



AGENDA

Ordinary Meeting

**To be held at Council Chambers
Sir Albert Abbott Administration Building
73 Gordon Street, Mackay**

On Wednesday 7 February 2024

Commencing at 10:00 AM

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- 1. ATTENDANCE**
- 2. OPENING PRAYER**
- 3. ABSENT ON COUNCIL BUSINESS**
- 4. APOLOGIES**
- 5. CONDOLENCES**
- 6. CONFLICT OF INTEREST**
- 7. CONFIRMATION OF MINUTES**
- 7.1. CONFIRMATION OF MINUTES - 24 JANUARY 2024**
- 8. BUSINESS ARISING OUT OF PREVIOUS MINUTES**
 - Item 16.1 Apology from Cr Laurence Bonaventura

Apology

Your worship and Councillors, you have made your decision and it is now my responsibility to apologise for my actions.

Please understand that this is difficult for me because at all times I believed I was working in the best interest of the residents of our region.

I apologise to the staff member for my spur of the moment question on the 27th November that made you feel uncomfortable, I am sorry it was never my intention to put you in that position and I still have enormous respect for your ability and the work you do for council.

Can I say to staff (below executive manager level) if you see me in the hallway please don't hold the door for me. It will be better for both of us if you just keep walking.

To the staff member in the local laws area I apologise for the pressure you were put under when the elderly lady misrepresented my words and made it difficult for you to complete your job.

This is a difficult situation to solve as I followed procedure in contacting councillor support to get details to assist the resident, but without the ability to understand the full picture of what is going on it is difficult to objectively represent the resident and the council.

Things have changed so much, in my first term as a Councillor I had access to ECM and I would always read notes on a file before visiting a resident so I had both sides of the story before I arrived.

I will endeavour to do better in my representations.

To the staff member in the councillor support area, I apologise for the pressure you were put under when I asked for help to write a culturally appropriate letter. In my excitement at the possibility of assistance I failed to remember the proper protocols of contacting the director to achieve the top-down approach. I would also like to apologise to the director for my failure to start at the top.

What I now realise is that I may have been putting staff under undue pressure for a long time as it has been my practice to venture into staff areas to say hello which I think is still ok, but in my thirst for understanding of what goes on day

to day in this building or Wellington St or the Paget depot I have often asked staff about their role.

I thank them for their answers and through that I have a better understanding of how the SCARDA system works, what background works are involved in designing parks and the detail engineers take into account in considering drainage issues. If at any time you felt under pressure because I was a councillor, please accept my apology. I will not and cannot visit under the new policy COU 104 adopted 13th December 2023 headed Councillor Acceptable Requests, item 1.1.11 states.

To avoid inappropriate interaction opportunities with Staff, Councillors should limit their access to necessary areas and paths only within office areas, and not enter general Staff areas unless necessary.

I have printed and laminated Attachment 2 – Approved Communication Channels for Councillors and will keep that handy.

To staff in the Call centre rest assured that I will follow all protocols necessary so I can continue my visits of listening to calls and gaining a better understanding of issues facing our residents on a daily basis.

I have received the invoice from council for \$2700 to cover some of councils costs on this matter and I intend to hand over the cheque this afternoon to finalise that.

Your worship, I would like to think that this will bring the matter to a close and we can all move forward from here.

9. MAYORAL MINUTES

10. CONSIDERATION OF COMMITTEE REPORTS & RECOMMENDATIONS

11. CORRESPONDENCE AND OFFICER'S REPORTS

11.1. OFFICE OF THE MAYOR AND CEO

11.1.1. MAYOR'S MONTHLY REVIEW REPORT

Author	Mayor (Greg Williamson)
Responsible Officer	Mayor (Greg Williamson)
File Reference	DMRR

Attachments

1. Mayoral Monthly Report - December 2023- January 2024 [**11.1.1.1** - 6 pages]

Purpose

To provide Council with the Mayor's Monthly Review Report for the month of December 2023/January 2024.

Related Parties

Nil

Officer's Recommendation

THAT the Mayor's Monthly Review Report for December 2023/January 2024 be received.

MAYORAL MONTHLY REVIEW REPORT

DECEMBER 2023/JANUARY 2024



Mayor Greg Williamson



SUMMARY OF CONTENT

Key Events Attended

Key Events Attended – Points of Note

Key Meetings Held

Key Meetings Held – Points of Note

KEY EVENTS ATTENDED

Listing of key events attended as Mayor representing council

- Officially Opened the Special Olympics Mackay Fire Opening Ceremony
- Presented the Winners of Red Hot Couriers “Do it for Cancer” Amazing Race
- Officially Opened Grasstree Beachside Mural and Christmas Concert
- Speaker at the 60th Birthday and Re-dedication of the Mackay Memorial Swimming Centre
- Presented Norm Waterson with Certificate for 100th Birthday
- Presented Winner of Mackay City & Waterfront Magical Christmas Window Competition
- Hosted Dinner promoting Mackay to Stacked Farm Representatives
- Attended Bravus Mine Tour with key stakeholder groups
- Speaker at Mackay Regional Council Staff Christmas Party
- Speaker at Iona West Men’s Shed Christmas Break Up
- Speaker at Mackay Filipino Christmas Party
- Drew St Francis annual Monster Raffle
- Provided Welcome at New Year’s Eve River Party
- Welcomed first graduates for Council's graduate placement program
- Attended Mirani State High School Senior Investiture
- Attended Mackay State High School Investiture Ceremony
- Keynote Speaker at St Patrick’s Student Leadership Conference
- Attended February RIN Industry Briefing

KEY EVENTS ATTENDED - POINTS OF NOTE

From the listing of key events attended, the following are listed as points of note

Opened the Special Olympics Mackay Fire Games in Mackay

This event has been running since 2015 and is a fantastic tribute to the dedication on a small team led by Mackay's Kimberly Doyle. There were over 50 athletes from Bundaberg, Gladstone and Mackay competing in basketball, table tennis, bocce and ten pin bowling. The Mackay tournament is a qualifying event for Special Olympics Queensland State Games 2024. The joy of participation, recognition and inclusion makes this event very special for our community.

60th Birthday and Re-dedication of the Mackay Memorial Swimming Centre

The weather was not the best, but it was an enthusiastic crowd of locals who gathered to mark the 60th year of operation of the Memorial Pool. I was able to deliver the story of the community led push that eventually led to the pool being opened on 14 December 1963. It was a story that started in the late 1800's when there was a local push for a pool for Mackay. Over the next 50 years there were many false starts, many failures due to Council not being able to raise the required funds, and many times when it seemed an impossible goal. The community never gave up though and the Memorial Swim Centre of today is testament to the enduring spirit of community endeavour and remembrance.

Bravus Mine Tour with key stakeholder groups

I was very pleased to be invited to join other Mackay business and community leaders on a tour of the Bravus Mining and Resources' Carmichael Mine. After such a long and challenging journey to get the mine operational, it was great to see so many locals among the 750 people employed on the site. It is a truck and shovel operation producing around 10MTPA. They use eight excavators and 42 haul trucks with the primary maintenance support for those assets coming from Mackay based businesses. We were very impressed with their cultural heritage management program and their environmental management program. The site at Carmichael has a staggering 13,000 annual compliance issues that they are required to address continuously. Consequently, their water management systems are world class for a coal mine – with 135 water monitoring sites to monitor the health of the ecosystem in real time. Their management program for protecting the Black Throated Finch and its habitat is now widely published in academic journals. The visit gave all who were on the trip a new appreciation of what the modern commitment to mining requires.

Stacked Farm investment visit to Mackay

Following the visit to Stacked Farm's new \$13M vertical farm on the Gold Coast by the CEO and I, we were delighted to host the company to Mackay to further their desire to explore establishing a second facility in regional Queensland. Stacked Farm is a pioneering vertical farming business offering cost-effective fresh produce which has no human interaction from seed to packaging. They were introduced to Mackay as a result of our Gold Coast Suns partnership. They are not a small business. Their Gold Coast site has 32 levels in a completely controlled growing environment where 21,600 trays grow anything from berries to Cos lettuce. Stacked Farms would be another exciting modern business to complement our business sector and Council staff will continue to work with them to explore the potential to establish operations in Mackay.

KEY MEETINGS HELD

Key meetings attended as Mayor representing council

- Susan Gannon, CEO, Mackay Hospital and Health Service
- Carole Cooper and Sarah Miotto of Mackay Womens Service - Counselling Space
- Amanda Zugno and Christine Toia, ADA Law – Free Law Service
- Jarrad and Cassandra Sacca and Peter Reggardo re North Queensland Truck Show
- Regional Queensland Council of Mayors AGM
- LGAQ Mayoral Webinar - Minister de Brenni briefing – Local Energy Partnerships
- Mackay Local Disaster Management Group Meeting
- Mackay District Disaster Management Group Meetings
- Qld Disaster Management Centre Meetings

KEY MEETINGS HELD - POINTS OF NOTE

From the listing of key meetings held, the following are listed as points of note

Susan Gannon, CEO, Mackay Hospital and Health Service

Several meetings with the new CEO of MHHS regarding the siting of the helicopter transfer for inbound emergency patients while the hospital helipad is out of action for the next three years as the hospital's new wing is constructed.

Susan is also keen to rebuild the brand of MHHS following several years of reputational damage.

Various Local, District and State Disaster Group Meetings

The very unpredictable TC Kirrily saw the activation of our Local Disaster Management Group (LDMG) and ultimately the standing up of our Local Disaster Control Centre (LDCC) in our Gordon Street building. Our activation was necessary because the Cyclone warning zone extended down to Sarina which obligated us to carry out the necessary actions in our local disaster management plan.

It turned out to be a very successful exercise with the new management system for our LDCC being put to the test for the first time. Congratulations to Council's Emergency Management team and to all members of the LDMG who stepped up in a very professional and efficient way to treat the threat very seriously.

Another great learning for us was sending one of our senior officers – Jim Carless – to Townsville after they reached out for help. Jim is trained in the operational management of a cyclone shelter and aside from tabletop exercises we have (fortunately) never had to test the operation of our cyclone shelter, which is the Northern Beaches State High School hall.

Jim operated the Heatly cyclone shelter for Townsville City Council for the duration of the cyclone from when it neared the coast off Townsville. The Heatly centre is exactly the same building as ours, so the learnings derived from an actual event were invaluable. Although there were only 30 residents in an 800 capacity facility, the issues coming from the operation of that facility for 12 hours in total lockdown were substantial. From human problems to ventilation and communication, the documented outcomes report will be invaluable for us should we ever have to activate our centre.

The debrief meeting of our LDMG has assembled some points for the Inspector General of Emergency Management (IGEM) who produces a report for Government on the way communities dealt with the emergency. Overall, it proved to me that once again, that if Mackay had been the landfall for this cyclone, we were prepared and able to meet the challenge.

11.1.2. CHIEF EXECUTIVE OFFICER'S MONTHLY REVIEW REPORT - DECEMBER 2023 & JANUARY 2024

Author	Chief Executive Officer (Scott Owen)
Responsible Officer	Chief Executive Officer (Scott Owen)
File Reference	DMRR
Attachments	1. FINAL - CEO Monthly Report - December 2023 & January 2024 [11.1.2.1 - 23 pages]

Purpose

To provide Council with the Chief Executive Officer's Monthly Review Report for the months of December 2023 and January 2024.

Related Parties

Nil

Officer's Recommendation

THAT the Chief Executive Officer's Monthly Review Report for December 2023 and January 2024 be received.

CEO MONTHLY REVIEW REPORT

DECEMBER 2023 - JANUARY 2024



Scott Owen CEO



SUMMARY OF CONTENT

CEO's summary

Safety

Highlights

Workforce profile

Utilisation of council facilities

Community events

Community engagement

Customer contacts

Regional growth

Economic snapshot

Development activity

CEO'S SUMMARY

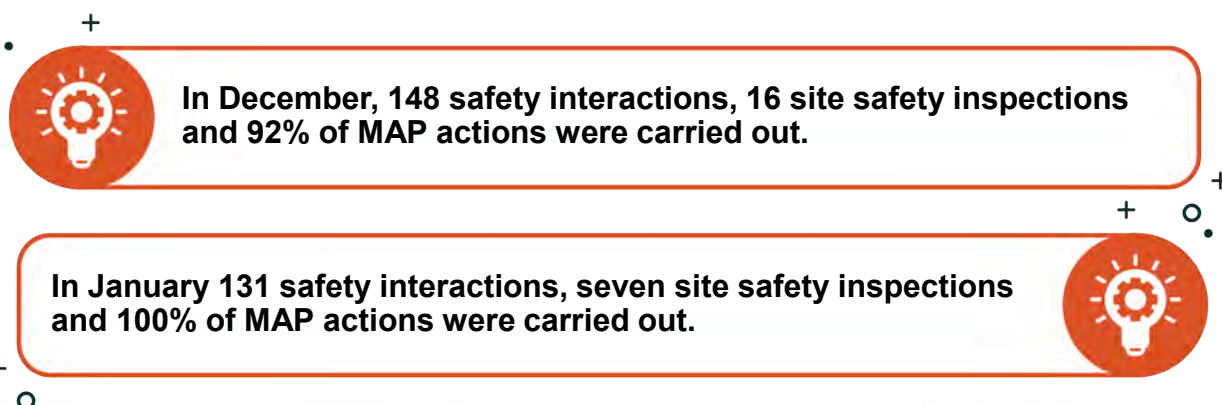
It is with pleasure that I present the consolidated CEO's report for council for the months of December 2023 to January 2024.

Whilst each is further detailed in the report, items of note include the below:

- The Finch Hatton Pump Track section of the Finch Hatton Mountain Bike Trails project was officially opened on Thursday, 21 December 2023.
- Council's NYE River Party, sponsored by Muscle Garden, was successfully celebrated at Bluewater Quay. MECC and Events staff and volunteers welcomed more than 6000 attendees.
- The Local Disaster Management Group (LDMG) and LDCC were stood up in preparation for Cyclone Kirrily's approach towards the coast.
- Council acknowledged the successful Australia Day award recipients. Unfortunately, the threat of severe weather from Cyclone Kirrily meant our Australia Day Eve Awards were cancelled for safety reasons. However, all winners were announced on our Facebook page on Australia Day. A small function is planned for February to honour them and present them with their awards.
- The Pioneer River Pontoon gangway is scheduled to arrive and be installed in early to mid-February, with completion of the project expected by the end of February, weather permitting.
- The annual review of the Facilitating Development in the Mackay Region Policy was completed with the adoption of the reviewed policy in December.
- After significant consultation, Council adopted the Mackay Coast Our Future Coastal Hazard Adaptation Study at its Ordinary meeting on 13 December 2023.

