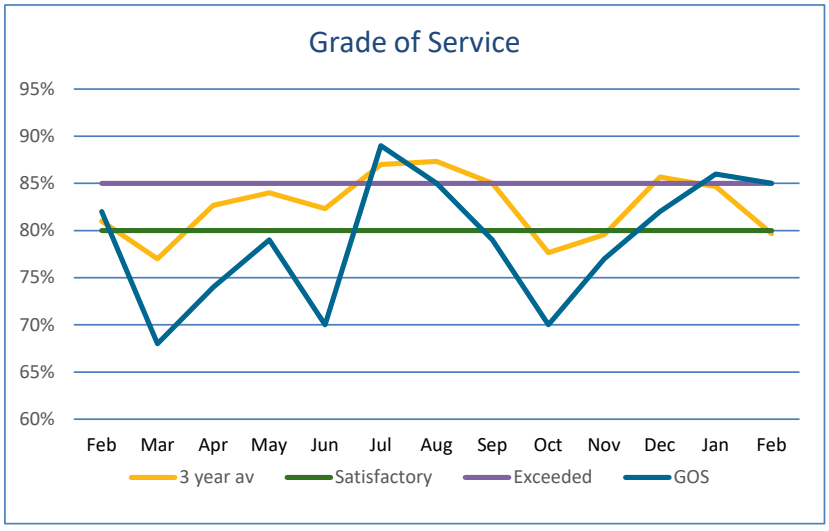
Call Arrival Patterns: Average call arrival rates remain steady for the month of February, with a maximum of 24 calls being received for a single interval.



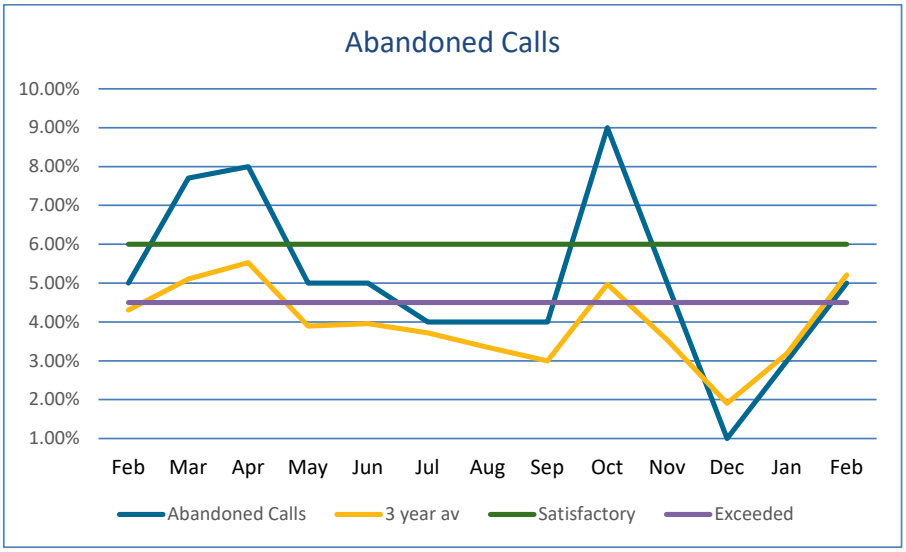
Emails and Online Services: A total of 6,483 emails were received in February, this is 1,110 more than the same period last year. General Requests and Snap, Send, Solve submissions have decreased slightly over the reporting period, receiving 156 and 155 respectively.



First Contact Resolution (FCR): In February, FCR showed that 55% of customer queries were resolved at first contact, which is slightly higher than the 3-year average. The Customer Service Team were able to satisfy over 1,600 rates enquiries, 365 bin requests and 388 library enquiries during the reporting period.



Grade of Service (GOS): For the month of February the Customer Service team achieved a GOS of 85%. This is a pleasing result from the Customer Service Team who have continued to hold these results over the last few months.



Abandoned Calls: Abandoned Calls were 5% for February (300 calls) with a 3% (188 calls) call back take up rate. The average time to answer a call was 1 minute and 49 seconds. Average call handling time was 6 minutes and 15 seconds.

External Customer Satisfaction: The Customer Service Team again achieved outstanding customer satisfaction results this month, with 96% of completed surveys indicating that our external customers were satisfied with the service that was provided.

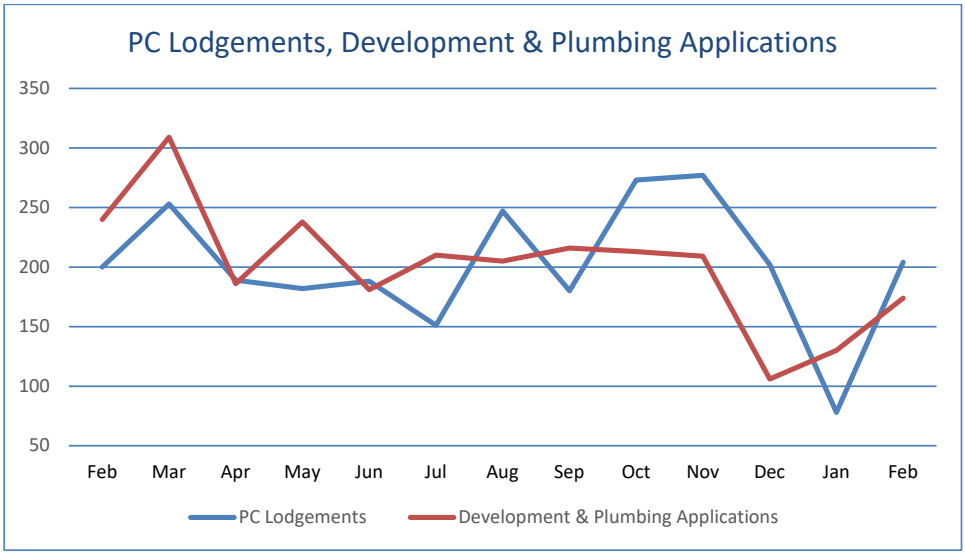
Customer Satisfaction Survey: Of the 3,714 eligible calls, 3,062 (82%) were offered surveys which resulted in 2,210 (72%) of those surveys being completed.

Customer Request Completion:

	Lodged	Resolved within SLA
MRC Total	3,290	83%
SSC	608	86%

MRC Top 5 Pathway requests Lodged in February 2022	Volume	% of total requests
Replace wheelie bin	458	13.9%
Phone message	368	11.2%
Mowing & Weeds Maintenance	161	4.9%
Water - Leak (Public Area)	153	4.7%
Planning Advice Enquiries	151	4.6%

5.2 Development Services Business Support

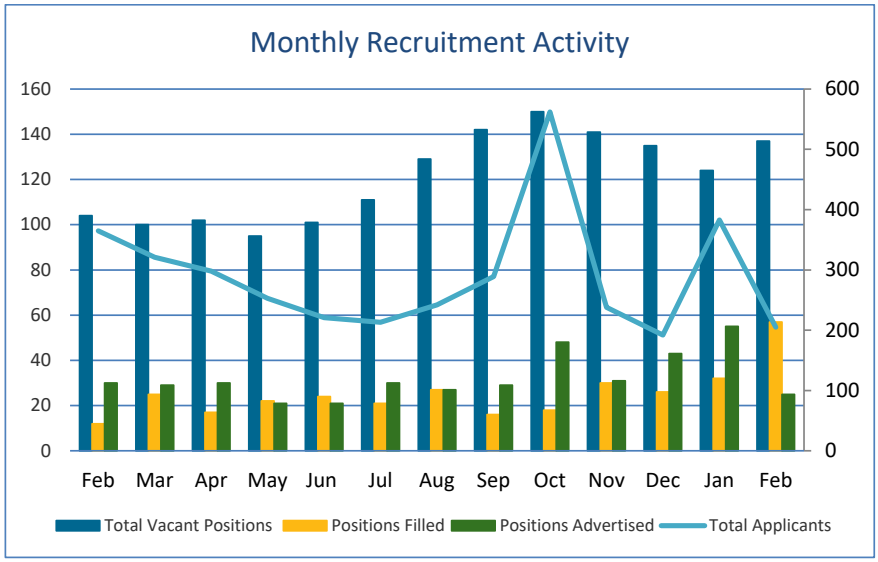


PC Lodgments and Development/Plumbing Applications: 204 building approvals were lodged by private certifiers (PC) in February. 174 development/plumbing applications. The processing of PC Lodgments is up to date with backlog cleared due to team members having a major focus on this task.

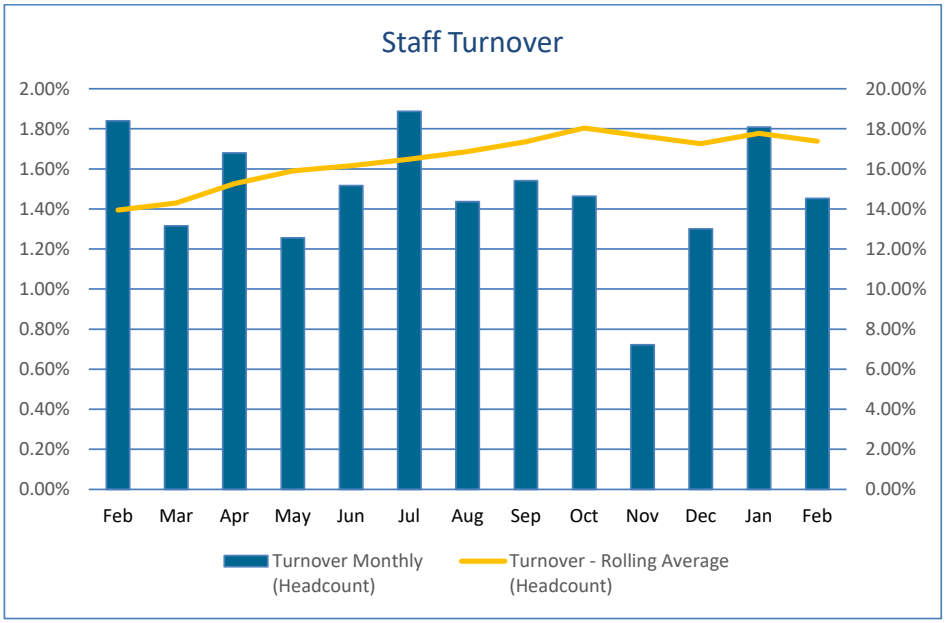
5.3 Employee Services

Staff Contingent:

Status	OMC	ECI	DS	CCS	OS	CW	TOTAL	Prev. Mth.
Full Time	25	290	171	117	169	94	866	862
Part Time	2	9	5	36	41	0	93	93
Apprentice/Trainees	0	2	5	3	9	2	21	24
Temp	0	10	5	6	12	3	36	36
Casual	1	3	12	61	0	2	79	81
TOTAL EMPLOYED	28	314	198	223	231	101	1095	**1096**
Active Vacant	3	37	26	30	22	19	137	124
TOTAL	**31**	**351**	**224**	**253**	**253**	**120**	**1232**	**1220**

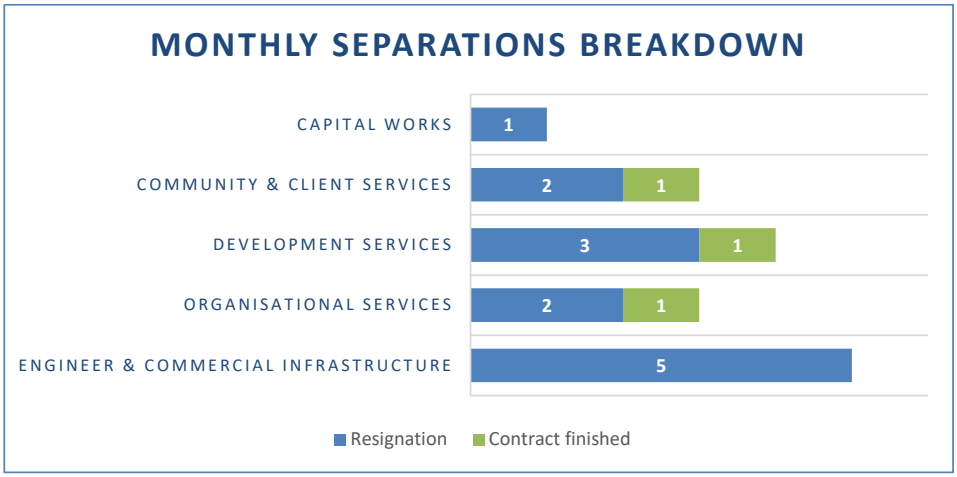


Monthly Recruitment: For the month of February there were 137 total vacant positions, 25 positions were advertised resulting in 205 applicants and 57 positions filled.



Staff Turnover: 12 month rolling average turnover was 17.38%. The monthly turnover for February was 1.45%.

The Turnover and Retention Research Report conducted by the Australian Human Resource Institute (AHRI) in 2018 found regional areas to have turnover rates of 19.32%.



Staff Separations: For the month of February there were 16 separations as detailed in the graph above.

6. INFORMATION SERVICES

6.1 IT Support

Internal Service Metrics:

KPI	KPI Description	Target			Result
		Red (Under KPI)	Green (Met KPI)	Blue (Exceed KPI)	
Incident Resolution	Percentage of incidents resolved within corporate standard timeframes	<80%	80-85%	>85%	**93%**
Service Request Resolution	Percentage of service requests resolved within corporate standard timeframes	<80%	80-85%	>85%	**93%**
Internal Customer Satisfaction Survey	IT email survey - % of customers whose experience met or exceeded expectations	<75%	75-85%	>85%	**98%**

Notes:

These are again encouraging results for Information Services. Further comments as follows:

- The survey request resolution and internal customer satisfaction survey results for February 2022 are again very satisfying.
- Obtaining and retaining skilled resources within the Mackay region is a continuing challenge and one that we continue to explore further on techniques to attract and retain skilled people.
- Strategies are continuing to be explored to work in partnership with educational facilities and other key organisations recruiting IT skill sets in the region to build and foster an extended local resource pool. This has proved successful with the recent agreement to engage in the Microsoft Traineeship Program as part of the IS apprentice intake. This is a significant achievement improving upon our previous Cert III trainee intake. Skills delivery with the partnership will achieve a Cert IV and Microsoft cloud Certification. Discussions are now underway to finalise the agreement, positioning Council as a leader in this partnership program with Microsoft within Regional Queensland Councils.

Information Services Satisfaction Survey – February 2022

	February 2022 Survey	Rating %
1	How would you rate the level of customer service received? (Timely updates, follow through, helpfulness, communication skills)	**89%**
2	Was your request completed within a reasonable timeframe? (If not please state expectation in comments section please.)	**86%**
3	Was your support request completed to your satisfaction?	**84%**

February 2022 Survey Results	Below Expectations	Met Expectations	Exceeding Expectations	Not Assigned	Totals
# of Responses	15	349	578	0	942
Overall Rating	2%	37%	61%	N/A	**98%**

* Not assigned excluded

Applications Availability:

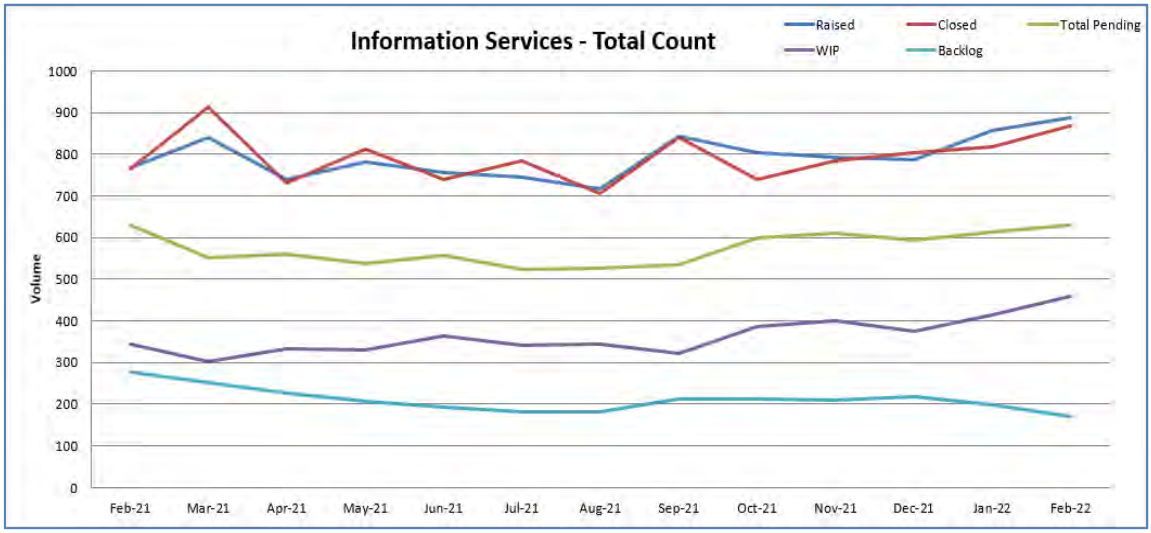
KPI	KPI Description	Target			Result
		Red (Under KPI)	Green (Met KPI)	Blue (Exceed KPI)	
Tier 1 Systems	Refer to the table under 'KPI Commentary' section below for detail on which systems are included in each tier.	< 98%	98-99%	> 99%	**100%**
Tier 2 Systems		< 98%	98-99%	> 99%	**100%**
Tier 3 Systems		< 98%	98-99%	> 99%	**100%**

Applications Availability: The below table shows which corporate applications are considered tier 1 and 2. All other systems not specifically noted are considered tier 3.

Tier 1	*Tier 2*	*Tier 3*
ECM Finance One	Aurora	Manage Engine
Email	Bruce	
GIS	Mandalay	
Internet		
Kiosk_Chris21		
Pathway		
Assetic		

KPI Commentary:

Incident and Service Request Metrics: The volume of incident and service requests has increased from 858 in January to 889 in February. Information Services continues to deliver significant infrastructure and application improvements (both functional and technical including security) whilst maintaining quality. The below graph identifies the Raised Vs Closed and Pending requests, along with WIP and backlog.



Definitions:

WIP – complex support requests that are within service level agreements and simple support requests open on day of raising.

Backlog – complex support requests that have exceeded service level agreements and simple support requests remaining unresolved after day of raising.

6.2 Cyber Security

The update below is aligned to work streams conducted under the Cyber Security @ Council (CS@C) Governance and Controls plan.

- **Sustainable cultural and behavioural change**
  - o February 2022 as follows (inclusive employee and contractor):-
    - 30 new enrolments notified to conduct training.
    - 27 enrolments successfully completed training.
    - 17 enrolments awaiting completion of training.
  - o Distribution of Cyber Security Bulletin – February 2022.
- **Advancing Cyber Security – Industry Alignment**
  - o Continuation of plan as follows:-
    - Blocking of legacy authentication protocols.
    - Incorporation of additional corporate access and applications currently non-federated to federated.
    - Multi Factor Authentication implementation rollout throughout the organisation.
    - Implementation and operationalisation of Security Information and Event Management (SIEM) system.
    - Implementation and operationalisation of Vulnerability Assessment System (VAS).