SAFETY

- Noise monitoring continues across the business for high-risk noise tasks and machinery.
- Following the organisational realignment, work has been undertaken to realign the associated WHS committees with a view to like functions within appropriate committees.
- Heat stress has been a major factor this Summer. In preparation for this, new heat stress packs developed by Infrastructure Operations Water crews and displayed at Safety Day,. They are now available from the Council's Warehouse.
- With an increase in aggressive interactions, WHS are reviewing the Council's task risk assessment to determine workers that are at high risk of aggressive Members of the Public (MOP) interaction and putting appropriate controls in place.
- Focus for January has been addressing the increasing mould issue being experienced in Mackay with the wet and humid conditions, and in particular, addressing issues to ensure the safe use of the MECC following the water egress incident over Christmas.



HIGHLIGHTS

Finch Hatton MTB Pump Track opened

The Finch Hatton Pump Track section of the Finch Hatton Mountain Bike Trails project was officially opened to the public on Thursday, December 21. The opening of the Pump Track is an exciting milestone in the project. Visitors can access the Pump Track via the carpark at the Finch Hatton Trailhead site, or they can walk their bikes through the pathway from Bagley Street. Toilets are available on-site. The Pump Track features 400 linear metres of specially designed track, offering 50 to 60 metres of rollers, berms and jumps on each side for riders of all ages and skill levels to enjoy.

Finch Hatton Trailhead Park progresses

Works relating to the carpark, internal roads and intersection have now been completed at the Finch Hatton Mountain Bike Trails Trailhead Park by council resources.

New Years Eve celebrated with river party

Council's NYE River Party, sponsored by Muscle Garden, was successfully celebrated at Bluewater Quay. MECC and Events staff and volunteers welcomed more than 6000 attendees, who danced away to local musicians and licensed character show, The Smurfs, before the culmination of the event for the 9pm and midnight fireworks.



Region well prepared for severe weather events

Our Council Chambers were a hive of activity in late January with preparations for Cyclone Kirrily.

The chambers were set up as our Local Disaster Coordination Centre (LDCC).

The Local Disaster Management Group (LDMG) and LDCC were stood up as Kirrily approached the coast.

Fortunately, our region was spared severe weather associated with the cyclone. However, it was a good test of our emergency response plans and procedures.



Community champions recognised on Australia Day

Peter Reedman is a pillar of the community whose selfless contributions have created a resurgence in junior rugby union in the Mackay region.

For his dedication, selflessness, support and community building efforts, Peter has been named the 2024 Mackay Regional Council Australia Day Citizen of the Year.

Unfortunately, the threat of severe weather from Cyclone Kirrily meant our Australia Day Eve Awards were cancelled for safety reasons. However, all winners were announced on our Facebook page on Australia Day. A small function is being planned for February to honour them and present them with their awards.

Other winners include:

Young Citizen of the Year: Jasmine Fuhlbohm

Lori Burgess Community Volunteer of the Year: Kimberly Doyle

Arts and Culture Award: Margaret Ross

Environmental Achievement Award: Mackay and District Turtle Watch Association

Community Group Award: Sarina Surf Lifesaving Club

Senior Sports Award: Heath Galletly

Junior Sports Award: Takiah Moore-Barrett



MRC Art Collection and online engagement grows

There are currently 885 artworks by 258 artists/studios published on the Collection Online website, totalling over 65 per cent of the Art Collection. In December, the Artspace team recorded more than 90 items into the database, including 30 new acquisitions now available to view on the online database.



Pioneer River Pontoon

The Pioneer River Pontoon gangway is scheduled to arrive and be installed in early to mid-February, with completion of the project expected by the end of February, weather permitting.

Request for Applications for Commercial Use from the Pioneer River Pontoon has been placed on Qtender and advertised from early January and closes Thursday, 8 February.



Facilitating Development Policy and Infrastructure Charges

The annual review of the Facilitating Development in the Mackay Region Policy was completed with the adoption of the reviewed policy in December. The purpose of the policy is to encourage targeted development such as tourism, community facilities, health, aged care and housing diversity through reduced infrastructure charges.

As part of this policy review, Council decided to amend its Adopted Charges Resolution, including a reduction in infrastructure charges to support housing diversity and affordable housing. Reduced infrastructure charges of between 50% and 90% are now available to new residential lots less than 550m², depending on the size of the lot. This policy also provides for reduced infrastructure charges for new multiple dwelling units and dual occupancies.

Mackay Coast Our Future – Coastal Hazard Adaptation Study

After significant consultation, Council adopted the Mackay Coast Our Future Coastal Hazard Adaptation Study at its Ordinary meeting on 13 December 2023.

Adaptation pathways consider the community's exposure to risk, considering both public and private infrastructure and how this risk profile will potentially change over time. The study outlines 35 prioritised actions from high priority (within five years) to long-term actions for further consideration.

Liveability Census

The liveability census results were published in December. The results provide insight into the Mackay community's values on elements including the natural environment, condition of public open space and sense of neighbourhood safety. Three reports have been published for the Mackay Region, detailing priorities and values from urban and rural perspectives.



Finch Hatton Temporary Local Planning Instrument

In November, the Council resolved to make a Temporary Local Planning Instrument (TLPI) - the 01/2023 Finch Hatton Flood Hazard Regulation, to ensure flood hazards in Finch Hatton are identified and managed in relation to development. Council received notice from the Minister for Housing, Local Government and Planning in early January that Council can adopt the TLPI.

Council decided under delegated authority to adopt the proposed TLPI on 11 January, and the TLPI became effective on 19 January. This planning instrument can remain effective for up to two years, allowing the Council to complete a new Flood Study for Finch Hatton and make amendments to the planning scheme to reflect the new flood study.

A community meeting was held in December to provide information on the TLPI. Letters were also sent to property owners and information was included on Connecting Mackay on the adoption of the TLPI.



WORKFORCE PROFILE

Staff Contingent

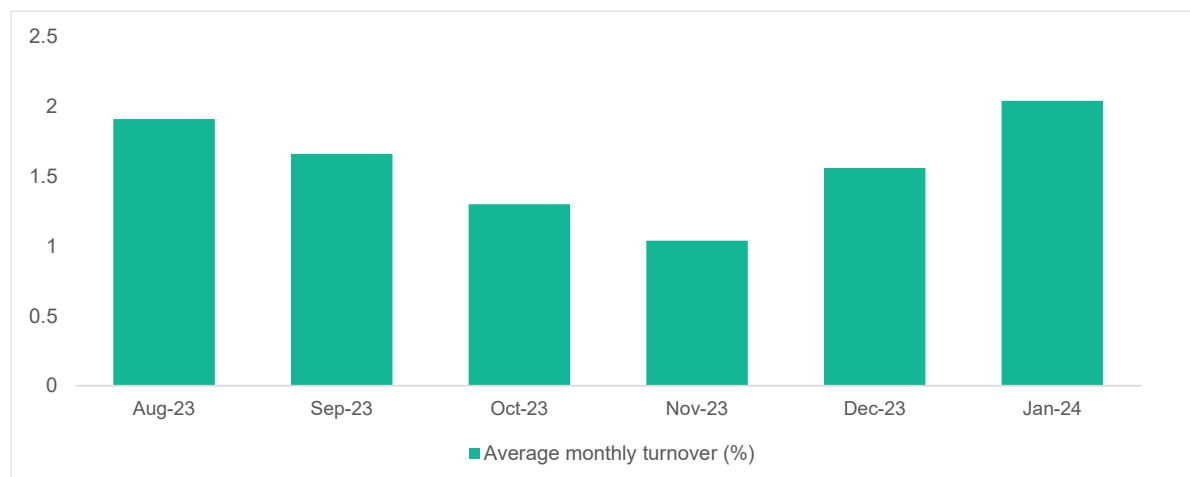
The current make-up of council's workforce as at 26 January is below. Data for December 2023 is listed in the previous month figures.

	COMS	CORS	IO	OCR	PGS	TOTAL	Prev. month
Casual	78	3	4	1	7	93	92
Contract	5	5	14	3	4	31	32
Permanent Full Time	106	132	537	36	38	849	849
Permanent Part Time	28	28	8	2	7	73	75
Permanent Job Share	3	2	1	0	0	6	6
Temporary Full Time	23	18	41	3	12	97	83
Temporary Part Time	9	5	4	0	1	19	15
Temporary Job Share	1	1	3	0	1	6	5
TOTAL EMPLOYEES*	253	194	612	45	70	1174	1157
TOTAL ACTIVE VACANCIES**	24	14	85	1	13	137	108

* Total employees excludes Councillors, Mayor & Deputy Mayor

** Total active vacancies are defined as vacant positions which have been approved for and are undergoing recruitment

Employee Turnover

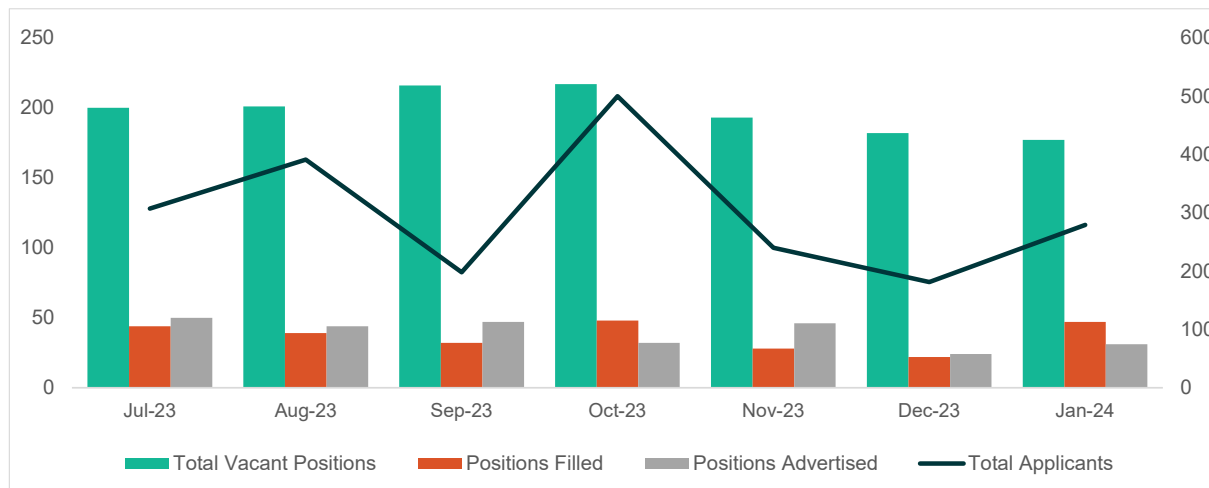


STAFF TURNOVER



The monthly turnover for December 2023 and January 2024 was **1.56%** and **2.04%** respectively.

Monthly Recruitment



In the month of **December 2023** there were **182** vacant positions, **24** positions were advertised resulting in **181** applications and **22** positions were filled. In the month of **January 2024** there were **177** vacant positions, **31** positions were advertised resulting in **279** applications and **47** positions were filled.

Key Workforce Initiatives

- Ten apprentices/trainees successfully completed their training in 2023. Recruitment was finalised for the 2024 intake, with three new apprentices and 11 trainees starting with council in January in a wide range of positions.
- Five new graduates were welcomed to council with a two-day induction on January 22-23. The graduates will spend two years with council and will be rotated across relevant programs every six or 12 months, depending on speciality area.
- The annual workforce planning process concluded at the end of January. A strategic workforce planning report will be delivered to ELT in early February to identify future workforce needs.
- The Mackay Mentoring Program applications opened on 31 January. There are multiple participants from the 2023 program who want to participate again in 2024, which is a positive indication of the value and experience one gains by participating as either a mentor or mentee.

UTILISATION OF COUNCIL FACILITIES DECEMBER 2023

Aquatic Facilities

MARC 6,302▲

PIONEER 2,960▲

MIRANI 1,505▲

SARINA 1,546▲

MEMORIAL 3,137▼

Public Programs and Facilities



64,591▼

LIBRARY LOANS



85*

ARTSPACE



60,317▲

MECC - YTD



5839▼

PROGRAM PARTICIPANTS



11,382▲

STADIUM - YTD



1024▲

SARINA SUGAR SHED



47▼

PARKS



11▼

BOTANIC GARDENS

*Artspace closed for building maintenance as of December 4 2023

Library loans are down on 78 881 in November. Program participants are down on 6595 in November.

Health and Regulatory Services registrations and statistics



13520▲

DOGS



2641▲

CATS



196 (31%)

EATSAFE FOOD BUSINESSES
4 AND 5 STAR

3.8k litres▼

ILLEGAL DUMPING



> 339ha▲

MOSQUITO BREEDING AREAS TREATED

Mosquito breeding areas required to be treated increased due to higher rainfall over December, and higher mosquito numbers observed through monitoring. Illegal dumping volumes decreased by 5k litres compared to November, with a significant decrease in customer complaints by 31% [27].