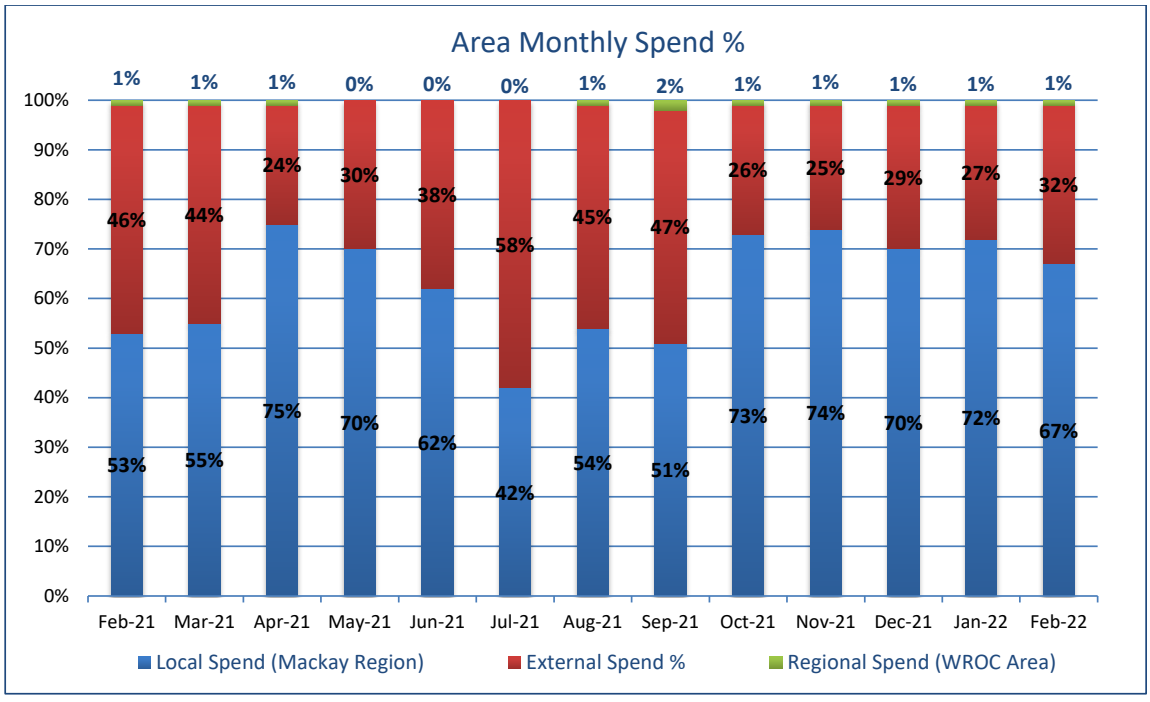
7. PROCUREMENT & PLANT

7.1 Procurement Services

Activity	February 2021	February 2022
Purchase Orders (PO) Raised	1,304	1,197
Line Items in POs	3,630	3,044
POs Received	1,491	1,731
Line Items in POs Received	5,558	6,178
Invoices Processed	3,137	3,199

Request for Quotes Issued	4	2
Request for Tenders Issued	5	4
Tenders Awarded	5	6
Quotes Awarded	4	4

Area	Monthly Amount February 2022	Monthly % February 2022	FYTD Amount	FYTD %
Local Spend (Mackay region)	$9,912,423	67%	$87,259,569	64%
Regional Spend (WROC area)	$72,441	1%	$508,767	1%
External Spend	$4,786,934	32%	$47,444,951	35%



7.2 Fleet

- Recent quotations for new tractors have again highlighted the continuing delays in availability of stock with one supplier quoting a 52-week delivery timeframe. This is consistent with other suppliers of similar plant.
- The Fleet team is working through raw material price increase issues with suppliers. Body builders are reporting significant price increases in steel and imported components, well beyond what was expected as a result of global supply shortages and COVID-19 impacts.
- Recent floods in SE Queensland are expected to exacerbate delayed timeframes and availability of major items, parts, consumables and, potentially, major bulk items for MRC as well as local contractors in the Mackay region.
- The Fleet team took delivery of new items in February, including:
    - Three Nissan Navara 4x2 Utilities
    - One Isuzu Crew Cab Truck with revised custom alloy body [pictured]
    - Numerous miscellaneous equipment (small plant) – brush cutters, mowers, and concrete saw [pictured]

8. PROPERTY SERVICES

8.1 Overview of Property Services

February was a month of many challenges for Property Services. Lightning struck Paget Depot late on a Friday afternoon bringing down much of the security system and disabling the fire system. Through the much-appreciated combined efforts of numerous programs, the facility was safely evacuated. Staff and contractors worked across the weekend to enable a safe and operational site for workers to return on the Monday morning.

February also saw the awarding of the air conditioning contract and completion of the ground floor accommodation works in the main administration building.

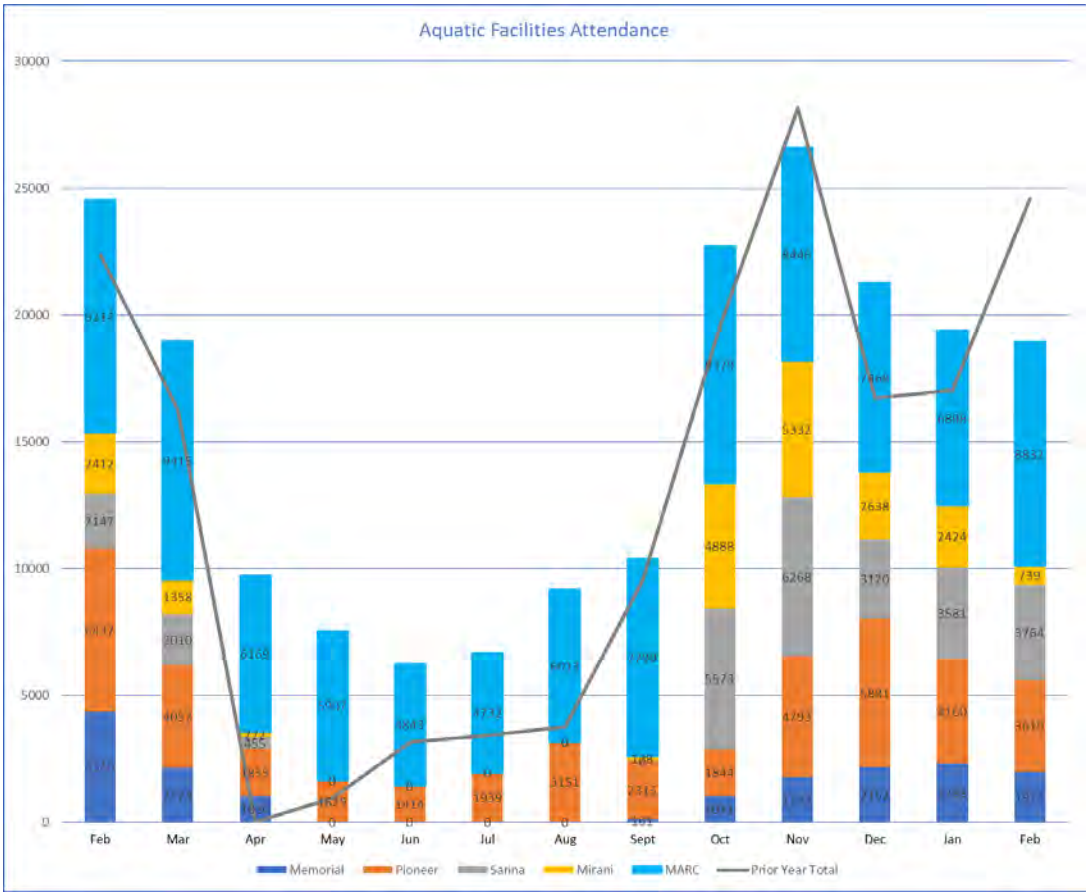
The challenges we are all experiencing associated with COVID had a profound impact on Property Services, delaying projects and pushing back Building Maintenance Request timeframes.

8.2 Aquatic Facilities

Aquatic Facility Attendance Figures

Facility	February 2021	February 2022
Memorial Pool	4,340	1,973
Pioneer Pool	6,437	3,619
Mirani Pool	2,412	1,973
Sarina Pool	2,147	3,764
Mackay Athletic and Recreation Complex (MARC)	10,105	9,902

Aquatic Facilities Attendance February 2021 to February 2022 - Monthly Comparison

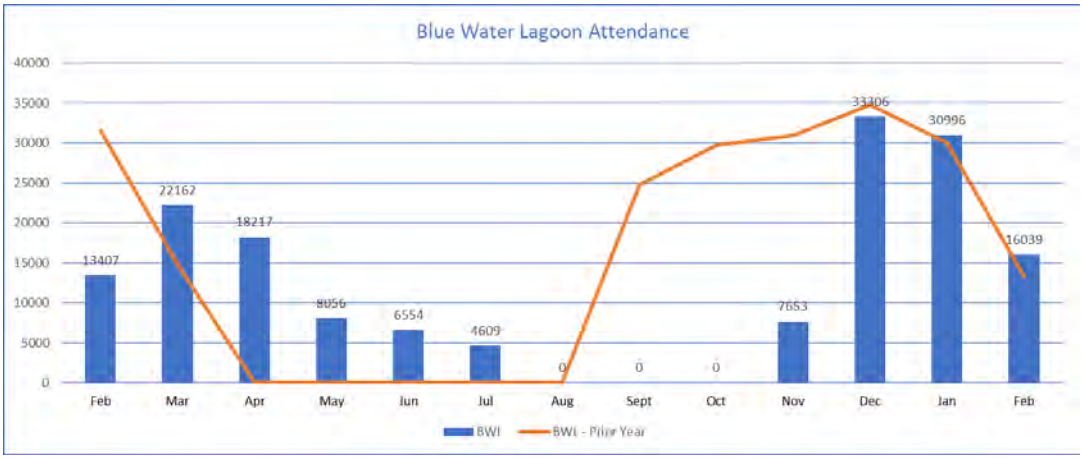


Notes	
Memorial Pool	• *2021 data: Closed on 1 May 2021 and reopened on 1 September 2021.*
Sarina Pool	• *2021 data: Closed for winter from 19 April 2021 and reopened on 13 September 2021.*
Mirani Pool	• *2021 data: Closed for winter from 19 April 2021 and reopened on 18 September 2021.*

On 13 February 2022, the annual Sonia Brazil Memorial Women Only Triathlon was held at the Mirani Pool after being cancelled last year due to COVID. It is an inspiring event, and the morning was enjoyed by all those who participate, organised, or simply watched and encouraged. Picture below is Sonia's mother, Karen Brazil addressing the participants.