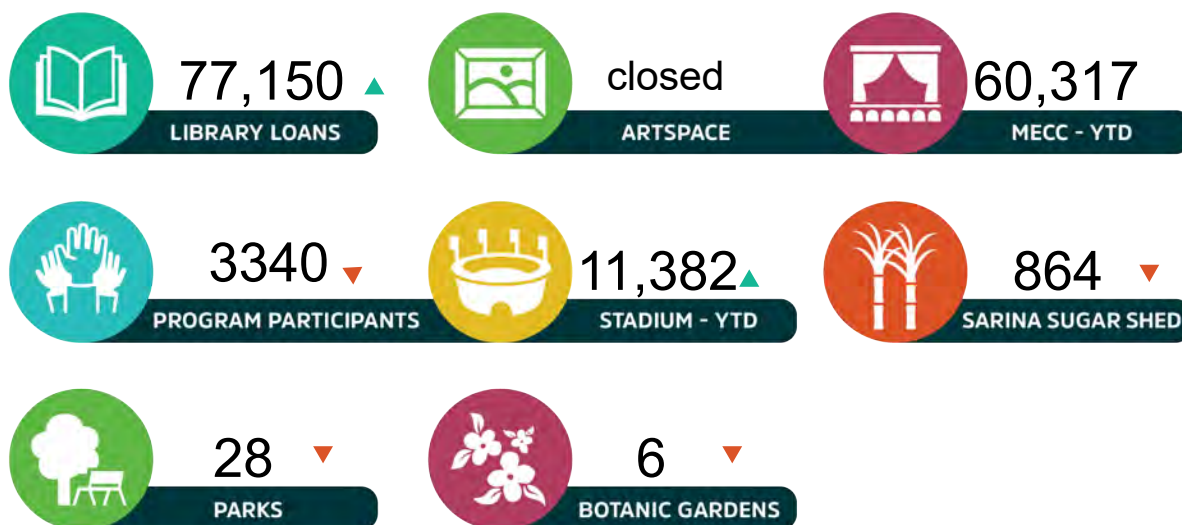


UTILISATION OF COUNCIL FACILITIES UNTIL JANUARY 25

Aquatic Facilities

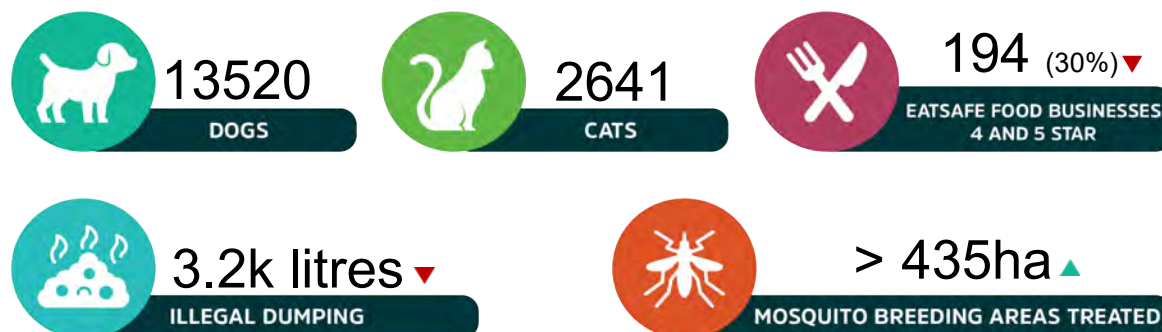


Public Programs and Facilities



Library loans are up on December's 64591. Program participants are lower than 5839 in December.

Health and Regulatory Services registrations and statistics



The area of mosquito breeding areas treated increased due to high tides and increased rainfall, and mosquito numbers observed through monitoring, increased. Illegal dumping volumes continued to trend downwards, with volumes below the financial year average of 6.4k litres. The number of customer complaints increased, with 29 complaints received.



COMMUNITY GRANTS (NOVEMBER 2023)

Organisation	Approved amount	Description of project funded
Pindi Pindi State Primary School P&C Association	\$1,234	Purchase of a laptop for the use of the P&C
Sarina Surf Lifesaving Club	\$847	Purchase of a new printer and iPad charging station.
Mackay Tournament Anglers	\$1,500	Purchase of a megaphone, BBQ and gazebo.
Mackay Basketball Inc.	\$1,500	Purchase of a laptop.
Magpies Mackay AFC Inc.	\$1,499.87	Purchase of game balls for junior and senior teams
Mackay Tennis Association Inc.	\$1,490	Purchase of four pickleball nets and two pickleball paddles.
Mackay Northern Beaches Playgroup	\$7,500	Funds to support the establishment of a Northern Beaches Play Group
Magpies Junior Rugby League	\$5,063.52	Purchase training balls, and game balls.
Mackay Gen and Craft Society Inc	\$2,684	Purchase of a defibrillator and First Aid kit.
Mackay Sailing Club	\$7,027	Expanding the storage facility.
Mackay Orchestras Inc.	\$5,000	MOI Brass Weekend - Professional Development.
Bucasia Community Kindergarten	\$4,020	Funds to cover materials and lights for TIDELINES 2023
Seaforth Men's Shed	\$7,500	Tree trimming to allow room for kitchen upgrades.
Western Districts Junior Rugby League Football Club Inc.	\$19,785.38	Purchase and new install new goal posts.
Artist Connect Inc.	\$25,000	Financial support for the development of Artist Trail 2024
Sarina Bowls Club	\$27,000	Replacement of the Retractable Shade Sail.
Brothers Cricket Club	\$20,240	Service connections to Brothers Cricket Club storage shed at Nita Fleming Park
Sarina Crocs Touch Football Alliance	\$18,500	Lighting upgrades at Touch grounds at Brewers Park, Sarina
Pioneer River Valley Hack and Pony Club	\$6,287.95	Fencing to ensure spectator safety.

COMMUNITY EVENTS

Upcoming events

Date	Event	Location
02/2/24	City Heart Friday	Mackay CBD
11/2/24	JET Group Mackay Sport and Rec Expo	MECC
14/2/24	Australia Day awards celebration (new date)	MECC
15/2/24	Australia Day citizenship ceremony (new date)	MECC
18/2/24	NRL Trial Game – NQ Cowboys vs Brisbane Broncos	BB Print Stadium
01/3/24	Mackay Airport Twilight City Run	Bluewater Quay
01/3/24	City Heart Friday	Mackay CBD



COMMUNITY ENGAGEMENT

Active and upcoming engagement

Northern Beaches Community Hub (inform, consult)

After consultation with the Traditional Owners, a new road which provides access to the site from Rosewood Drive and Eimeo Road, has been called Badyari Yalu Road (pronounced bud-jar-e yar-loo). This translates to "little child" in the Yuwi Aboriginal language. The road opened on December 20 and was announced with a media release, social media, project update email and Connecting Mackay newsfeed article. A media release, social media, project update email and Connecting Mackay newsfeed article in late January also announced the Stage 1A and associated works \$10.2 million tender being awarded to Fergus Builders .

Paradise and Webberley streets intersection upgrade (Inform)

Works were set to start early. We have undertaken engagement with businesses and residents within the works zone, as well as a wide zone notification letter mail-out. Tree removals have started in preparation. VMS boards have been in place since mid-December, notifying road users of the upcoming closure to the intersection for the works. A media release has also been issued.

Pioneer River pontoon installation (inform)

The final piece of the pontoon, the gangway, is expected to be installed early February, weather permitting. Due to the size of the gangway, there will be some traffic changes in River, Brisbane and Carlyle streets for these works. Notification letters have been sent to residents and businesses in the area, and a media update and social media detailing the work.

Adoption of Temporary Local Planning Instrument (inform)

On 11 January, council adopted Temporary Local Planning Instrument 01/2023 - Finch Hatton Flood Hazard Regulation. The TLPI is an interim planning response whilst a new flood study is being completed for the area. The adopted TLPI was communicated to the community via a public notice, letters to residents in the flood hazard area and information on council's website and Connecting Mackay web page.

Caneland Station Bus Interchange (Inform)

Council has completed stage two of the Caneland Station Bus Interchange project. The works included a 60-metre long, double-sided bus shelter on Mangrove Road, along with a shared pedestrian cycle path and a three-bay bus layover near Maturra Drive roundabout. Translink has placed signs on the new bus stop advising patrons to continue to use the existing bus stop behind Caneland until the new station becomes operational.

Palmer St Watermain Works (inform)

Engagement has been completed ahead of the upcoming water main works along Palmer Street, North Mackay. Works were due to start 5 February (weather permitting). Palmer Street businesses were letter dropped and spoken directly with where possible and a wide zone notification letter has been mailed out to the area due to the traffic impacts.

Mackay Coastal Hazard Adaptation Plan (inform and consult)

The Mackay Coast Our Future Study was adopted at an ordinary meeting on 13 December. A media release was issued, social media posted, articles included in Council Connect and Connecting Mackay eNewsletters and a project update email sent to the project's subscribers.

Barton Street drainage upgrade (inform)

The Connecting Mackay web page has been updated to inform the community that works have progressed ahead of schedule and Barton and Holland streets were due to reopen by the end of January, weather permitting. Additional asphalt works will be conducted in Barton Street at a later stage. Minor works will be undertaken in the Botanic Gardens.

CUSTOMER CONTACTS

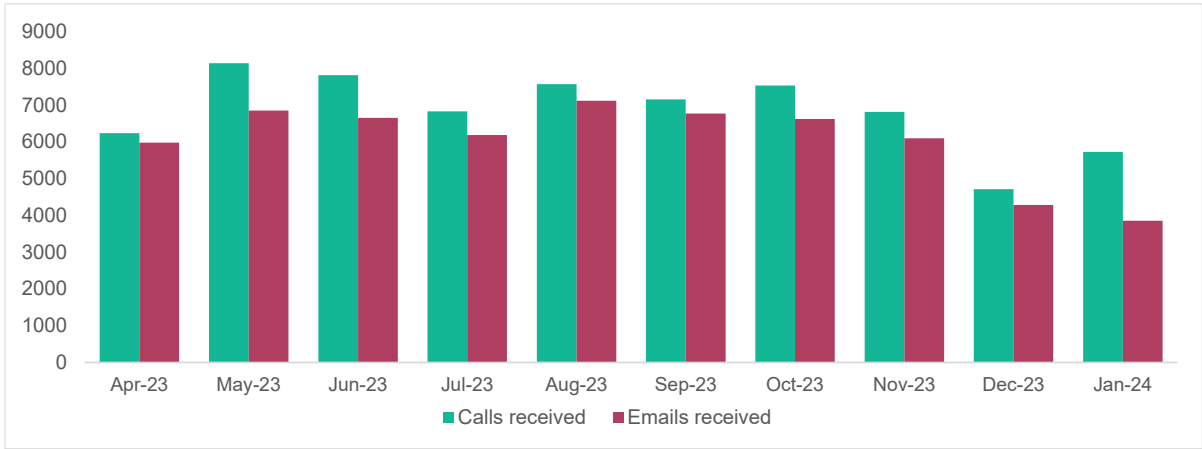
Top Five Customer Requests

Pathway requests lodged – DEC 2023	Volume	% of total requests	Pathway requests lodged – JAN 2024	Volume	% of total requests
Replace wheelie bin	407	16.3%	Replace wheelie bin	659	19.6%
Phone Message	216	8.7%	Phone Message	238	7.1%
Tree Maintenance	107	4.3%	Repair Wheelie Bin	199	5.9%
Water – leak (public area)	98	3.9%	Mowing & Weeds Maintenance	173	5.1%
Repair wheelie bin	90	3.6%	Tree Maintenance	162	4.8%



Across council, in December 2023 and January 2024, the percentage of customer requests responded to on time were **82%** and **90%** respectively.

Customer Enquiries

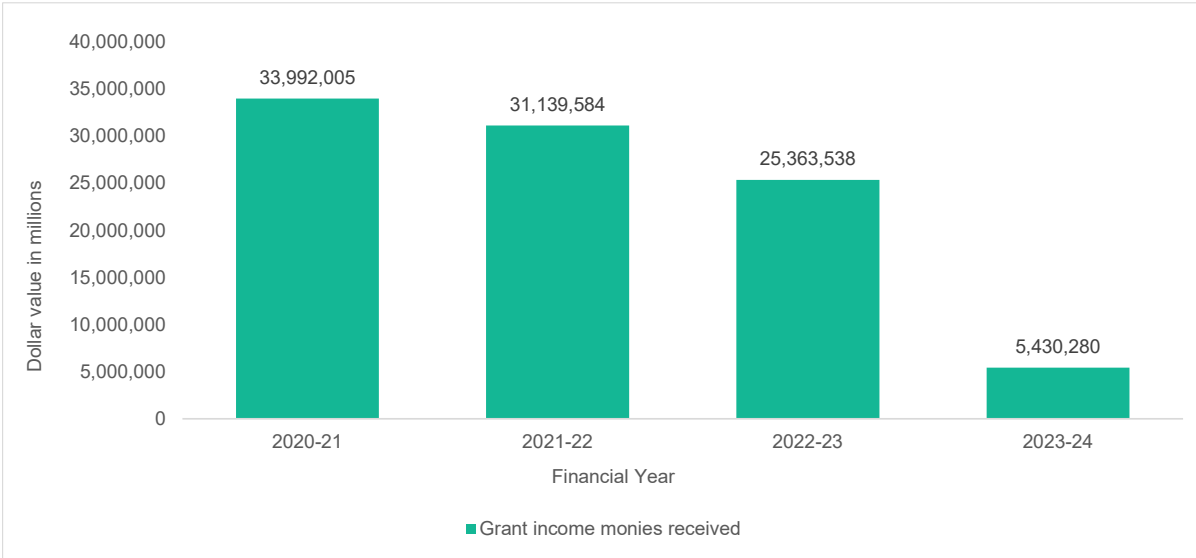


KPI	KPI Description	Target			Result DEC 2023	Result JAN 2024
		Red (Under KPI)	Green (Met KPI)	Blue (Exceed KPI)		
First Contact Resolution (FCR)	The percentage of external customer enquiries that are resolved at the first point of contact.	< 50%	50-60%	> 60%	51%	49%
Abandoned Calls	The percentage of customers that abandon their call before being served.	> 6%	4.5-6%	< 4.5%	4%	4%
Customer Satisfaction	A measure of customer satisfaction as reported by the end of call survey.	< 80%	80-85%	> 85%	97%	97%



REGIONAL GROWTH

External Grant Funding




Successful funding submissions announced

- Queensland Reconstruction Authority – Northern and Central Queensland Monsoon and Flooding – Shoulder Repairs \$173,068.89
- Queensland Reconstruction Authority – Northern and Central Queensland Monsoon and Flooding – CDO Claim \$12,518.78
- Museums & Galleries Qld – Mentorship Program \$3500.00

Key Applications Submitted

- Department of Transport & Main Roads – LG Cycle Network – Mackay-Eungella Rd Collett Court to Tolchers Lane \$173,465.00
- Department of Industry, Science and Resources – National Science Week – Big Bang Discovery Club Launch \$7,400.00
- Queensland Reconstruction Authority – Queensland Resilience & Risk Reduction Funding (QRRRF) – Risk Based Planning (Flood) – Scoping and Policy Alignment Study \$188,000.00
- Department of Infrastructure, Transport, Regional Development, Communications and the Arts – Northern Beaches Community Hub Stage 1B \$15,000,000.