Facility	February 2021	February 2022
Bluewater Lagoon	13,407	16,039

Bluewater Lagoon Attendance – February 2021 to February 2022 – Monthly Comparison

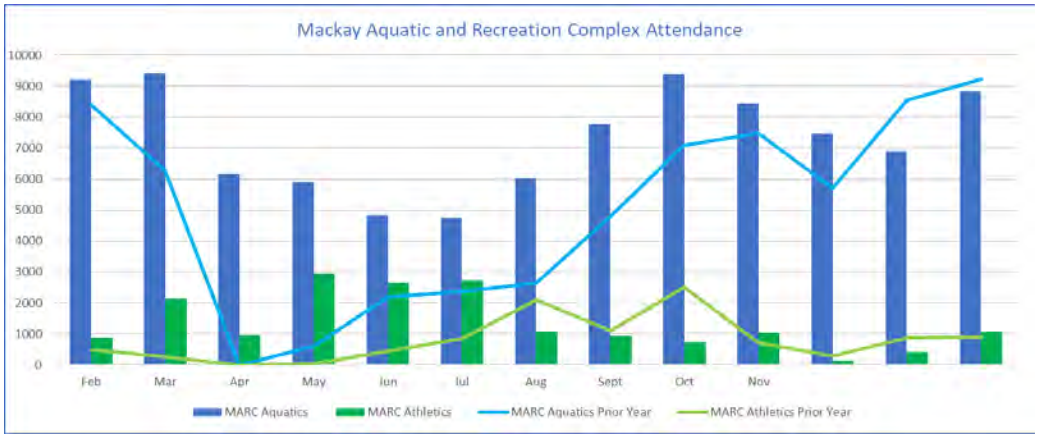


Notes	
Blue Water Lagoon	• *2021 data: Closed on the 11 July 2021 and re-opened on 20 November 2021.*

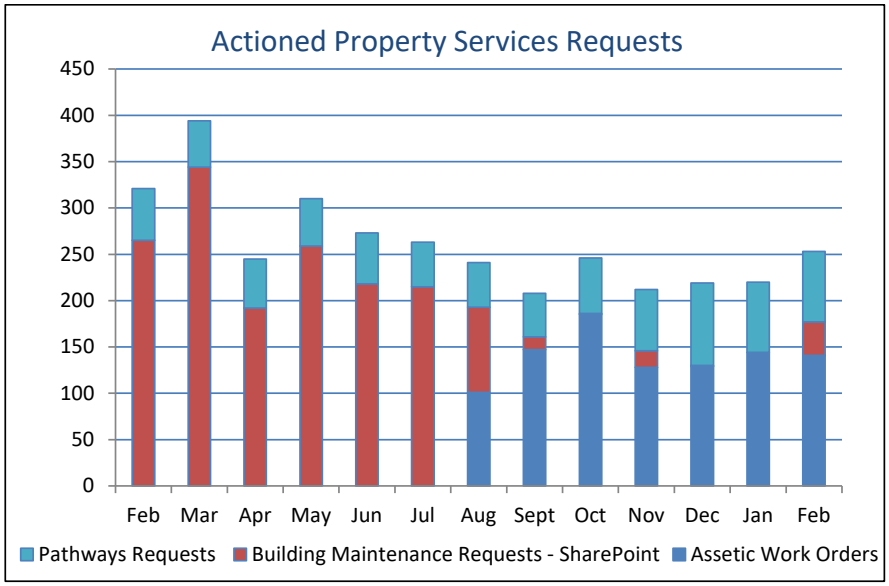
MARC Attendance Figures

	February 2021	February 2022
MARC Aquatic Attendances	9,214	8,832
MARC Athletic Attendances	891	1,070
MARC Total Attendances (Aquatics and Athletics)	**10,105**	**9,902**

MARC Attendance – February 2021 to February 2022 Monthly Comparison



8.3 Building Maintenance



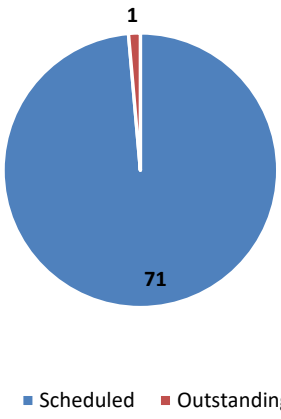
A total of 141 work orders were closed out within the Assetic portal during the month of February. Of these, 139 were reactive building maintenance requests and were categorised into the Failure Cause Codes as detailed in the table below. The remaining 2 work orders related to preventative/proactive maintenance requests.

**Note the final 36 requests were closed out from the redundant SharePoint system in the month of February. All future maintenance requests will only be reported from the Assetic portal.*

Assetic Actioned Building Maintenance Work Orders (February 2022)	Volume
Mechanical Failure, General	1
Structure, External	3
Fitout & Fittings, Internal	85
Fitout & Fittings, External	20
Services & Equipment, Plumbing	9
Services & Equipment, Air Conditioning	10
Services & Equipment, Cleaning	1
Services & Equipment, Pest Control	1
Services & Equipment, Security	3
Services & Equipment, Consumables	1
Services & Equipment, Fire system	5

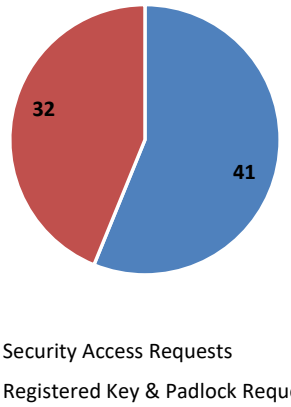
8.4 Security

Scheduled Maintenance - Security



Contractors from Roy Powell Security are engaged to undertake scheduled testing each month. This incorporates duress, CCTV, access control, alarm maintenance and electric gate testing at various sites under a set schedule. A total of 71 tests were due for the month of February, with one test outstanding due to software issues (Sarina Admin).

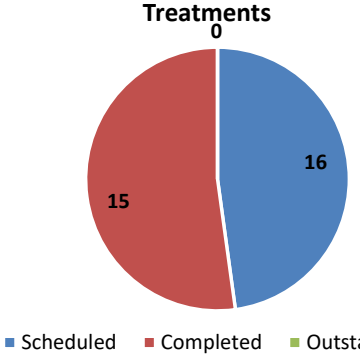
Facility Security Requests



This graph is an indication of the quantity of security access card requests (replacement staff cards, contractor cards, change profile requests) and registered key and padlock requests that were actioned within the month of February.

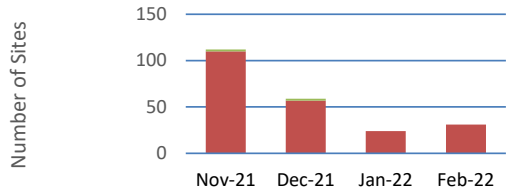
8.5 Scheduled Maintenance

Pest Control Inspections & Treatments



All Things Pest Control are engaged to undertake pest treatment services at various MRC sites.

Scheduled Fire Equipment Testing



	Nov-21	Dec-21	Jan-22	Feb-22
Outside tolerances	0	0	0	
Outstanding	2	2	0	
Complete	110	57	24	31

Contractors EndFire Engineering are engaged to undertake fire equipment testing at MRC sites. This includes more than over 900 fire extinguishers that are required to be tested on a 6-monthly basis. There are also 19 fire panels which are tested monthly with 13 of them being connected directly to QFES.

8.6 Land & Tenure

Description:	
Leases	
Lease Renewals	5
Lease Surrenders	1
New Lease Enquiries	6
General Lease Matters	15
Lease Compliance	40 x insurance 3 x general
The Dome	1 x lease renewal
Land Matters	
Fencing	6
Current negotiations for sale of freehold land	1 x ongoing
Enquiries to purchase freehold land	6
Encroachments	1 x ongoing
Land Maintenance	1
Land & Road Use Committee	5 x land matters 2 x road matters
Miscellaneous	12

9. PEOPLE AND CULTURE

9.1 Key Projects and Initiatives

Description	Status	Comments
Workforce Capability	✓	**Position Description Library** • The People Capability team has been collaborating with the Business Improvement and Employee Services teams within Shared Services to review and improve the position description library. The aim of this project is to implement a user-friendly system to streamline access to position descriptions and to improve the review and approval processes of position descriptions aligned to the recruitment process.
Volunteers	✓	• Volunteering is currently disrupted due to the Omicron outbreak. Preparations are underway for volunteers to return to full capacity as soon as it is safe to do.
Certified Agreement	✗	• Certified Agreement is with the Commission in deliberation.
Water Industry Worker (WIW) Pilot Program	✓	**Water Industry Worker Update** • It has been trying times for Councils involved in the WIW program. COVID has delayed progress for the trainees, along with flooding and road closures from extreme weather events in Brisbane and the southern regions. Wide Bay Burnett were able to undertake two training groups before the flooding and road closures delayed the final cohorts' lessons. These are now due to commence in the second week of March. • A proposed training schedule has been received for the SQ – Darling Downs group, with a likely commencement start date in April.
Organisational Development	✓	**Culture** <u>Contact Officers</u> • Contact Officer Group Review completed. It identified requirements for further support within organisation and expressions of interest were called. • Refresher training is required for all contact officers (3 yearly) to ensure current on legislation knowledge and resources. <u>Employee Recognition</u> • Employee Recognition Framework review of categories and system workflows is being undertaken, to utilise an online nomination form via a new internally operated platform.
	✓	**Coaching and Mentoring** <u>Mackay Mentoring Network - 2022</u> • Applications for the 2022 Mentor Program closed in February 2022. The Mackay Mentoring Network is a cross industry initiative involving Resource Industry Network and Mackay Regional Council. MRC received applications from 17 Mentors and 19 Mentees. The matching algorithm will go through and identify suitable matches. Publishing of successful matches will occur in March.

Description	Status	Comments
	✔	**Diversity, Inclusion and Belonging** Australian Workplace Equity Index (AWEI) Benchmark Report • Australian Workplace Equity Benchmark (AWEI) Report. AWEI submission was completed on 11 February to recognise and provide evidence on the work MRC is doing to ensure inclusion to employees who identify as LGBTQIA+. Benchmark report is expected to be published in May 2022.
	✔	**Health & Wellbeing** • Official launch of the digital wellness platform on 1 February 2022. 18% activation rate was recorded for February. • The platform was promoted through email, Grapevine, Toolbox Talks, posters, electronic noticeboards and word of mouth.

✔ On Target	✘ Below Target	Complete

9.2 Organisational Development Metrics

Learning and Development Activities for February	Total Number
Inductees *The number of employees inducted in the month.*	20
Trainees *The number of trainees currently progressing through their traineeship.*	8
Apprentices *The number of apprentices currently progressing through their apprenticeship.*	12
Active Accredited Training Contracts (existing Workers) *The number of employees actively undertaking AQTF accredited professional development.*	32
Active Education Assistance Employee Development and Further Study *The number of current Education Assistance recipients*	21
eLearning: MRC Compliance Modules Completed *Number of compliance-based MRC eLearning modules completed in the month.*	1,445
eLearning: Professional Development Completed *Number of self-paced professional development eLearning courses completed in the month.*	65

10. FINANCIAL SERVICES

10.1 Financial Compliance

Description	Timeframe
Manage capital and operational budgets to achieve the benchmark Local Government financial sustainability ratios, including the operating surplus, net financial liabilities, and asset sustainability ratios. Measure: Completion of Long-Term Financial Forecast including applicable ratios	✔
Provide relevant and useful information to Council, stakeholders and clients. Measure: Production of monthly strategic financial reports	✔
Provide relevant and useful information to Council, stakeholders and clients. Measure: Number of high-risk audit issues	✔

Key Activities

Activity	Comments	Timeframe
External Audit	• Audit Committee met to discuss external audit plan among other things. Plan was agreed and adopted. • Preparations continue for upcoming interim onsite external audit testing and sampling.	✔
Statutory Reporting	• FY22/23 MRC budget process kicked off with multiple meetings held with program managers. • Renewed plan and communication strategy appears to be working with no slippage apparent at the end of month. • Stakeholder meetings will continue through March with ELT to formulate capital budget, operating budget and fees and charges for the coming financial year • Preparations commenced for the March Budget Review.	✔
Comprehensive Revaluation – Water & Sewerage Business	• Onsite inspections of water and sewerage assets have now been completed. Some slippage was experienced due to wet weather occurring during the physical inspection phase. This has now been recouped once valuers returned to their office. • Anticipate first draft of valuation report will be ready on 14 March 2022.	✔

✔ On Target	✘ Below Target

11.4.2. NEW LEASE TO MACKAY CANOE CLUB INC

Author	Acting Manager Property Services (David Cowley)
Responsible Officer	Director Organisational Services (Kylie Lamb)
File Reference	866497-200-CP
Attachments	1. MADI Image Mackay Canoe Club [**11.4.2.1** - 1 page]

Purpose

To approve a new lease to Mackay Canoe Club Inc. over an area of approximately 1,244m2 being part of Lot 200 on CP866497, Pleystowe Connection Road, Pleystowe for a period of 10 years.

Related Parties

Mackay Canoe Club Inc.

Corporate Plan Linkage

Priority: Community Health & Wellbeing
Strategy: Active and healthy community - Promote active and healthy lifestyles by providing equitable access and encouraging sporting, recreational and outdoor activities throughout the region.

Priority: Community Pride
Strategy: Community facilities - Provide community facilities to improve the liveability of the region and to promote community connection.

Background/Discussion

Mackay Regional Council is trustee of the Reserve for Park & Recreation being Lot 200 on CP866496 located on Pleystowe Connection Road, Pleystowe.

Mackay Canoe Club have occupied this site under a 20-year lease arrangement which expired on 30 December 2021. Due to change of contact details for Mackay Canoe Club there was a delay in confirmation that they wished to renew the lease. The Mackay Canoe Club leased area adjoins the Mackay Rowing Club Site.

Mackay Canoe Club meet on Saturday and Sunday mornings to paddle on the Pioneer River for fitness and fun. Mackay Canoe Club are a small club, however are keen to welcome new members who wish to join.

Mackay Canoe Club wish to continue to promote their sport and enter into a new lease for a period of 10 years.

According to Section 236 (1) (b) (ii) of the *Local Government Regulation 2012*, “a local government may dispose of a valuable non-current asset other than by tender or auction if – the valuable non-current asset is disposed of to a community organisation.” Therefore, Council is not required to tender this before leasing the property.

Consultation and Communication

Mackay Canoe Club, Supervisor, Land Operations - Property Services, Commercial Lease & Property Officer – Property Services and Mackay Regional Council Land & Road Use Committee.

Resource Implications

All costs incurred in respect of the preparation and lodgement of the lease documentation will be borne by the Lessee.

The lease will be a standard “Trustee” lease inclusive of rental in accordance the Mackay Regional Council’s Community Leasing Policy and other like conditions.

Risk Management Implications

Mackay Canoe Club Inc. are a successful sporting organisation in the community, should the lease not be approved, the community and the region will not benefit from the opportunities that arise from this sporting group and facilities.

Conclusion

That approving a new lease to Mackay Canoe Club Inc., who have shown a long-term commitment to the land, its infrastructure and the local water sport community is the most advantageous outcome for Council and the Community.

Officer's Recommendation

THAT the Council -

1. Resolves that an exemption applies under Section 236 (1) (b) (ii) of the *Local Government Regulation 2012*, “a local government may dispose of a valuable non-current asset other than by tender or auction if – the valuable non-current asset is disposed of to a community organisation.”

2. AND THAT Council approve a new trustee lease for Mackay Canoe Club Inc. for a total area of approximately 1,244m2 being part of Lot 200 on CP 866497, Pleystowe Connection Road, Pleystowe for a period of 10 years.

Council Resolution ORD-2022-57

THAT the Council -

1. **Resolves that an exemption applies under Section 236 (1) (b) (ii) of the *Local Government Regulation 2012*, “a local government may dispose of a valuable non-current asset other than by tender or auction if – the valuable non-current asset is disposed of to a community organisation.”**

2. **AND THAT Council approve a new trustee lease for Mackay Canoe Club Inc. for a total area of approximately 1,244m2 being part of Lot 200 on CP 866497, Pleystowe Connection Road, Pleystowe for a period of 10 years.**

Moved Cr Green **Seconded Cr Jones**

Cr Green noted several items in the report including the club has been at the site for the last 20 years with paddling on Saturday morning and always looking for new members to join. This will be a great outcome for the club, the the sport and the wider community.

CARRIED

No:164
Mackay Canoe Club Inc
ECM:2677090
No:224
Mackay Rowing Club Site
ECM: 2423895
754
750
PLEYSTOWE
Pioneer Boat Ramp Access Rd
Pleystowe Connection Rd
20

11.4.3. LEASE TO MACKAY JUNIOR MOTO CROSS INC

Author	Acting Manager Property Services (David Cowley)
Responsible Officer	Director Organisational Services (Kylie Lamb)
File Reference	003482-572-CI
Attachments	1. Mackay Moto Cross MADI Image (1) [**11.4.3.1** - 1 page]

Purpose

To approve a new lease to Mackay Junior Moto Cross Inc. over an area of approximately 6.829ha being part of Lot 572 on CI 3482, Hume Street, Mackay for a period of 5 years.

Related Parties

Mackay Junior Moto Cross Inc.

Corporate Plan Linkage

Priority: Community Health & Wellbeing
Strategy: Active and healthy community - Promote active and healthy lifestyles by providing equitable access and encouraging sporting, recreational and outdoor activities throughout the region.

Priority: Community Pride
Strategy: Community facilities - Provide community facilities to improve the liveability of the region and to promote community connection.

Background/Discussion

Mackay Regional Council is trustee of the Reserve for Public Purposes being Lot 572 on CI3482 located adjacent to Ron Camm Bridge, Caneland Central Shopping Centre and Hume Street, Mackay.

Mackay Junior Moto Cross Inc. have occupied this site for many years under formal arrangements with their lease expiring on 9 February 2022.

The Club promotes that it is committed to providing a safe and positive facility where motocross riders of all ages and abilities are welcome. They have worked hard to build their club and raise the profile of motocross as a sport. The Club were successful in their bid to host the Queensland Motocross Championship and CQ Series Round 1 in 2021.