\$14.8M, or 69.4%, of council spend in December was with local suppliers. It was \$11.4M or 70.8% in January 2024.



SIGNIFICANT PROJECTS



Artspace Facility Upgrade

Construction scheduled from December 2023 until May 2024.

Project Budget: \$3 million

Project Status: Contracts awarded to Airconstruct HVAC Pty Ltd for the HVAC Renewal works and WHF Constructions for building works (gallery floor replacement and main gallery wall re-sheeting and painting).

Demolition works for HVAC renew works completed December 2023.



Bitumen Resurfacing Works 2023/24

Project Budget: \$500,000

Project Status: Practical Completion Achieved 7/12/2023



Mangrove Rd Mackay Bus Station Bus Set-down Western Side

Project Budget: \$ 4.8 million

Project Status: Practical Completion Achieved 20/12/2023



NBCH Civil Works – Badyari Yalu Road

Project Budget: \$6,950,000

Project Status: Civil works have been completed with the road opened to the public in December 2023.



Mackay Stadium – Field Lighting Replacement

Construction scheduled from February 2024 to November 2024.

Project budget: \$1.363,000

Project status: Contract awarded to MUSCO with site works commenced 15 January 2024



ECONOMIC SNAPSHOT

Economic Indicators (Quarterly)

Indicator	Sep 22	Dec 22	Mar 23	Jun 23	Sep 23	Dec 23
Employment						
Unemployment rate	2.6%	2.4%	2.7%	3.1%	NA	NA
Employed persons	70,542	70,832	70,070	69,676	NA	NA
Real Estate						
Median house sale	\$440,000	\$440,000	\$445,000	\$450,000	\$450,000	NA
Median house rent 3 bed house (12 month ending)	\$450	\$450	\$460	\$470	\$480	\$500
Median rent 2 bed unit (12 month ending)	\$340	\$350	\$350	\$360	\$370	\$383
Res. Vacancy rate	0.6%	1.0%	1.0%	0.8%	0.5%	0.6%
Residential Lot Supply						
Lots approved	78	3	215	2	NA	NA
Lots registered	56	28	29	74	75	14

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).

NA = data not yet released.

E-Statistics

	Aug 23	Sep 23	Oct 23	Nov 23	Dec 23	Jan 24
Mackay Region Joblink Analytic Report Active Users	545	759	512	1057	1329	1100
Internet Vacancy Index (Central Qld) Advertised Jobs*	5206	5187	5,212	NA	4,340	NA
SEEK Advertised Jobs**	1646	1493	1604	1525	1473	1262
Sarina Field of Dreams Website Visitation	699	585	479	381	430	258
Hooked on Mackay Facebook	6403	6444	6502	6550	6782	6792
Hooked on Mackay Instagram	959	963	966	995	982	971
Hooked on Mackay YouTube Subscribers	435	442	462	471	486	508
Net Free Zone Voluntary Code Sign-ups	716	716	716	716	716	716
Mackay Region Event Organisers Connect Facebook Group Members	156	156	160	160	160	160
Invested in Mackay Subscribers	590	598	598	592	590	582

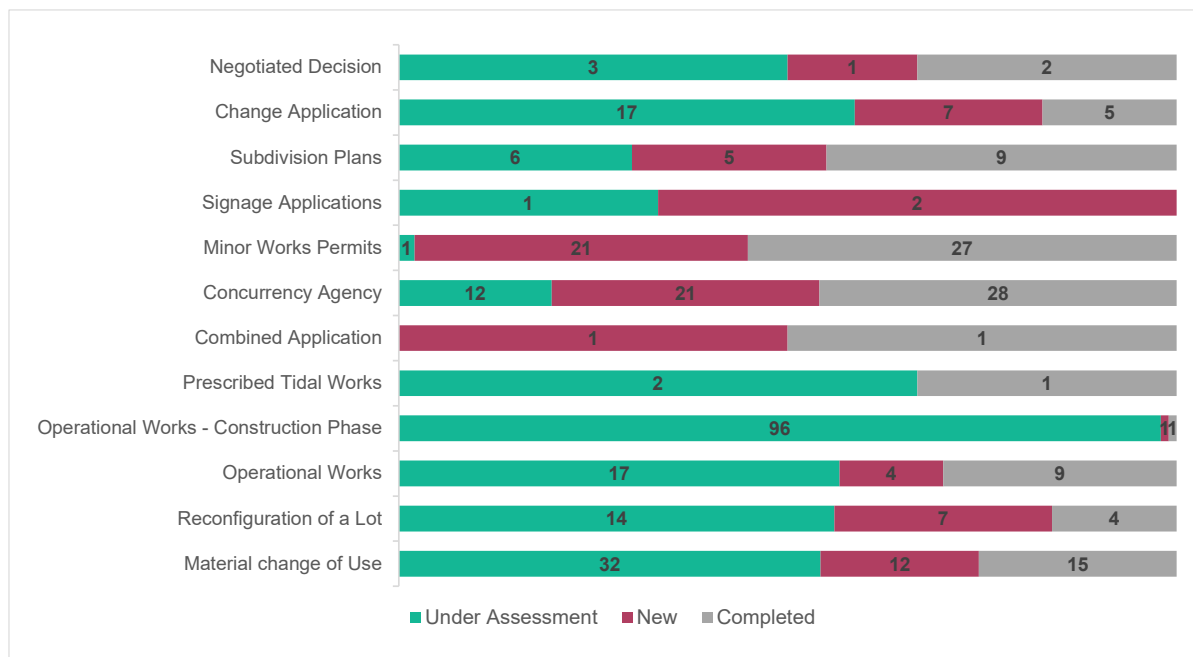
*The Internet Vacancy Index (IVI) is the only publicly available source of detailed data on online vacancies, for 350 occupations (at all skill levels), and for all states/territories and 37 regions. The IVI is based on a count of online job advertisements newly lodged on SEEK, CareerOne and Australian 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 does not take account of multiple positions being advertised in a single job advertisement. The data is broken down to Central QLD covering 9 Local Government Areas (including Mackay Regional Council) and is calculated on a 3-month moving average.

**SEEK data is captured on the 1st Tuesday of each month.



DEVELOPMENT ACTIVITY DECEMBER 2023

Applications received by Development Planning and Engineering



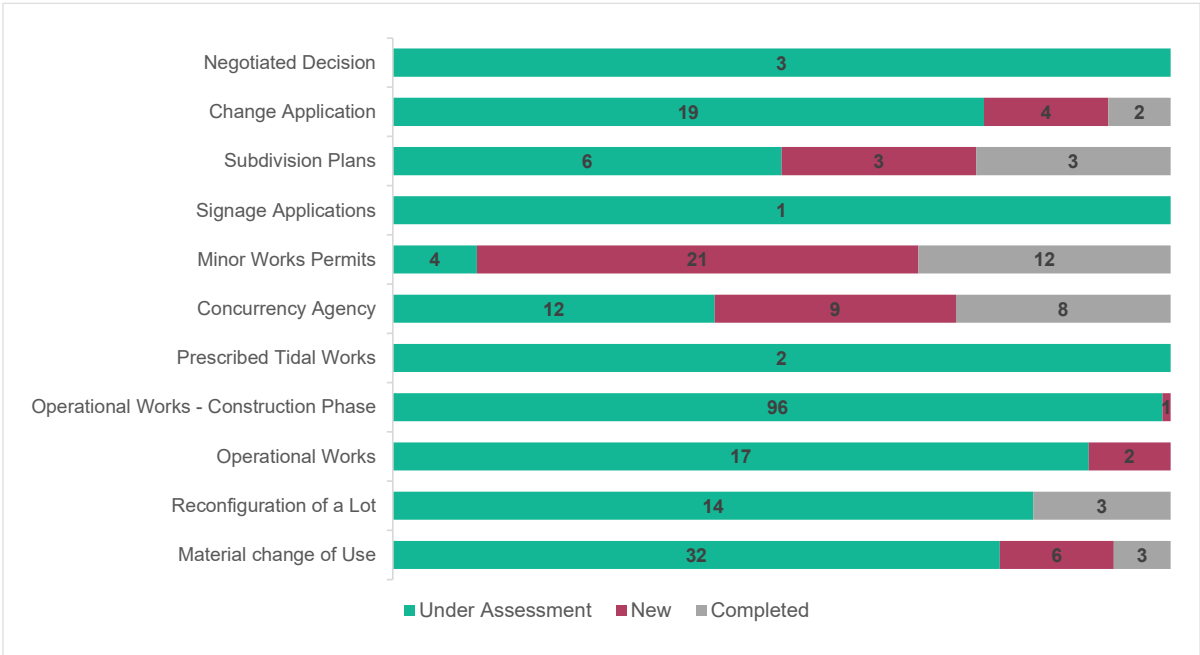
In December 98 building approvals incl. amendments together with 99 development and 36 plumbing applications were lodged.

Building applications lodged with council

Class	December 22	December 23	Year to date	Total value of proposed works
Class 1A	38	20	498	\$4,729,558
Other classes	89	78	1,417	\$9,964,988
Totals	127	98	1,915	\$14,694,546

DEVELOPMENT ACTIVITY JANUARY 2024

Applications received by Development Planning and Engineering



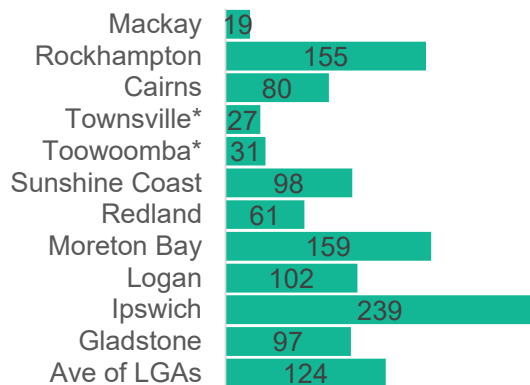
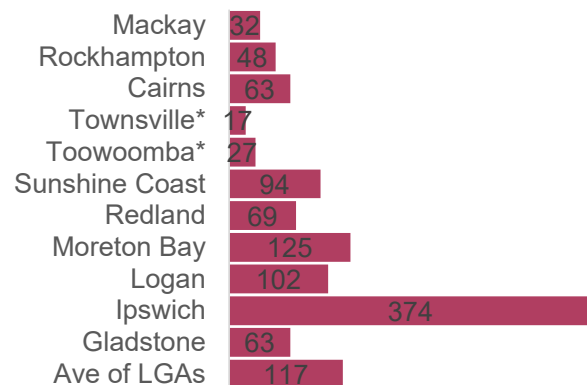
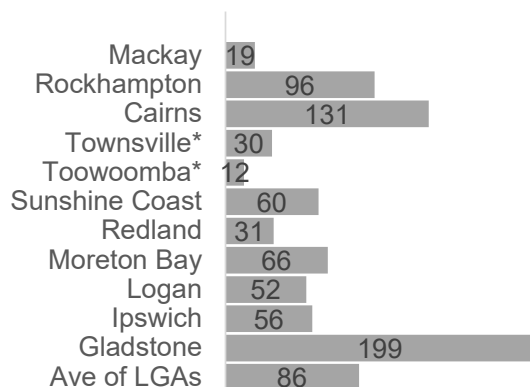
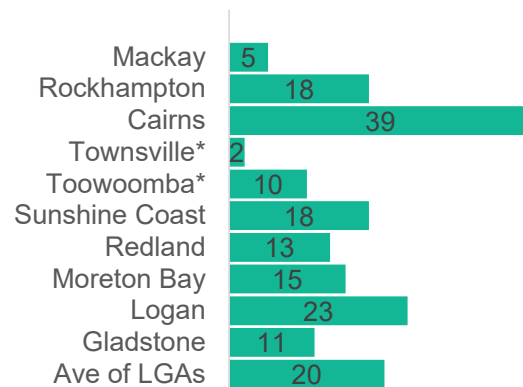
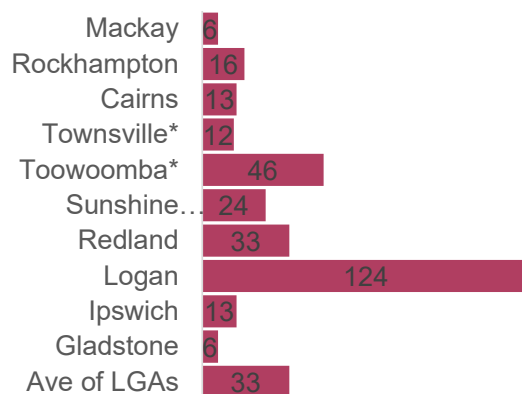
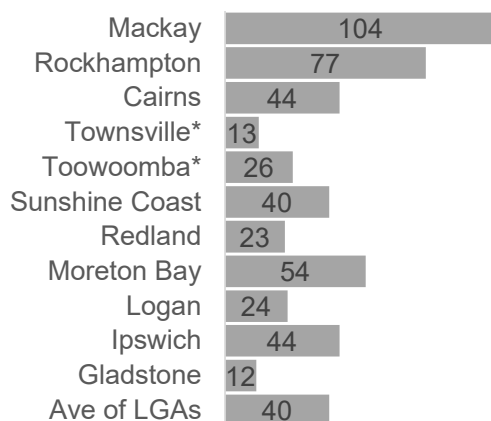
In January 57 building approvals incl. amendments together with 97 development and 43 plumbing applications were lodged.

Building applications lodged with council

Class	January 23	January 24*	Year to date	Total value of proposed works
Class 1A	19	15	15	\$6,132,444
Other classes	69	42	42	\$1,777,629
Totals	88	57	57	\$7,910,073

* January 24 figures are from 1 January 2024 – 25 January 2024.



Material Change of Use**Reconfiguration of a Lot****Operational Works****Concurrence Referrals****Negotiated Decisions****Minor Change Development Approvals**

*Statistics provided by Toowoomba Regional Council (TRC) for MCU, RoL, OPW and BWA reflects decision periods only. Townsville is also reporting decision period only for all categories.
The information in these tables is supplied by Urban Development Institute of Australia and updated quarterly.