It should be noted that there are leases for extracted sand storage purposes in the same vicinity as this lease area.

The lease term for this site has been reduced to five years due to the sensitivities that this site possesses (ie proximity to the river that can at times, cause flooding issues). It is also in line with previous leases issued to the Club.

According to Section 236 (1) (b) (ii) of the *Local Government Regulation 2012*, “a local government may dispose of a valuable non-current asset other than by tender or auction if – the valuable non-current asset is disposed of to a community organisation.” Therefore, Council is not required to tender this before leasing the property.”

Consultation and Communication

Consultation has occurred between Mackay Junior Moto Cross Inc, Supervisor, Land Operations - Property Services, Commercial Lease & Property Officer – Property Services and Mackay Regional Council Land & Road Use Committee

Resource Implications

All costs incurred in respect of the preparation and lodgement of the lease documentation will be borne by the Lessee.

The lease will be a standard “Trustee” lease inclusive of rental in accordance the Mackay Regional Council’s Community Leasing Policy and other like conditions.

Risk Management Implications

Mackay Junior Moto Cross Inc. are a successful sporting organisation in the community, should the lease not be approved, the community and the region will not benefit from the opportunities that arise from this sporting group and facilities.

Conclusion

That approving a new lease to Mackay Junior Moto Cross Inc., who have shown a long-term commitment to the land, its infrastructure and the local Moto Cross community is the most advantageous outcome for Council and the Community.

Officer's Recommendation

THAT the Council -

1. Resolves that an exemption applies under Section 236 (1) (b) (ii) of the *Local Government Regulation 2012*, “a local government may dispose of a valuable non-current asset other than by tender or auction if – the valuable non-current asset is disposed of to a community organisation.”

2. AND THAT Council approve a new trustee lease for Mackay Junior Moto Cross Inc. for a total area of approximately 6.829ha being part of Lot 572 CI3482, Hume Street Mackay for a period of 5 years.

Council Resolution ORD-2022-58

THAT the Council -

1. **Resolves that an exemption applies under Section 236 (1) (b) (ii) of the *Local Government Regulation 2012*, “a local government may dispose of a valuable non-current asset other than by tender or auction if – the valuable non-current asset is disposed of to a community organisation.”**

2. **AND THAT Council approve a new trustee lease for Mackay Junior Moto Cross Inc. for a total area of approximately 6.829ha being part of Lot 572 CI3482, Hume Street Mackay for a period of 5 years.**

Moved Cr Hassan **Seconded Cr Green**

Cr Hassan highlighted several items from the report in that the club has been there for a period of 5 years adjacent to the Ron Camm Bridge and have had a formal agreement for many years and

provide a safe and positive sport for the community including hosting motocross championships in 2021 and are looking to building upon these successes.

CARRIED

Bruce Hwy
No:226
Mackay Junior Moto Cross Inc
ECM:7679060
No:231
AJK Contracting Pty Ltd
ECM:9467842
MACKAY
No:236
Mobile Crushing Co Pty Ltd
ECM:9467842
No:226
Mackay Junior Moto Cross Inc
ECM:7679060
No:226
Mackay Junior Moto Cross Inc
ECM:7679060

11.4.4. NEW LEASE TO MACKAY SOFTBALL ASSOCIATION INC

Author	Acting Manager Property Services (David Cowley)
Responsible Officer	Director Organisational Services (Kylie Lamb)
File Reference	003946-187-CI
Attachments	1. Mackay Softball MADI Image [**11.4.4.1** - 1 page]

Purpose

To approve a new lease to Mackay Softball Association Inc. over an area of approximately 8.46ha being part of Lot 187 on CI 3946, Beaconsfield Road, Andergrove for a period of 10 years and to give consent to a sub-lease from Mackay Softball Association Inc. to Brothers Bulldogs Junior Rugby League (Mackay) Inc.

Related Parties

Mackay Softball Association Inc.
Brothers Bulldogs Junior Rugby League (Mackay) Inc.

Corporate Plan Linkage

Priority: Community Health & Wellbeing
Strategy: Active and healthy community - Promote active and healthy lifestyles by providing equitable access and encouraging sporting, recreational and outdoor activities throughout the region.

Priority: Community Pride
Strategy: Community facilities - Provide community facilities to improve the liveability of the region and to promote community connection.

Background/Discussion

Mackay Regional Council is trustee of the Crown Reserve being Lot 187 on CI3946 located on Beaconsfield Road/Glenpark Street, Andergrove.

Mackay Softball Association have occupied this site since 1983 under formal arrangements with their lease expiring on 1 March 2022.

Mackay Softball Association have shown a long term commitment to providing quality playing fields and have invested considerable time and funds into establishing and improving the facilities and grounds at Andergrove. The grounds are used for fixture games during the softball season and softball carnivals with State Championships having been played at the Mackay grounds in previous years.

Mackay Softball Association have sub-leased an area to Brothers Bulldogs Junior Rugby League Inc., however under the sub-lease arrangement the fields are still made available to Mackay Softball Association for softball carnivals and are made available for the purpose of school sport and public use when not in use by Brothers Bulldogs. Brothers Bulldogs have indicated that they wish to enter into a new sub-lease with similar conditions to the sub-lease that expired 28 February 2022.

Mackay Softball Association wish to continue to promote the sport of softball in the community and enter into a new lease for a period of 10 years. A new sub-lease will also be prepared once the head lease is approved. The sub-lease requires Council consent.

The shared arrangement provides benefit to two sporting clubs and members of the community who participate in these sports.

According to Section 236 (1) (b) (ii) of the *Local Government Regulation 2012*, “a local government may dispose of a valuable non-current asset other than by tender or auction if – the valuable non-current asset is disposed of to a community organisation.” Therefore, Council is not required to tender this before leasing the property.

Consultation and Communication

Consultation has occurred between Mackay Softball Association Inc., Brothers Bulldogs Junior Rugby League (Mackay) Inc., Supervisor, Land Operations - Property Services, Commercial Lease & Property Officer – Property Services and Mackay Regional Council Land & Road Use Committee

Resource Implications

All costs incurred in respect of the preparation and lodgement of the lease documentation will be borne by the Lessee.

The lease will be a standard “Trustee” lease inclusive of rental in accordance the Mackay Regional Council’s Community Leasing Policy and other like conditions.

Risk Management Implications

Mackay Softball Association Inc. are a successful sporting organisation in the community, should the lease not be approved, the community and the region will not benefit from the opportunities that arise from this sporting group and facilities.

Conclusion

That approving a new lease to Mackay Softball Association Inc. who have shown a long term commitment to the land, its infrastructure and the local sporting community is the most advantageous outcome for Council and the Community. Giving consent for a new sub-lease to Brothers Bulldogs Junior Rugby League (Mackay) Inc. will allow two sporting groups to continue to share the land and provide a facilities to a wider sporting community.

Officer's Recommendation

THAT the Council -

1. Resolves that an exemption applies under Section 236 (1) (b) (ii) of the *Local Government Regulation 2012*, “a local government may dispose of a valuable non-current asset other than by tender or auction if – the valuable non-current asset is disposed of to a community organisation.”

2. AND THAT Council approve a new trustee lease for Mackay Softball Association Inc. for a total area of approximately 8.46 ha being part of Lot 187 CI3482, Beaconsfield Road, Andergrove for a period of 10 years.

3. AND THAT Council consent to a new sub-lease from Mackay Softball Association Inc. to Brothers Bulldogs Junior Rugby League (Mackay) Inc on similar terms as the current sub-lease.

Council Resolution ORD-2022-59

THAT the Council -

1. **Resolves that an exemption applies under Section 236 (1) (b) (ii) of the *Local Government Regulation 2012*, "a local government may dispose of a valuable non-current asset other than by tender or auction if – the valuable non-current asset is disposed of to a community organisation."**

2. **AND THAT Council approve a new trustee lease for Mackay Softball Association Inc. for a total area of approximately 8.46 ha being part of Lot 187 CI3482, Beaconsfield Road, Andergrove for a period of 10 years.**

3. **AND THAT Council consent to a new sub-lease from Mackay Softball Association Inc. to Brothers Bulldogs Junior Rugby League (Mackay) Inc on similar terms as the current sub-lease.**

Moved Cr Green **Seconded Cr Mann**

Cr Green noted several items from the report including this new lease to the Mackay Softball Association including a sub-lease arrangement with Brothers Bulldogs Junior Rugby League. The club has been at this site since 1983 and continues to improve the facilities and has held many championships over years. Brothers Bulldogs wish to continue their sub-lease and this shared arrangement is a benefit to the wider community.

CARRIED

No:163
Mackay Softball Association
ECM:3065 01
ANDERGROVE
No:186
Brothers Bulldogs JRL & Southern NQ Junior Soccer
ECM:1292317
Beaconsfield Road East
Glenpark St
Westaway Cr

12. RECEIPT OF PETITIONS
Nil

13. TENDERS
Nil

14. CONSIDERATION OF NOTIFIED MOTIONS
15. PUBLIC PARTICIPATION
Ms Mary Ellull of Orphanage Road, Nindaroo discussed her ongoing issues with the dirt road as they have been long term residents for the last 40 years including a business which commenced in 2016.

Cr Williamson requested the CEO to make contact with Ms Ellul to discuss the matters in more details.

16. LATE BUSINESS
Cr Mann discussed the overwhelming response to the distribution of 'Land of Cloud' Eungella book to our schools in particular at the Mirani State High School as it was a timely for the Principal in delivering his speech at the schools investure and also Pinnacle State School which only has 12 students left.

17. CONFIDENTIAL REPORTS

THAT the meeting be closed to the public in accordance with the *Local Government Act 2009 (Section 275 (1) of the Local Government Regulation 2012)* to discuss matters relating to:-

Confidential Item	Reason for Meeting Closure
•	(f) starting or defending legal proceedings involving Council

Moved Cr Hassan **Seconded Cr Green**

CARRIED

11.15am - The meeting be closed to the public.

17.1. LEGAL SERVICES MONTHLY REPORT - FEBRUARY 2022

Confidential

Confidential Report to be forwarded separately.

This report is **CONFIDENTIAL** in accordance with the Section 254J (3) (e) of the *Local Government Regulation 2012* which permits the meeting to be closed to the public to discuss a matter relating to **legal**

advice obtained by Council or legal proceedings involving Council including for example, legal proceedings that may be taken by or against Council.
This report is **CONFIDENTIAL** in accordance with the Section 254J (3) (g) of the *Local Government Regulation 2012* which permits the meeting to be closed to the public to discuss a matter relating to **negotiations relating to a commercial matter involving the Council for which a public discussion would be likely to prejudice the interests of the Council.**
This report is **CONFIDENTIAL** in accordance with the Section 254J (3) (h) of the *Local Government Regulation 2012* which permits the meeting to be closed to the public to discuss a matter **relating to negotiations relating to the taking of land by the Council under the *Acquisition of Land Act 1967*.**

Council Resolution ORD-2022-60

{resolution}

Moved Cr Mann **Seconded Cr Bonaventura**

CARRIED/LOST

18. MEETING CLOSURE
Meeting closed at 11:30 am.

19. FOR INFORMATION ONLY

19.1. DEVELOPMENT APPLICATIONS - FEBRUARY 2022

Development Applications Received

App No.	Code / Impact	Address	Applicant	Description	Officer
DA-2006-497/J	Code	L 901 Diesel Drive PAGET	FKP Mackay Turf Farm No 1 Pty Ltd	Request to Consider Plans Generally in Accordance - Reconfiguration of 2 lots to create 59 industrial lots - Industroplex Estate Stages 5-8	Brogan Jones
DA-2008-236/C	Code	14 Diamond Crescent SARINA	Cotherstone Pty Ltd	Extension of Relevant Period - Material Change of Use - Rural to Urban Residential AND Reconfiguration of 1 Lot to create 18 Residential Lots	Emma Langford
DA-2010-113/A	Impact	2 Perpetua Place SARINA	Racesea Pty Ltd	Change Application (Minor) - Change to Conditions 1, 8 & 15Ocean View Estate Stage 3 - 1 Lot into 15 Lots	Daniel Walsh
DA-2015-158/B	Code	106 Nebo Road WEST MACKAY	Canegrowers Holdings Pty Ltd ATF	Change Application (Other) - Material Change of Use - Multiple Dwelling (90 Units), Catering Shop and Shop (Liquor Barn)	Daniel Walsh
DA-2021-89/A	Code	8 Merchant Street PAGET	Gibb Group C/- Bnc Planning	Change Application (Minor) - Material Change of Use - Warehouse	Emma Langford
DA-2022-12	Code	L 4 Chetcutis Road BRIGHTLY	Sporting Shooters Association of Australia (Qld)	Reconfiguration of a Lot - Boundary Realignment - 3 Lots into 2 Lots	Darryl Bibay
DA-2022-13	Code	30-34 Dozer Drive PAGET	Pargroup Engineering Services and Frank Parrotta	Material Change of Use - Workshop and Offices (Mining Services)	Daniel Walsh
DA-2022-15	Impact	L 51 Midge Point Road MIDGE POINT	Caneco Pty Ltd	Material Change of Use (Variation Request - include the land in the Rural Residential zone) & Reconfiguration of a Lot (1 lot into 35 Rural Residential Lots and 1 Balance Lot)	Darryl Bibay
DA-2022-17	Code	69 Stellajean Crescent ALLIGATOR CREEK	Danny J Moore and Samantha K Moore	Material Change of Use - Dwelling House (Domestic Outbuilding) – Boundary, Site Cover & Height Relaxation	Darryl Bibay
DA-2022-18	Code	23 Whitsunday Drive BLOOMSBURY	BDD Group Pty Ltd	Material Change of Use - Dwelling House (Domestic Outbuilding) - Boundary Relaxation	Cherise Ayling
DA-2022-21	Code	L 981 Rosewood Drive RURAL VIEW	Plantation Palms Properties Pty Ltd	Reconfiguration of a Lot - 1 Lot into 48 Lots (Stage 6A Plantation Palms)	Daniel Walsh
DA-2022-23	Code	2 Rosewood Drive RURAL VIEW	Mackay Northern Beaches Bowls Club Inc	Material Change of Use - Sport and Recreation - Storage Shed	Dennis O'Riely
DA-2022-27	Impact	L 981 Rosewood Drive RURAL VIEW	Plantation Palms Properties Pty Ltd	Material Change of Use - Dwelling House	Daniel Walsh
DA-2022-28	Code	20 Parkedge Avenue RICHMOND	Paul S Cummins and Alexander A Cottle	Reconfiguration of a Lot - Boundary Realignment – 3 Lots into 2 Lots	Darryl Bibay
DA-2022-29	Code	227 Bally Keel Road ALLIGATOR CREEK	Ishumael M Zvirikuzhe and Melania Shumbanhete	Material Change of Use - Dwelling House and Domestic Outbuilding	Daniel Walsh
DA-2022-31	Code	L 56 Grasstree Road ALLIGATOR CREEK	Catholic Diocese of Rockhampton	Reconfiguring a Lot - Development Permit for Access Easement	Cherise Ayling

Development Applications Entering Decision Making Period

App No	Code / Impact	Address	Applicant	Description	Officer
DA-2020-150	Code	L 4 Melba Street ARMSTRONG BEACH	Robert Dunn and Albin R Woolcock	2 Lots into 65 Village Residential Lots	Daniel Walsh
DA-2021-195	Code	121 Farrellys Road PAGET	Maggiolo Holdings P/L and Bosso Holdings P/L	Reconfiguration of a Lot - 1 High Impact Industry Lot into 6 lots	Emma Langford
DA-2021-195	Code	121 Farrellys Road PAGET	Maggiolo Holdings P/L and Bosso Holdings P/L	Reconfiguration of a Lot - 1 High Impact Industry Lot into 6 lots	Emma Langford
DA-2021-219	Code	19A Holland Street WEST MACKAY	AAA Planning & Consultancy	MCU - New Shed (Neighbourhood character overlay and within frontage boundary setback)	Darryl Bibay
DA-2021-227	Code	43-45 Production Drive PAGET	Locker Box Storage Pty Ltd	Material Change of Use – Warehouse	Darryl Bibay
DA-2022-11	Code	13 Knobels Road FARLEIGH	Janis M Andrew and Ray A Andrew	Reconfiguration of a Lot - 1 Lot into 2 Lots	Daniel Walsh
DA-2022-12	Code	L 4 Chetcutis Road BRIGHTLY	Sporting Shooters Association of Australia (Qld)	Reconfiguration of a Lot - Boundary Realignment - 3 Lots into 2 Lots	Darryl Bibay
DA-2022-17	Code	69 Stellajean Crescent ALLIGATOR CREEK	Danny J Moore and Samantha K Moore	Material Change of Use - Dwelling House (Domestic Outbuilding) – Boundary, Site Cover & Height Relaxation	Darryl Bibay
DA-2022-18	Code	23 Whitsunday Drive BLOOMSBURY	BDD Group Pty Ltd	Material Change of Use - Dwelling House (Domestic Outbuilding) - Boundary Relaxation	Cherise Ayling
DA-2022-2	Code	306 Mackay-Habana Road NINDAROO	Jacquelyn M Attard	Material Change of Use - Animal Keeping	Daniel Walsh
DA-2022-3	Code	6463 Mackay-Eungella Road NETHERDALE	Peter J Everett and Ellen M Everett	Nature Based Tourism (Stages 1 & 2)	Emma Langford
DA-2022-4	Code	L 12 Alan Naish Court EIMEO	Corey Egan	1 Rural Residential Lot into 2 Lots	Daniel Walsh
DA-2022-7	Code	L 1 R Watts Road MIA MIA	John Gauci	Tradeable Development Rights Boundary Realignment – 3 Lots into 3 Lots	Daniel Walsh