11.2. ORGANISATIONAL CAPABILITY AND RISK

11.2.1. OPERATIONAL PLAN QUARTERLY REPORT - SECOND QUARTER 2023-2024

Author	Performance & Risk Advisor (Jane Gosper)
Responsible Officer	Executive Manager, Ethical Standards, Audit & Risk (Anthony Bigby)
File Reference	Operational Plan 2023-2024 Q2 Report

Attachments

1. Operational Plan Quarterly Report - Second Quarter 2023-2024 [11.2.1.1 - 22 pages]

Purpose

To advise the Mayor and Councillors of progress made during the second quarter (1 October to 31 December 2023) toward delivering actions in the Operational Plan 2023/2024.

Related Parties

N/A

Corporate Plan Linkage

Financial Strength

Ethical Decision-Making and Good Governance - We are committed to keeping our community informed about our activities and performance and employing robust governance policies and procedures to ensure legislative compliance and organisational integrity.

Resilient and Agile Economy - Our long-term vision guides our planning for present and future needs, understanding the future implications of decisions made today.

Operational Excellence

Customer/Community Focus - Improving community wellbeing is a primary goal of our services to the Mackay region. This encompasses residents, businesses, visitors and investors. Council believes all members of the community play a crucial role in supporting the vision and strategic outcomes and we encourage community engagement.

Background/Discussion

Section 174 *Local Government Regulation 2012* requires that a written assessment of the local government's progress towards implementing the annual operational plan is presented at meetings of the local government held at regular intervals of not more than three months.

The Operational Plan Quarterly Report - Second Quarter details Mackay Regional Council's (MRC) performance in delivering actions detailed in the annual Operational Plan 2023-2024, as at 31 December 2023.

Performance against targets is reported as being either 'on target', 'ahead of target', 'ongoing', 'below target' or 'not required this quarter'.

At the close of the second quarter, 51 Operational Plan KPIs were reported as progressing with 27 KPIs on target, 10 KPIs ahead of target, 11 actions ongoing and 3 actions not required this quarter.

This quarter sees a slight increase in the number of KPIs that are reported as being on target and ahead of target, compared to the previous quarter.

Consultation and Communication

Inputs to the Operational Plan quarterly report are gathered from Directors and Program Managers, drawing on insights provided against KPIs in the relevant Program Plans.

Following adoption by Council, the Operational Plan quarterly report is made available to the community via Council's website.

The report is available to all staff through MRC's intranet with dedication communication to the Management Team that is encouraged for sharing and discussing with teams.

Resource Implications

Nil

Risk Management Implications

The risks associated with achieving objectives are identified and modified through Council's Enterprise Risk Management Framework.

Conclusion

The largely positive progress the quarter of Operational Plan items, provides confidence that the Corporate Objectives of the current Corporate Plan are on track to be achieved as planned.

Officer's Recommendation

THAT Council receive the Operational Plan Quarterly Report for the second quarter of 2023-2024, in accordance with Section 174 of the *Local Government Regulation 2012*.

OPERATIONAL PLAN **QUARTERLY REPORT**

SECOND QUARTER 2023-2024



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OPERATIONAL EXCELLENCE 17

● On Target ▲ Ahead of target ● Ongoing ● Not required this quarter

INTRODUCTION

The Operational Plan 2023-2024 outlines how we will progress implementation of our Corporate Plan 2022-2027 during the financial year.

Our Corporate Plan 2022-2027 sets our strategic direction over the five-year period with five pillars (shown in Figure 1), supported by a range of strategies.

The Operational Plan details programs, projects and services that we will delivery in 2023-2024 to achieve our vision. Each action has a lead council program and an evaluation measure that we will use to monitor and report on our performance.

Preparation of an operational plan is required under s. 174(1) Local Government Regulation 2012. An annual operational plan for a local government must be consistent with its annual budget, include an annual performance plan for each commercial business unit, state how the local government will progress implementation of the five-year corporate plan during the period of the annual operational plan.

Our Operational Plan 2023-2024 is consistent with our Budget 2023-2024 which allocates funding for projects, programs and services that will be delivered during the financial year.



Figure 1: Mackay Regional Council Corporate Plan 2022-2027 Pillars

● On Target ▲ Ahead of target ● Ongoing ● Not required this quarter



MESSAGE FROM THE CEO

I am pleased to share the Second Quarter Operational Plan Report for 2023-2024.

This report summarises the progress of initiatives to date and highlights the key achievements as they align with the Corporate Plan 2022-2027 pillars. This report is the first under the new structure from the Opportunity for Change Realignment. I wish to acknowledge the efforts of staff who have collectively supported the implementation of this realignment.

This report provides an overview of MRC's progress in achieving identified goals and key performance indicators. Supporting commentary is provided when the report lists ongoing actions in the second quarter.

For the most part, we continue to work favourably toward achieving our five-year corporate objectives through the positive progress made against the goals and KPIs of this Operational Plan.

Scott Owen
Chief Executive Officer

CEO HIGHLIGHTS



INVEST AND WORK

- Following a review and stakeholder consultation, council adopted an amended Facilitating Development in the Mackay Region Policy on December 13. As part of the annual review, a number of minor amendments were made to ensure the organisation continues to facilitate targeted economic development and growth outcomes, in alignment with council’s strategic priorities and planning objectives. Since the adoption of the first version of the Policy, a total of 75 applications have been approved (as of November 22, 2023). The approved applications have a combined construction value of over \$538 million which is modelled to generate over \$1.265 billion economic output and 2440 construction jobs.



LIVE AND VISIT

- Finch Hatton MTB brand was officially launched on November 13 at Finch Hatton RSL with about 80 stakeholders, members of the public and invited guests in attendance. The brand was developed by award-winning destination and marketing specialists Destination Marketing Store (DMS) and Swell Design Group.



COMMUNITY AND ENVIRONMENT

- Collaboration between Water Network and Water Treatment Teams resolved water quality issues at Midge Point quickly during October 2023. The water discolouration was due to firefighting activities in the area. Ongoing flushing and testing activities by the teams restored the water to Australian Drinking Water Guidelines within a couple of days with communications provided to Midge Point residents throughout. A tanker also provided drinking water for residents during the incident.
- Waste Services was selected as a finalist for the 2023 Waste Innovation and Recycling Awards (WIRA) for the category of "Community Engagement Success of the Year". The nomination was for the "What Goes Where" poster for the purpose of waste education which also caters for lower literacy levels by the utilisation of a pictorial poster.
- Council adopted the Mackay Coast Our Future Coastal Hazard Adaptation Study in December. The study establishes a framework for managing and protecting the Mackay region's coastline from coastal hazards now and into the future.

● On Target ▲ Ahead of target ● Ongoing ● Not required this quarter

CEO HIGHLIGHTS



OPERATIONAL EXCELLENCE

- Video on introduction to First Nations culture and protocol created for staff induction.
- The Enterprise Risk Management Framework was finalised during the quarter culminating in council adopting the associated Policy in December. This underpins the management of risk by the organisation and now forms part of business as usual for all departments.
- Development assessment timeframes continue to be competitive across the state with assessment timeframes continuing to shorten due to improvements made by the Development Planning and Engineering program.
- The first stage of the Opportunity for Change, the organisational realignment, was successfully completed in two parts during the quarter, with full implementation achieved by end of November. This was the result of strong collaboration across multiple programs.

- Council's Urban Greening Strategy reached an important milestone with the planting of the first trees along Eimeo and Blacks Beach Road in December. One of the primary goals of council's Mackay Urban Greening Strategy is ensure that more trees are planted than removed each year, and increase the tree canopy coverage over pathways, parks and open spaces.
- The liveability census results were published in December. The liveability census provides insight to the Mackay community's values including elements of the natural environment, condition of public open space and sense of neighbourhood safety, to name a few. The region's top performers, compared to the national benchmark, include the range of housing prices, ease of driving and parking, and quality of buildings.



FINANCIAL STRENGTH

- A total of over \$2M of unpaid infrastructure charges have been collected as part of the recovery of outstanding debts. Efforts will be made into the financial year to collect further outstanding charges.

● On Target ▲ Ahead of target ● Ongoing ● Not required this quarter

ACTIONS ONGOING

Ref.	Key Result Area	Goal	Key Performance Indicators	Responsibility	Annual target	Q2 Target %	Q2 Actual %	Status	Commentary
OP 05	Our Customer, Our Community	Matching of council projects with appropriate funding opportunities	\$30M of external funding received	Executive Office	100%	25%	11%	●	It is unlikely that the target of \$30M will be met for the financial year. Review of previous years and noting that the reporting is linked to actual receipt of funding monies not announcement of successful funding, some further payments are expected linked to W4Q etc, however still not enough projected to be received by June 30. Potential large funding announcements for projects such as NBCH if forthcoming will impact future years when received. Disaster Recovery funding also arbitrarily inflating previous years income.
OP 10	Our Customer, Our Community	Strategic growth of council Festivals in region	Mackay Festival of Arts Strategic Plan submitted to ELT for approval and council for endorsement by end of Q1	MECC and Events	100%	100%	90%	●	Draft completed, to be presented for ELT and council endorsement.
OP 15	Our Customer, Our Community	Commence preparation of Mackay City and Waterfront car parking strategy	Data collection and scoping of car parking strategy undertaken	Mackay City and Waterfront	100%	100%	5%	●	MC&W team are working together with Strategic Planning to achieve an outcome for this strategy.
OP 17	Our Customer, Our Community	Ensure sustainable urban growth planning and land use management	Complete update to Growth Allocation Model (MGAM)	Strategic Planning	100%	50%	25%	●	Council manages a comprehensive growth allocation model to assist in long term infrastructure planning. The model update is postponed to 2024/25 to review the scope of the next update and consider service provider capabilities.
OP 19	Our Customer, Our Community	Understand Museum offerings	Museum Strategy developed	Community Lifestyle	100%	50%	0%	●	Priority for Q3/4. High level strategy document anticipated to be developed by EOFY.

● On Target ▲ Ahead of target ● Ongoing ● Not required this quarter

Mackay Regional Council Operational Plan Quarterly Report I Second Quarter 2023-2024 (DRAFT)

5

ACTIONS ONGOING

Ref.	Key Result Area	Goal	Key	Responsibility	Annual target	Q2 Target %	Q2 Actual %	Status	Commentary
OP 33	Our Customer, Our Community	Develop a new Marketing and Communications strategy, including a digital media strategy Digital media strategy is implemented throughout the organisation	Develop a new Marketing and Communications strategy, including a digital media strategy Digital media strategy is implemented throughout the organisation	Corporate Communications and Marketing	100%	50%	25%	●	Have started but bulk of work scheduled for Q3.
OP 37	Our Customer, Our Community	Strengthen working relationships with key stakeholders	Levels of service with internal stakeholders implemented and monitored	Asset Management	100%	50%	20%	●	No significant amendment from previous quarter. Discussed at AM leadership team meeting. This needs to be prioritised for implementation but will overlap with the AIS and decision-making tools.
OP 38	Our Customer, Our Community	Strengthen working relationships with key stakeholders	Levels of service with external stakeholders defined	Asset Management	100%	50%	15%	●	LOS continue to be identified and used in the development of updated AMPs but are yet to be workshopped with stakeholder groups.
OP 42	Our Customer, Our Community	Review of Corporate Plan in response to outcomes of council election	Corporate Plan review process with new council prepared for new council by end of the third quarter 2023-2024	Executive Office	100%	25%	10%	●	Project plan created for major and minor review. Bulk of activities to be undertake post establishment of new council when direction is available on the scale of review.

● On Target ▲ Ahead of target ● Ongoing ● Not required this quarter

ACTIONS ONGOING

Ref.	Key Result Area	Goal	Key	Responsibility	Annual target	Q2 Target %	Q2 Actual %	Status	Commentary
OP 45	Our Customer, Our Community	Disciplinary Framework Design	Disciplinary Framework reset by December 31, 2023	People and Culture	100%	100%	75%	●	Resource availability has impacted progress, however we anticipate the project will be completed by 30/4/24.
OP 49	Our People, Our Culture	Develop the council criteria for an Employer of Choice framework	Employer of Choice framework is developed by November 30, 2023	People and Culture	100%	0%	0%	●	Project has been impacted by resource availability.

● On Target ▲ Ahead of target ● Ongoing ● Not required this quarter

OUR PERFORMANCE STATUS OF OPERATIONAL PLAN ACTIONS

INVEST AND WORK

We will attract investment, create educational opportunities, develop partnerships that drive growth and increase connectivity and digital access in the region.

Ref.	Key Result Area	Goal	Key Performance Indicators	Responsibility	Annual target	Q2 Target %	Q2 Actual %	Status	Commentary
OP 01	Our Customer, Our Community	Build on and deliver a Discover Mackay marketing campaign	Discover Mackay campaign delivered	Corporate Communications and Marketing	100%	50%	50%	●	
OP 02	Our Customer, Our Community	Deliver identified actions in the Economic Development Strategy 2020-2025	Deliver four funded projects from the Economic Development Strategy 2020-2025	Economic Development and Tourism	100%	50%	50%	●	
OP 03	Our Customer, Our Community	Educate business community on Mackay City and Waterfront progress and opportunities through periodic partnership briefings	Undertake four public business briefings with key partners (eg Chamber of Commerce, Mackay Tourism)	Mackay City and Waterfront	100%	50%	50%	●	
OP 04	Our Customer, Our Community	Scheduled work orders for parks and public open spaces are completed within timeframes	80% of scheduled work orders are completed within set timeframes	Parks and Environment	100%	50%	50%	●	
OP 05	Our Customer, Our Community	Matching of council projects with appropriate funding opportunities	\$30M of external funding received	Executive Office	100%	25%	11%	●	It is unlikely that the target of \$30M will be met for the financial year. Review of previous years and noting that the reporting is linked to actual receipt of funding monies not announcement of successful funding, some further payments are expected linked to W4Q etc, however still not enough projected to be received by June 30. Potential large funding announcements for projects such as NBCH if forthcoming will impact future years when received. Disaster Recovery funding also arbitrarily inflating previous years income.