Development Applications Finalised

App No	Code / Impact	Address	Applicant	Description	Officer
Approved Subject to Conditions					
DA-2002-27/C	Code	1-33 Slater Avenue BLACKS BEACH	Paynters	Change Application (Minor) - Change to Approved Plans - Blacks Beach Tavern (previously Melaleuca Tavern)Material Change of Use - Impact Assessment - Melaleuca Tavern, Blacks Beach.Framework MCI02-27	Daniel Walsh
DA-2010-319/E	Code	L 710 Cutler Drive ANDERGROVE	Halfback Pty Ltd	Change Application (Minor) (Balance Site) - Material Change of Use for a Tourist Facility and Commercial Premises & Reconfiguration of a Lot from 2 lots to 2 lots by boundary realignment and 2 lots into 75 Urban Residential lots, 4 Commercial lots, 6 Medium and Higher Density Residential lots, 1 Child Care Centre lot, and one Tourism and Lake lot totalling 87 new lots plus balance land	Emma Langford
DA-2013-389/A	Code	L 710 Cutler Drive ANDERGROVE	Aldi Stores (A Limited Partnership)	Change Application (Other) (ALDI Store) - Commercial Precinct (Lots 703 and 704 GFA of 1760sqm) over 3 Stages including Service Station, Catering Shop, Shop, Gym as defined in Preliminary Approval DA-2007-286/C	Emma Langford
DA-2020-132	Code	L 49 Sugarshed Road ERAKALA	Sugar Shed Road Pty Ltd	4 Rural Residential Lots into 231 Park Residential Lots	Brogan Jones
DA-2020-210	Code	L 920 Boveys Road RICHMOND	Richmond Hills Estate Pty Ltd	Reconfiguration of 1 Lot into 108 Residential Lots, 2 Park Lots & Balance Lot - Richmond Hills Stages 8 - 13	Dennis O'Riely
DA-2021-101	Code	L 984 Eimeo Road RURAL VIEW	Stockwell Development Group Pty Ltd	Retirement Facility (Manufactured Home Estate)	Dennis O'Riely
DA-2021-144	Code	346 Eimeo Road EIMEO	Farmco Pty Ltd	1 Low Density Residential Lot into 4 Lots	Daniel Walsh
DA-2021-145	Impact	36 East Gordon Street MACKAY	Table Three Pty Ltd	Material Change of Use - Office and Warehouse	Cherise Ayling
DA-2021-175	Code	89975 Bruce Highway SARINA	Glen R Brady and Sheree G Bitcon	Boundary Realignment – 2 Lots into 2 Lots	Dennis O'Riely
DA-2021-185	Code	421 Shakespeare Street WEST MACKAY	AAA Planning & Consultancy	Dwelling House (Neighbourhood Character Overlay)	Emma Langford
DA-2021-191	Code	L 7 Landing Road KOUMALA	Ronald G Pullen	Boundary Realignment – 3 Rural Lots into 3 Lots	Daniel Walsh
DA-2021-197	Code	231 Sarina Beach Road SARINA	Robert J Cameron and Merle I Cameron	Boundary Relaxation for Outbuilding	Emma Langford
DA-2021-198	Code	204-206 Boundary Road OORALEA	Ronald W Bradford and Merle P Bradford	Reconfiguration of a Lot - Boundary Realignment 2 Industry Investigation Lots into 2 Lots	Cherise Ayling
DA-2021-202	Code	L 1 Kuttabul Mount Jukes Road KUTTABUL	Fay D Vella	Tradeable Development Rights - Boundary Realignment – 3 Lots into 3 Lots	Emma Langford
DA-2021-210	Code	L 11 Dawlish Road SARINA	Anthony G Agius and Janelle M Agius	Tradeable Development Rights - Boundary Realignment – 3 Rural Lots into 3 Lots	Cherise Ayling
DA-2021-211	Code	209 Balnagowan Mandarana Road THE LEAP	Tristan B Bullock	Material Change of Use - Dwelling House in Extractive Resources & High Impact Activities Overlay	Darryl Bibay
DA-2021-212	Code	1016 Bruce Highway FARLEIGH	Patricia G Ellul	Boundary Realignment - 2 Rural Lots into 2 Lots	Darryl Bibay
DA-2021-217	Code	L 25 Kunapipi Road BLOOMSBURY	Whitsunday Barramundi Hatchery Pty Ltd and RB & HL Hughes	Boundary Realignment - Two rural lots into two rural lots	Darryl Bibay
DA-2021-218	Code	53 Clive Rogers Drive MIRANI	Pioneer Lakes Pty Ltd	Boundary Realignment – 2 Lots into 2 Lots	Daniel Walsh
DA-2021-222	Code	22 Gregory Street MACKAY	Penta Brothers Pty Ltd	Material Change of Use - Hotel (Karaoke Bar)	Cherise Ayling
DA-2021-225	Code	73-77 Dozer Drive PAGET	GERSTM Pty Ltd	Material Change of Use – Medium Impact Industry	Darryl Bibay
DA-2022-30	Code	27 Logan Crescent ERAKALA	Rapid Building Approvals	Building Work - Boundary Setback for Shed	Daniel Walsh

Development Applications Finalised

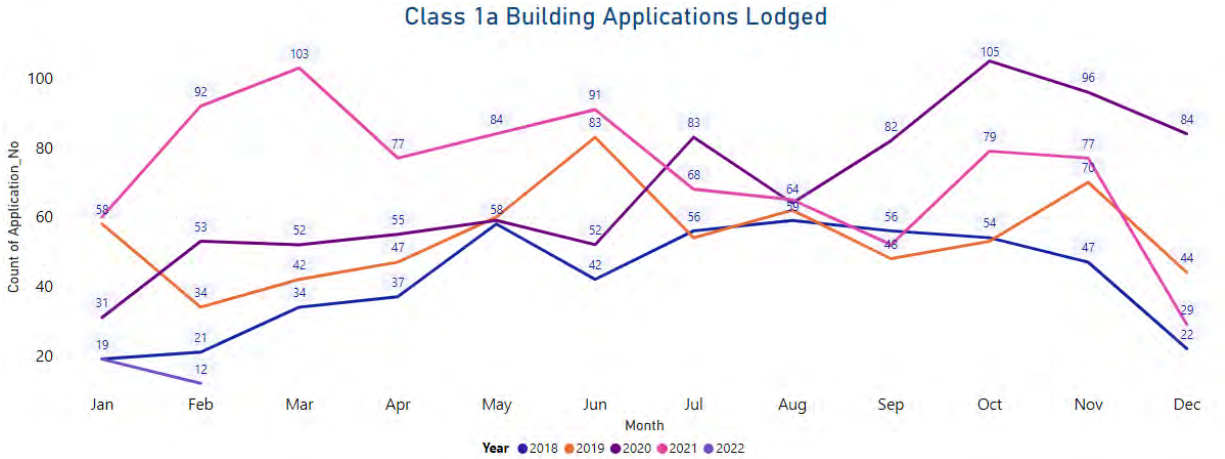
Relevant Period Extended					
DA-2013-158/B	Code	261 Nebo Road WEST MACKAY	PK Murphy Pty Ltd and Rok Properties Pty Ltd	Extension of Currency Period (4 Years) - Multiple Dwelling Units (7)	Darryl Bibay
Application Created in Error					
DA-2022-14	Code	332 Bridge Road WEST MACKAY		Created in Error	
DA-2022-16	Code	L 51 Midge Point Road MIDGE POINT		MCU (Variation Request - include the land in the Rural Residential zone) & RAL (35 Rural Residential Lots)	
DA-2022-19	Code	27 Logan Crescent ERAKALA	Mark R Daniel	Material Change of Use - Shed and Awning (Outbuilding)	
DA-2022-32	Code	1 Parklane Crescent BEACONSFIELD		Fence	
Application Withdrawn					
DA-2022-23	Code	2 Rosewood Drive RURAL VIEW	Mackay Northern Beaches Bowls Club Inc	Material Change of Use - Sport and Recreation - Storage Shed	Dennis O'Riely

19.2. BUILDING WORKS STATISTICS - FEBRUARY 2022

Class	Description	Total February 2022	Total Value Of Proposed Works	Average Proposed Floor Area (m2)	Total February 2021	YTD
Class 1A	A single dwelling being a detached house, or one of a group of two or more attached dwellings, each being a building, separated by a fire-resisting wall, including a row house, terrace house, town house or villa unit	12	$3,020,197	199	92	31
Class 1B	A boarding house, guest house, hostel or the like with a total area of all floors not exceeding 300m2, and where not more than 12 people reside, and is not located above or below another dwelling or another Class of building other than a private garage	0			0	0
Class 2	A building containing 2 or more sole-occupancy units each being a separate dwelling	0			1	0
Class 3	A residential building, other than a Class 1 or 2 building, which is a common place of long term or transient living for a number of unrelated persons. Example: boarding-house, hostel, backpackers accommodation or residential part of a hotel, motel, school or detention centre	0			0	0
Class 4	A dwelling in a building that is Class 5, 6, 7, 8 or 9 if it is the only dwelling in the building	0			0	0
Class 5	An office building used for professional or commercial purposes, excluding buildings of Class 6, 7, 8 or 9	1	$130,000	300	1	2
Class 6	A shop or other building for the sale of goods by retail or the supply of services direct to the public. Example: café, restaurant, kiosk, hairdressers, showroom or service station	1	$1,867,307	385	3	6
Class 7A	A building which is a car park	0			0	0
Class 7B	A building which is for storage or display of goods or produce for sale by wholesale	0			3	0
Class 8	A laboratory, or a building in which a handicraft or process for the production, assembling, altering, repairing, packing, finishing, or cleaning of goods or produce is carried on for trade, sale or gain	0			2	0
Class 9A	A health care building, including those parts of the building set aside as a laboratory	0			0	0
Class 9B	An assembly building, including a trade workshop, laboratory or the like, in a primary or secondary school, but excluding any other parts of the building that are of another class	0			2	2
Class 9C	An aged care building	0			0	0
Class 10A	A private garage, carport, shed or the like	29	$1,832,226	119	76	60
Class 10B	A structure being a fence, mast, antenna, retaining or free standing wall, swimming pool or the like	6	$145,469	6	21	14
Class 10C	A private bushfire shelter	0			4	0
Sundry	Demolition residential/commercial/industrial, class n/a, class s/s	1	$28,600	N/A	1	1
Totals		**50**	**$7,023,799**	**1,008**	**206**	**116**

Description	Total February 2022	Total Value Of Proposed Works	Average Proposed Floor Area (m2)	Total February 2021	YTD
New building or structure	38	$4,340,533	137	140	78
Change of building classification	2	$140,500	272	1	2
Demolition	3	$59,664	N/A	6	5

Repairs, alterations, additions	2	$1,907,307	251	33	13
Swimming pool and/or pool fence	4	$99,615	N/A	20	11
Relocation or removal	0			0	0
Totals	**49**	**$6,547,619**	**658**	**200**	**109**



Confirmed on Wednesday 13 April 2022.

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MAYOR