● On Target ▲ Ahead of target ● Ongoing ● Not required this quarter

INVEST AND WORK

Ref.	Key Result Area	Goal	Key Performance Indicators	Responsibility	Annual target	Q2 Target %	Q2 Actual %	Status	Commentary
OP 06	Our Customer, Our Community	Explore options to reach a larger business audience, smaller businesses and local business	First Nations business engagement plan implemented in conjunction with council's RAP	Procurement and Plant	100%	30%	30%	<div></div>	<p>Procurement Policy is redrafted to acknowledge the requirement to achieve or exceed a target of 3% annual spend with Indigenous suppliers to align with the Queensland Indigenous Procurement Policy.</p> <p>Internal CiAnywhere reports have been created to track Indigenous spend monthly and annually.</p> <p>Procurement Team working towards completing a gap analysis of existing suppliers who have not been moved over to the Indigenous supplier category within CiAnywhere.</p>

On Target Ahead of target Ongoing Not required this quarter

OUR PERFORMANCE STATUS OF OPERATIONAL PLAN ACTIONS

LIVE AND VISIT

Council is committed to improving the lifestyle of Mackay region residents by delivering infrastructure, services, travel options and accessibility improvements. We will advocate for greater access to public transport and increase the number of walkable and cyclable neighbourhoods, creating an inclusive region for people of all ages, abilities and backgrounds.

Ref.	Key Result Area	Goal	Key Performance Indicators	Responsibility	Annual target	Q2 Target %	Q2 Actual %	Status	Commentary
OP 07	Our Customer, Our Community	Increase awareness of doing business with council for all local businesses	Finalise and implement the working/doing business with MRC engagement plan - Face to face session/question and answer	Procurement and Plant	100%	30%	30%	●	<p>A working group is being formed to develop a new process for hosting face-to-face sessions on how to engage the council. Previously, the team observed that the large presentations at the MECC are not giving suppliers enough one-on-one time to ask any questions. To address this issue, the group is proposing several smaller sessions of a minimum of five to a maximum of 20 supplier representatives in a more informal setting. This may result in facilitating sessions at the meeting rooms in the Jubilee Centre.</p> <p>Council's Meet the Buyer event is to be scheduled for June 2024, after the State Government hosted WIM Alliance Meet the Buyer event in March, 2024. Council wants to see how successful the smaller Supplier Speed Dating sessions are before hosting its event.</p>

● On Target ▲ Ahead of target ● Ongoing ● Not required this quarter

LIVE AND VISIT

Ref.	Key Result Area	Goal	Key Performance Indicators	Responsibility	Annual target	Q2 Target %	Q2 Actual %	Status	Commentary
OP 08	Our Customer, Our Community	Increased patronage at MECC and Stadium, MECC to 90,000 Stadium Mackay to 15,000	Increase attendance to pre-COVID levels across the program	MECC and Events		-	50%	▲	
OP 09	Our Customer, Our Community	Development of local stage product	Continuation of Harvest program via consultation with Arts Organisations with increased linking to First Nations artists in the Mackay region	MECC and Events	100%	50%	50%	●	
OP 10	Our Customer, Our Community	Strategic growth of council Festivals in region	Mackay Festival of Arts Strategic Plan submitted to ELT for approval and council for endorsement by end of Q1	MECC and Events	100%	100%	90%	●	Draft completed, to be presented for ELT and council endorsement.
OP 11	Our Customer, Our Community	Support Mackay Isaac Tourism and Tourism and Events Queensland to implement the Mackay Isaac Destination Tourism Plan	Mackay Isaac Tourism annual partnership funding acquitted	Economic Development and Tourism	100%	50%	50%	●	

● On Target ▲ Ahead of target ● Ongoing ● Not required this quarter

LIVE AND VISIT

Ref.	Key Result Area	Goal	Key Performance Indicators	Responsibility	Annual target	Q2 Target %	Q2 Actual %	Status	Commentary
OP 12	Our Customer, Our Community	Implement the Pioneer Valley Mountain Bike Trail destination marketing and brand guide	Deliver short-term funded actions from the Pioneer Valley Mountain Bike Trail destination marketing and brand guide	Economic Development and Tourism	100%	25%	50%	▲	Brand launch complete as well as establishment of social media accounts and website holding site.
OP 13	Our Customer, Our Community	Implement the Invest Mackay Events and Conference Attraction Program	Deliver funding and support for 20 events and conferences with an economic output of \$20M	Economic Development and Tourism	100%	50%	50%	●	
OP 14	Our Customer, Our Community	Establish the city centre as a key precinct within the Mackay Waterfront, not a competing precinct	Deliver 10 City Heart Fridays with local business partners	Mackay City and Waterfront	100%	40%	60%	▲	
OP 15	Our Customer, Our Community	Commence preparation of Mackay City and Waterfront car parking strategy	Data collection and scoping of car parking strategy undertaken	Mackay City and Waterfront	100%	100%	5%	●	MC&W team is working together with Strategic Planning to achieve an outcome for this strategy.
OP 16	Our Customer, Our Community	Implement Place Plan activations and initiatives	One placemaking activation implemented per quarter	Mackay City and Waterfront	100%	50%	50%	●	
OP 17	Our Customer, Our Community	Ensure sustainable urban growth planning and land use management	Complete update to Growth Allocation Model (MGAM)	Strategic Planning	100%	50%	25%	●	Council manages a comprehensive growth allocation model to assist in long term infrastructure planning. The model update is postponed to 2024/25 to review the scope of the next update and consider service provider capabilities.

● On Target ▲ Ahead of target ● Ongoing ● Not required this quarter

OUR PERFORMANCE STATUS OF OPERATIONAL PLAN ACTIONS

COMMUNITY AND ENVIRONMENT

We are committed to creating a safe, connected and resilient community, with a focus on protecting and enhancing the Mackay region's natural environment.

Ref.	Key Result Area	Goal	Key Performance Indicators	Responsibility	Annual target	Q2 Target %	Q2 Actual %	Status	Commentary
OP 18	Our Customer, Our Community	Progress 10-year review of the planning scheme	Progress planning Scheme 10-year review program	Strategic Planning	100%	50%	50%	●	
OP 19	Our Customer, Our Community	Understand Museum offerings	Museum Strategy developed	Community Lifestyle	100%	50%	0%	●	Priority for Q3/4. High level strategy document anticipated to be developed by EOFY.
OP 20	Our Customer, Our Community	Build Connecting Mackay active panel member numbers	Connecting Mackay Panel members grow 10% annually	Corporate Communications and Marketing	100%	50%	50%	●	
OP 21	Our Customer, Our Community	Promote disaster preparedness through community education to build empowerment, knowledge and resilience	Develop and implement culturally and linguistic diverse community messaging mechanisms	Corporate Communications and Marketing	100%	0%	0%	●	Emergency action guide (EAG) flipbook developed in easy English. Adoption of CALD translation prior to June, 2024.
OP 22	Our Customer, Our Community	Ensure an effective collaborative multi-agency response to disaster activations	One disaster management exercise is undertaken annually	Emergency Management	100%	50%	100%	▲	
OP 23	Our Customer, Our Community	To encourage more food businesses to opt into EatSafe Mackay	35% of food businesses have opted into EatSafe Mackay	Health and Regulatory Services	100%	50%	86%	▲	30% of food businesses have currently opted into EatSafe. Review of effectiveness of EatSafe program to be undertaken in Q3.

● On Target ▲ Ahead of target ● Ongoing ● Not required this quarter

Mackay Regional Council Operational Plan Quarterly Report I Second Quarter 2023-2024

COMMUNITY AND ENVIRONMENT

Ref.	Key Result Area	Goal	Key Performance Indicators	Responsibility	Annual target	Q2 Target %	Q2 Actual %	Status	Commentary
OP 24	Our Customer, Our Community	Maintain parks and high profile public open space areas in line with adopted service standards and to protect public safety	80% customer requests actioned within specified timeframes	Parks and Environment	100%	50%	50%	●	
OP 25	Our Customer, Our Community	Progress flood and coastal hazard policy, studies, plans and guidelines	Adopt the Coastal Hazard Adaptation Study	Strategic Planning	100%	100%	100%	●	CHAS adopted by council in December.
OP 26	Our Customer, Our Community	Progress flood and coastal hazard policy, studies, plans and guidelines	Commence the Upper Pioneer Valley Flood Risk Study	Strategic Planning	100%	50%	50%	●	
OP 27	Our Customer, Our Community	Implementation of Waste Management and Resource Recovery Strategy	Annual report on progress of implementation of the Waste Management and Resource Recovery Strategy recommendations complete	Waste Services	100%	0%	0%	●	
OP 28	Our Customer, Our Community	Land Management strategy	Draft Land management strategy complete	Property Services	50%	20%	20%	●	In discussions with counterparts at Parks around the management of firebreaks. This can then inform the broader land management strategy.
OP 29	Our Customer, Our Community	Use of a consistent Asset Management Plan (AMP) template for all asset classes and confidence of the data outputs is high	AMPs for all asset classes are complete by June 2024	Asset Management	100%	30%	30%	●	

● On Target ▲ Ahead of target ● Ongoing ● Not required this quarter

Mackay Regional Council Operational Plan Quarterly Report I Second Quarter 2023-2024

OUR PERFORMANCE STATUS OF OPERATIONAL PLAN ACTIONS

FINANCIAL STRENGTH

We will maintain the financial sustainability of council through good governance and efficient financial management practices. Council is committed to ensuring

Ref.	Key Result Area	Goal	Key Performance Indicators	Responsibility	Annual target	Q2 Target %	Q2 Actual %	Status	Commentary
OP 30	Our Customer, Our Community	Convert all Network AMPs to Digital Asset Management Plans (DAMPs)	Network AMPs converted to digital AMPs	Water and Sewerage Infrastructure Planning	100%	70%	100%	▲	
OP 31	Our Customer, Our Community	Prepare DAMP for treatment assets	Regional Treatment Plants added to DAMP	Water and Sewerage Infrastructure Planning	100%	50%	50%	●	
OP 32	Our Customer, Our Community	Commit to reconciliation within our program	Community Lifestyle actions as identified within the RAP are initiated completed as identified	Community Lifestyle	50%	0%	0%	●	Follow up RAP actions.
OP 33	Our Customer, Our Community	Develop a new Marketing and Communications strategy, including a digital media strategy Digital media strategy is implemented throughout the organisation	Develop a new Marketing and Communications strategy, including a digital media strategy Digital media strategy is implemented throughout the organisation	Corporate Communications and Marketing	100%	50%	25%	●	Have started but bulk of work scheduled for Q3.
OP 34	Our Customer, Our Community	Refresh of the Emergency Liaison Officer Program Emergency Liaison Officer Program is in line with Council's Volunteer Management Strategy Emergency Management	Refresh of the Emergency Liaison Officer Program Emergency Liaison Officer Program is in line with council's Volunteer Management Strategy Emergency Management	Emergency Management	100%	100%	100%	●	

● On Target ▲ Ahead of target ● Ongoing ● Not required this quarter

Mackay Regional Council Operational Plan Quarterly Report I Second Quarter 2023-2024

FINANCIAL STRENGTH

Ref.	Key Result Area	Goal	Key Performance Indicators	Responsibility	Annual target	Q2 Target %	Q2 Actual %	Status	Commentary
OP 35	Our Customer, Our Community	Action customer requests within service level timeframes	Action 85% of requests within service level timeframes	Development Planning & Engineering	100%	50%	50%	●	Average for quarter 80% [October=87%; November 82%; December [22.12] 62%.] Continuous improvement initiatives underway to address reasons for overdue requests including review of service level timeframes vs resourcing.
OP 36	Our Customer, Our Community	Carry out routine inspections of licensed activities	60% of routine inspections completed	Development Planning and Engineering	100%	50%	55%	▲	30% food businesses inspected, 25% of other licenced premises inspected. EHO short staffing has impacted ability to meet service levels. Recruitment underway to achieve to meet complete of EHOs. Review of Eat safe program effectiveness planned in order to better understand most effective resource allocation.

● On Target ▲ Ahead of target ● Ongoing ● Not required this quarter

OUR PERFORMANCE STATUS OF OPERATIONAL PLAN ACTIONS

OPERATIONAL EXCELLENCE

We are a community-focussed, values-led council, underpinned by robust decision making, strategic leadership and being responsive to the needs of the community.

Ref.	Key Result Area	Goal	Key Performance Indicators	Responsibility	Annual target	Q2 Target %	Q2 Actual %	Status	Commentary
OP 37	Our Customer, Our Community	Strengthen working relationships with key stakeholders	Levels of service with internal stakeholders implemented and monitored	Asset Management	100%	50%	20%	●	No significant amendment from previous quarter. Discussed at AM leadership team meeting. This needs to be prioritised for implementation but will overlap with the AIS and decision-making tools.
OP 38	Our Customer, Our Community	Strengthen working relationships with key stakeholders	Levels of service with external stakeholders defined	Asset Management	100%	50%	15%	●	LOS continue to be identified and used in the development of updated AMPs but are yet to be workshopped with stakeholder groups.
OP 39	Our Customer, Our Community	Enterprise Risk Management Framework matured in line with the Queensland Audit Office maturity model	Updated Enterprise Risk Management Framework launched	Executive Office	100%	100%	100%	●	ERMF endorsed early in Q2 by ELT and adopted by council on December 13, 2023. Policy and Framework published on P&R SharePoint. Engagement with programs is now BAU.
OP 40	Our Customer, Our Community	Enterprise Risk Management Framework matured in line with the Queensland Audit Office maturity model	Operational Risk format within the context of the updated Enterprise Risk Management Framework approved	Executive Office	100%	100%	100%	●	Risk format aligned across strategic and operational. Decision to align format to simplified input for risk / treatment owner.
OP 41	Our Customer, Our Community	Identify (Internal Audit Plan) and conduct audit reviews to provide assurance and add value to council	Complete audit as per IA Plan 90%	Executive Office	100%	30%	40%	▲	

● On Target ▲ Ahead of target ● Ongoing ● Not required this quarter

Mackay Regional Council Operational Plan Quarterly Report I Second Quarter 2023-2024

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OPERATIONAL EXCELLENCE

Ref.	Key Result Area	Goal	Key Performance Indicators	Responsibility	Annual target	Q2 Target %	Q2 Actual %	Status	
OP 42	Our Customer, Our Community	Review of Corporate Plan in response to outcomes of council election	Corporate Plan review process with new council prepared for new council by end of the third quarter 2023-2024	Executive Office	100%	25%	10%	●	Project plan created for major and minor review. Bulk of activities to be undertake post establishment of new council when direction is available on the scale of review.
OP 43	Our Customer, Our Community	Implement the three-year Safety Strategy	90% of year two Safety Strategy WHS actions finalised	Executive Office	100%	50%	62%	▲	
OP 44	Our Customer, Our Community	Strategic alignment of councillors to appropriate focus areas within the community	Strategic framework developed pre 2024 election, that supports alignment of councillors with appropriate areas of focus related to external/community entities/committees involvement.	Executive Office	100%	50%	50%	●	
OP 45	Our Customer, Our Community	Disciplinary Framework Design	Disciplinary Framework reset by December 31, 2023	People and Culture	100%	100%	75%	●	Resource availability has impacted progress, however we anticipate the project will be completed by 30/4/24.
OP 46	Our Customer, Our Community	Investigate Business Management System - Building management system	Business Management System procured	Property Services	100%	50%	50%	●	

● On Target ▲ Ahead of target ● Ongoing ● Not required this quarter

Mackay Regional Council Operational Plan Quarterly Report I Second Quarter 2023-2024

OPERATIONAL EXCELLENCE

Ref.	Key Result Area	Goal	Key Performance Indicators	Responsibility	Annual target	Q2 Target %	Q2 Actual %	Status	Commentary
OP 47	Our Customer, Our Community	Staff accommodation strategy - how we best utilise our working space	Consultant's recommendations tabled with ELT	Property Services	100%	50%	100%	▲	Final Report is completed and has been delivered to CEO and directors for their review.
OP 48	Our Customer, Our Community	Improve accessibility and functionality of online services	Scope and understand customer requirements to inform channel migration strategy by June, 2024	Shared Services	100%	50%	50%	●	
OP 49	Our People, Our Culture	Develop the council criteria for an Employer of Choice framework	Employer of Choice framework is developed by November 30, 2023	People and Culture	100%	0%	0%	●	Project has been impacted by resource availability.
OP 50	Our People, Our Culture	Develop and enable the council Employee Value Proposition	The council Employee Value Proposition is defined by March 31, 2024	People and Culture	100%	50%	50%	●	
OP 51	Our Service Delivery	Scope and plan community consultation/ engagement requirements on Rates and Fees and Charges	Rates notice insert developed to inform rate payers of what their rates are spent on by August, 2023	Financial Services	100%	100%	100%	●	

● On Target ▲ Ahead of target ● Ongoing ● Not required this quarter

Mackay Regional Council Operational Plan Quarterly Report I Second Quarter 2023-2024

Document End

11.3. COMMUNITY SERVICES

11.4. PLANNING, GROWTH AND SUSTAINABILITY

11.4.1. REQUEST FOR WAIVER OF INFRASTRUCTURE CHARGES

Author	Executive Manager Development Planning and Engineering (Matthew Kelly)
Responsible Officer	Director Planning, Growth and Sustainability (Aletta Nugent)
File Reference	DA-2013-395, DA-2023-139
Attachments	Nil

Purpose

To seek Council's consideration on two requests to waive the adopted infrastructure charges on developments recently approved by Council.

Related Parties

Neem Hall

- Julie O'Shea
- Est Late Michael Offord

Ocean Village Resort

- Body Corporate for Ocean Village (No.1)
- Jebahu Pty Ltd
- Bernard A Maher
- Robyn G Maher
- Steven P Cross
- Shane M Beale
- Megan L Stubbs
- Kylie V Pty Ltd
- Benjamin A Black
- Maria D Diaz Simeon
- Ian R Chataway
- Leonie H Chataway
- Donald P Agnew
- Carolyn M Agnew
- Garth M Morgan
- Helen E Morgan
- Steven P Cross
- Trevor D Goodwin
- Sally-Ann Goodwin
- John P Cusack
- Ashley P Zenz
- Lisa A Zenz
- Ronald A Hellwege
- Debra A Hellwedge
- J & L Batey Superannuation Fund Pty Ltd
- Pamela Molloy
- Billieann Bambrick
- Sarah M Taylor
- Julia B Kilner
- Bertislav F Georgieff
- Heather M Georgieff

- Daria Borrelli
- Lucy Alvaro
- John A McNally

Corporate Plan Linkage

Financial Strength

Affordable Living - Our rates and charges provide value for residents and are sufficient in providing for required infrastructure, facilities and services.

Background/Discussion

Council has received two requests for the waiver of infrastructure charges levied against development approvals recently issued by Council, see table below. Each of the development approvals formalise existing land uses currently operating and are ineligible under Council's Facilitating Development in the Mackay Region Policy.

Application Number:	DA-2013-395
Property Owner:	Julie O'Shea
Address:	4948 Mackay-Eungella Road, Finch Hatton
Description of Development:	Material Change of Use – Undefined Use – Neem Hall (Travel Home Sites and Tourist Accommodation)
Total Infrastructure Charge:	\$11,334.89
Request Detail:	<p>The Applicant submitted a request for 100% concession under the Facilitating Development in the Mackay Region Policy. The development was ineligible as the tourist accommodation and travel home sites were existing prior to the development being approved by Council.</p> <p>The approval allows for small-scale tourist accommodation and travel home sites involving six recreational vehicle sites, subject to restricted operational conditions due to flooding in the Finch Hatton area. Operational limitations of the development permit include restricted occupancy limited to 25 occupants and the limiting of operations to 1 April – 1 November. In addition, the development approval is only valid for 24 months.</p> <p>In acknowledgement of the limited operation of the small-scale tourism use, it may be considered unreasonable that Council pursue infrastructure charges for a development that has a provisional impact on Council infrastructure.</p> <p>Council has received a request from the Applicant to negotiate several development conditions, including the limitation on the number of occupants, months per year the facility can operate and the validity period of 24 months. This request has not yet been decided and remains under assessment at the date of this report.</p>
Officers Recommendation:	It is recommended that the amount of \$11,334.89 be waived.

Application Number:	DA-2023-139
Property Owner:	As referenced above in Related Parties.
Address:	5, 1/5, 3/5, 5/5 – 9/5, 12/5 – 19/5, 21/5 – 31/5, 33/5 and 34/5 Bridge Road, East Mackay.
Description of Development:	Material Change of Use – Multiple Dwelling (Long-term Accommodation)

Total Headworks Contribution:	\$302,268.40
Request Detail:	<p>The Applicant submitted a request for 100% concession under the Facilitating Development in the Mackay Region Policy. The development was ineligible as the accommodation units are built and not new development.</p> <p>The development approval allows for the conversion of 28 of the 34 existing approved short-term accommodation units known as the Ocean Resort Village so that they can interchangeably be used for permanent residential accommodation. The approval formalised the existing use of units within the complex and supports interchangeable housing opportunities subject to community need.</p> <p>The approval resulted in no change to the built form of the existing units, has limited impact on existing infrastructure and improves housing diversity within the area. The benefit of increased permanent housing availability will assist with the current rental and housing shortage across the Mackay region.</p>
Officers Recommendation:	It is recommended that the infrastructure charges of \$302,268.40 be waived in full.

Consultation and Communication

There have been ongoing discussions with the affected parties. Officers from the Economic Development & Tourism program and the Development Planning & Engineering program have been consulted as part of the preparation of this report.

There was a briefing with Council in relation to these requests on 15 January 2024.

Resource Implications

The total loss of revenue is \$313,603.29 is a considerable cost to Council. However, the existing developments do not pose a significant impact on existing infrastructure. It is considered the benefits of each development attracting tourism, supporting local businesses and providing new permanent housing across the region, outweighs the financial impact.

Risk Management Implications

Risks associated with recommending the waiver of outstanding charges includes the loss of revenue from infrastructure charges that would otherwise be budgeted for and used for the funding of trunk infrastructure projects as identified within Council's Local Government Infrastructure Plan Schedule of Works.

Conclusion

Consideration has been given to the circumstances of each development approval, with the recommendations outlined below.

Officer's Recommendation

THAT Council waive the adopted infrastructure charges associated with DA-2013-395 being a total of \$11,334.95.

AND THAT Council waive the adopted infrastructure charges associated with DA-2023-139 being a total of \$302,268.40.

**11.4.2. DA-2023-198 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DWELLING HOUSE
- 27 BARRIER ST, ETON - LOT 710 ON E1113**

Author	Senior Development Planner (Brogan Jones)
Responsible Officer	Director Planning, Growth & Sustainability (Aletta Nugent)
File Number	DA-2023-198

Attachments

1. Locality and Zoning Plans [11.4.2.1 - 4 pages]
2. Proposal Plans [11.4.2.2 - 5 pages]
3. Planning Scheme Overlay Mapping [11.4.2.3 - 1 page]

Application Details

Application Number:	DA-2023-198
Applicant/s:	Steven Newson c/- Justin Peel
Lodgement Date:	13 October 2023
Approval Sought:	Development Permit
Description of Proposal:	Material Change of Use – Development Permit for Dwelling House
Category of Assessment:	Impact
Internal Referral/s:	Infrastructure Planning
Number of Submission/s:	One Properly Made Submission
Assessment Officer:	Brogan Jones

Site Details

Owner/s:	Steven Newson
Street Address:	27 Barrier Street, Eton
Real Property Description:	Lot 710 on E1113
Zone/s:	Community Facilities

Planning Scheme Details

Planning Scheme:	Mackay Region Planning Scheme 2017 Version 4.0
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Purpose

The purpose of this report is to complete an assessment of a Development Application for a Material Change of Use for a Dwelling House and provide a recommendation to Council.

Executive Summary

The Development Application before Council is to establish a Dwelling House at 27 Barrier Street, Eton. Due to the property being previously owned by the Roman Catholic Trust Corporation, the property is zoned Community Facilities whereby a Dwelling House triggers Impact Assessment. As part of the public notification period, the proposal attracted a properly made submission and the matters raised can be addressed via conditions.

As the proposal generally complies with the Mackay Region Planning Scheme 2017 v4.0 (the Planning Scheme), the application is recommended for approval subject to conditions.

Related Parties

- Steven Newson (Landowner)
- Justin Peel (Planning Consultant)
- Anna Schmidt and Morgan Zulkarnain (Submitter)
- Trevor Dry Building Designs (Draftsperson)

- Nepean Geotechnics (Geotechnical Engineer)

Corporate Plan Linkage

Live and Visit

Live, Visit and Play - We have a diverse mix of accessible spaces to live, visit and play.

Places and Spaces - We provide well planned and designed places, facilities and infrastructure that meet the needs of our residents and visitors.

Description of Subject Site and Surrounds

The site is rectangular in shape, zoned Community Facilities and has an area of 2,023m². The land has been partially cleared, with earthworks having been carried out. The land can connect to Council's reticulated water infrastructure, however due to the elevation of the lot relative to the water reservoir, on-site water storage and pumps will be required to provide an adequate water supply. An on-site effluent disposal system will be required as there is no reticulated sewer infrastructure in this area.

The surrounding land uses are as follows:

- Northwest – Vacant lot zoned Community Facilities
- Northeast – Dwelling House on land zoned Township
- Southeast – Frontage to Curt Street (unformed road), and
- Southwest – Frontage to Barrier Street (unformed road).

Refer to Attachment 1 – Locality and Zoning Plans.

Development Proposal

The Applicant seeks a Material Change of Use – Development Permit for Dwelling House at 27 Barrier Street, Eton. Specifically, the proposed Dwelling House includes a single-storey relocatable building and an open carport. The Dwelling House will be sited 5m from the north-eastern side boundary and 14m from the Curt Street boundary.

The proposed relocatable building is 12m long, 3.4m wide and 2.9m high. The proposed carport is 12m long, 6m wide and 3.8m high.

The zoning of the land is reflective of the previous owner, being the Roman Catholic Trust Corporation. As the land is zoned Community Facilities, a Dwelling House triggers Impact Assessment.

Refer to Attachment 2 – Proposal Plans.

Referrals

Internal Referral

The Development Application was referred to Infrastructure Planning to comment on the ability for the site to connect to Council's standard water service.

No water main exists along either frontage of the property. The Applicant must therefore extend the existing water main located east of Curt Street to obtain a reticulated water supply. Further, the owner must install a private registered break tank for water storage, sized for a minimum 24 hours water storage, sited at a location suitable to receive water directly from, and as near a practical to, the water meter. The owner must ensure

adequate storage for daily demands and provide a pressure pump downstream of the tank for boost water pressure. Council will supply water as per the Australian Drinking Water Guidelines to the meter, however the owner is responsible for water safety beyond the water meter. A legal agreement would need to be signed prior to a water service being supplied that outlines the responsibility of the owner to install and maintain the system to ensure safety of the water supply.

Planning Assessment

Planning Act 2016 and Planning Regulation 2017

In accordance with s45(5) of the *Planning Act 2016*, impact assessment is an assessment that:

- a) Must be carried out:
 - i) Against the assessment benchmarks in a categorising instrument for the development, and
 - ii) 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.

Sections 29-31 of the *Planning Regulation 2017* prescribe the assessment benchmarks and matters Impact Assessment must have regard to which has been applied during this assessment.

Mackay Isaac Whitsunday Regional Plan 2012

The Minister has identified that the Planning Scheme appropriately advances the Mackay Isaac Whitsunday Regional Plan 2012, as it applies in the planning scheme area. As such, an assessment is not required.

Mackay Region Planning Scheme 2017 v4.0 (MRPS)

The proposed development is appropriately defined as Dwelling House in Schedule 1 of the MRPS.

Dwelling House means a residential use of premises involving:

- a) 1 dwelling for a single household and any domestic outbuildings associated with the dwelling; or
- b) 1 dwelling for a single household, a secondary dwelling, and any domestic outbuildings associated with either dwelling.

A proposal for Dwelling House in the Community Facilities Zone requires impact assessment in accordance with Table 5.5.1.

Assessment Benchmark	Compliance	Officer's Assessment
Landslide Hazard Overlay Code	Yes	Conditioned to comply.
Community Facilities Zone Code	No	Other relevant matters support approval of the proposed development despite the conflict with the zone code.
Dwelling House Code	Yes	Consistent.
General Development Requirements Code	Yes	Conditioned to comply.

A detailed assessment of the proposal against the assessment benchmarks is provided below.

Landslide hazard overlay code

The subject site is identified as being wholly within the landslide hazard area per the overlay mapping.

Refer to Attachment 3 – Planning Scheme Overlay Mapping.

A Dwelling House may be Accepted Development Subject to Requirements (self-assessable) if able to achieve compliance with the relevant provisions of the code. This includes the preparation of a Geotechnical Design Report that identifies a 'low' level of landslide risk. This report is to be prepared by a geotechnical professional, with certification of the design to be provided by a Registered Professional Engineer of Queensland (RPEQ).

A Geotechnical Design Report, prepared by Nepean Geotechnics and dated 12 October 2023, was submitted with the application. The report concludes that the landslide risk level onsite could be 'very low' if particular building foundation recommendations are followed and the exposed soils on sloping areas are protected from ongoing erosion.

Standard conditions are recommended to ensure the Dwelling House design complies with the recommendations of the Geotechnical Design Report. Further, conditions have been recommended that at the completion of the development, a suitably qualified geotechnical professional certifies that the landslide risk remains low. This will ensure compliance with Acceptable Outcomes 1.1 and 1.2.

Community facilities zone code

The proposed development is a use that conflicts with Performance Outcomes 1 and 2 of the Community Facilities Zone Code. These Performance Outcomes prescribe that the zone primarily accommodates Community Activities, Childcare Centres, Cemeteries, Health Care Services and other Community Uses that are compatible and have a direct relationship with the Community Use onsite.

Overall Outcome 3(a) contains similar requirements with regards to acceptable land uses in the zone. A proposal for a Dwelling House is therefore not supported in this zone. To justify approval notwithstanding this non-compliance, a further assessment is made within the Other Relevant Matters section of this report.

Dwelling house code

The proposed development complies with the Code.

General development requirements code

The proposed development can be conditioned to comply with the development outcomes of the code. A detailed assessment of the relevant provisions is provided below.

Acceptable outcome 1.1 requires development to connect to Council's reticulated water supply network. The proposed development can connect to the existing reticulated water supply network in Eton and must extend an existing water main to do so. This has been conditioned and will be assessed in detail as part of a future operational works application.

There is no reticulated sewer network in the Eton township, therefore the applicant's proposed onsite system is acceptable and will be assessed under the future plumbing and drainage application for the Dwelling House.

Acceptable outcome 17.1 requires proposed access points to 'provide convenient access to the site and maintain the safety and efficiency of the road'. The applicant proposes vehicle access to the site from the existing gravel road within Barrier Street. The gravel road within Barrier Street does not provide access all the way to the subject site, therefore the applicant will be required to extend this road to the property boundary. The standard of the new portion of the road will be a continuation of the existing road standard. This has been conditioned and will be assessed in detail as part of a future operational works application.

Other Relevant Matters

Section 45(5) of the *Planning Act 2016* states that Council, when assessing an impact assessable Development Application, may consider ‘any other relevant matter, other than a person’s personal circumstances, financial or otherwise’. The following assessment of other relevant matters is made with respect to the proposed development’s conflict with the zone.

There are a number lots situated around the existing Place of Worship (Church) at 19 Barrier Street, Eton that carry the historic zoning of Community Facilities. The intention was for community uses to establish on the hill alongside the existing Church. However, the Church has sold two lots to private residents as the land was surplus to their requirements. These lots are located at the south-west end of Hill Street and Barrier Street and adjoin an existing residential area. On this basis, a proposal for a Dwelling House is considered appropriate on the site despite the conflict with the Community Facilities Zone.

Public Notification and Submissions

The application was publicly notified for at least 15 business days, between 8 December 2023 to 19 January 2024 in accordance with the *Planning Act 2016* as follows:

- Notice in a local paper – 8 December 2023
- Notice to adjoining landowners – 6 December 2023, and
- Sign placed on the land – 8 December 2023.

Council received one properly made submission. Council Officers have considered the contents of the submission as outlined below.

Items raised submissions	How matters were dealt with in reaching the decision
<p>Drainage and landslide hazard</p> <p>The submitter states that since clearing and earthworks have been undertaken on the subject site, drainage issues have been identified on the subject site and the neighbouring lot to the northeast.</p> <p>The submitter has provided photos showing ‘water being dammed’ on the neighbouring lot to the northeast.</p>	<p>Earthworks have occurred onsite in a landslide hazard area. Council has no record of any Operational Works approval for these works. A recommended condition of approval will require the Applicant to obtain an Operational Works Permit for the earthworks. Any earthworks approval will ensure a drainage solution is formalised.</p> <p>Council will commence investigations with respect to the current onsite drainage issues and determine if compliance action is necessary.</p>
<p>Privacy and amenity concerns</p> <p>The submitter has amenity and privacy concerns relating to the siting of the Dwelling House within proximity to the existing Dwelling House on the neighbouring lot to the northeast.</p>	<p>The proposed Dwelling House is set back 5m from the side boundary to the northeast. If the lot was in the Township Zone (see assessment against other relevant matters above), the permissible side boundary setback for the proposed structure would be 2.0m under the Queensland Development Code (QDC). On this basis there are no conflicts with the performance outcomes or acceptable outcomes of the QDC relating to the side boundary setback.</p>
<p>Water supply pressure</p>	<p>The Applicant will be required, via conditions of approval, to extend a water main, connect into it and</p>

The submitter states the application does not adequately address the potential impact on current reticulated water supply in the locality.	install a water booster pump onsite. This work will be subject to an Operational Works Permit from Council that will ensure there are no impacts on the reticulated water supply in the locality.
Access arrangement The submitter states the application does not show the access arrangements or internal driveway on the subject site. Both street frontages are unformed and the submitter has concerns as to how the site will be accessed.	The Applicant will be required, via conditions of approval, to construct an access in a location that is safe, efficient, and constructed to an appropriate standard. This work is subject to an Operational Works Permit from Council.

Levied Charges

In accordance with the Council's Adopted Charges Resolution dated December 2023, a Levied Charge is applicable to the development proposal and has been calculated as shown below, taking into consideration any applicable credits.

Levied Charge Calculation

Adopted Infrastructure Charge Category	Adopted Infrastructure Charge	Demand Units	No. of Demand Units	Gross Levied Charge Amount
Residential	\$24,181.36 (including 20% service discount)	3 or more bedroom Dwelling	1	\$24,181.36
Gross Levied Charge Amount Total				\$24,181.36

Applied Credit Calculation

Adopted Infrastructure Charge Category	Value of Credit Unit	Credit Unit	No. of Credit Units	Applied Credit Amount
Residential	\$24,181.36 (including 20% service discount)	3 or more bedroom Dwelling	1	\$24,181.36
Applied Credit Amount Total				\$24,181.36

Net Levied Charge Summary

Gross Levied Charge Amount Total	Applied Credit Amount Total	Net Levied Charge Amount
\$24,181.36	\$24,181.36	\$0.00

Offsets/ and Refunds

No offsets or refunds are applicable to this application.

Consultation and Communication

See public notification and submissions section of this report.

Resource Implications

There are no resource implications for Council arising from this proposal.

Risk Management Implications

There is a risk that an appeal could be lodged by the Applicant or submitter against Council's decision. This would give rise to cost implications, as Council would be required to participate in any appeal proceedings.

Conclusion

The Development Application has been assessed against the Planning Scheme and it is recommended that the proposal be approved, subject to conditions.

Officer's Recommendation

THAT Council approves the Development Application for a Material Change of Use – Development Permit for Dwelling House over land at 27 Barrier Street, Eton, formally described as Lot 710 on E1113, subject to the following conditions:

Approved Plan(s) and Document(s)

The development must generally comply with the plan(s) and supporting documentation referenced in the table below and enclosed as stamped 'Approved Subject to Conditions' which forms part of this approval, unless otherwise specified by any condition of this approval.

Plan/Document Name	Drawing Number	Prepared by	Date
Site Plan	2315 (Sheet 1)	Trevor Fry Building Design	-
Dimensions Plan	2315 (Sheet 2)	Trevor Fry Building Design	-
Elevations	2315 (Sheet 3)	Trevor Fry Building Design	-
Floor Plan	15521-MPS-01	M&P Services	10.7.23
Elevations	17134-MPS-01	M&P Services	10.7.23

Condition		Timing
1)	<p>Carry Out the Approved Development</p> <p>Carry out the approved development generally in accordance with the approved plan(s) and document(s), and the following:</p> <ul style="list-style-type: none"> a) The specifications, facts and circumstances as set out in the development application submitted to Council, including recommendations and findings confirmed within technical reports; and b) The below conditions of approval and the requirements of Council's Planning Scheme and the Planning Scheme Policies; and c) 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; and d) Except where modified by these conditions of approval. 	At all times.
2)	<p>Maintain the Approved Development</p> <p>Maintain the approved development generally in accordance with the approved plan(s) and document(s), and any other approval required by the conditions.</p>	At all times.

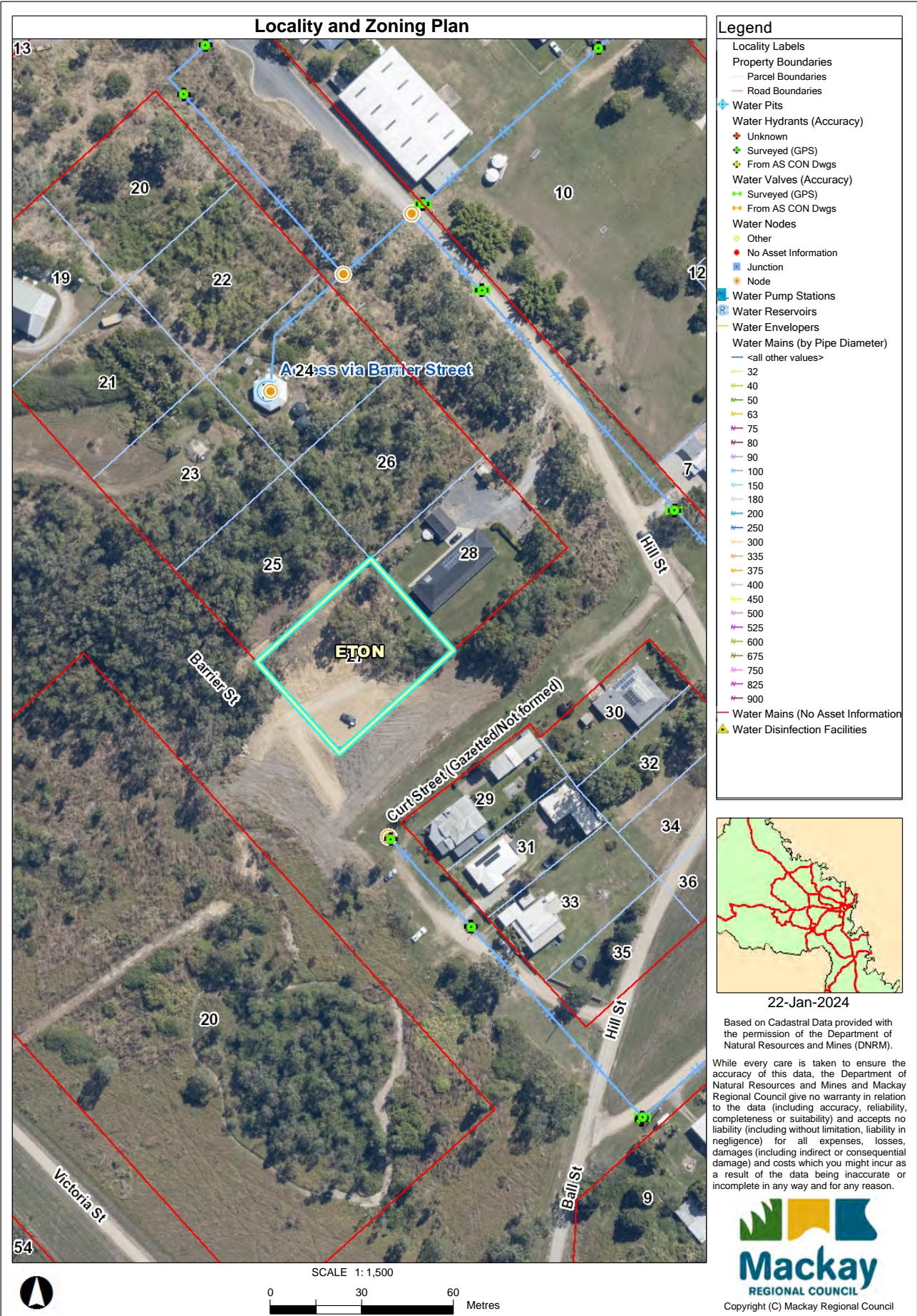
Condition	Timing
3) Damage to Infrastructure and Land Notify Council immediately if any Council infrastructure or land is damaged as a result of construction activities occurring and have it repaired, replaced or reinstated at no cost to Council.	At all times.
4) Lawful Point of Discharge Direct all stormwater from the site (including roof water) to a lawful point of discharge such that it does not adversely affect surrounding properties or properties downstream from the development.	At all times.
5) Concentration of Stormwater Ensure the development does not create ponding nuisances and/or a concentration of stormwater flows to adjoining properties. Stormwater formerly flowing onto the site must not be diverted onto other sites. The site shall be free draining.	At all times.
6) Landslide Hazard a) Provide written confirmation that the development complies with the relevant Assessment Benchmarks of the Landslide Hazard Overlay Code to achieve Accepted Development Subject to Requirements. b) Provide certification that the risk level in relation to landslide affecting the development and area surrounding the development is certified as 'low' at completion of the development in accordance with <i>Landslide Risk Management Australian Geomechanics Journal Vol 42 No.1 March 2007</i> .	Prior to issue of a building work development permit. Prior to issue of a building work development permit.
7) Electrical and Telecommunications Ensure the development is provided with electricity and telecommunications services.	Prior to commencement of use.
8) Water Main Extension Extend the existing water main in Barrier Street, with DN63 poly, to the property boundary. <i>Advisory Note: An Operational Works – Development Permit will be required.</i>	As part of operational works.
9) Water Connection Ensure the development is connected to the reticulated water services provided to the site. <i>Advisory Note: This lot is part of a Tank Replenishment Scheme and is subject to different water service conditions. Refer to Fact Sheet: Tank Replenishment Scheme.</i>	Prior to commencement of use.
10) Access	

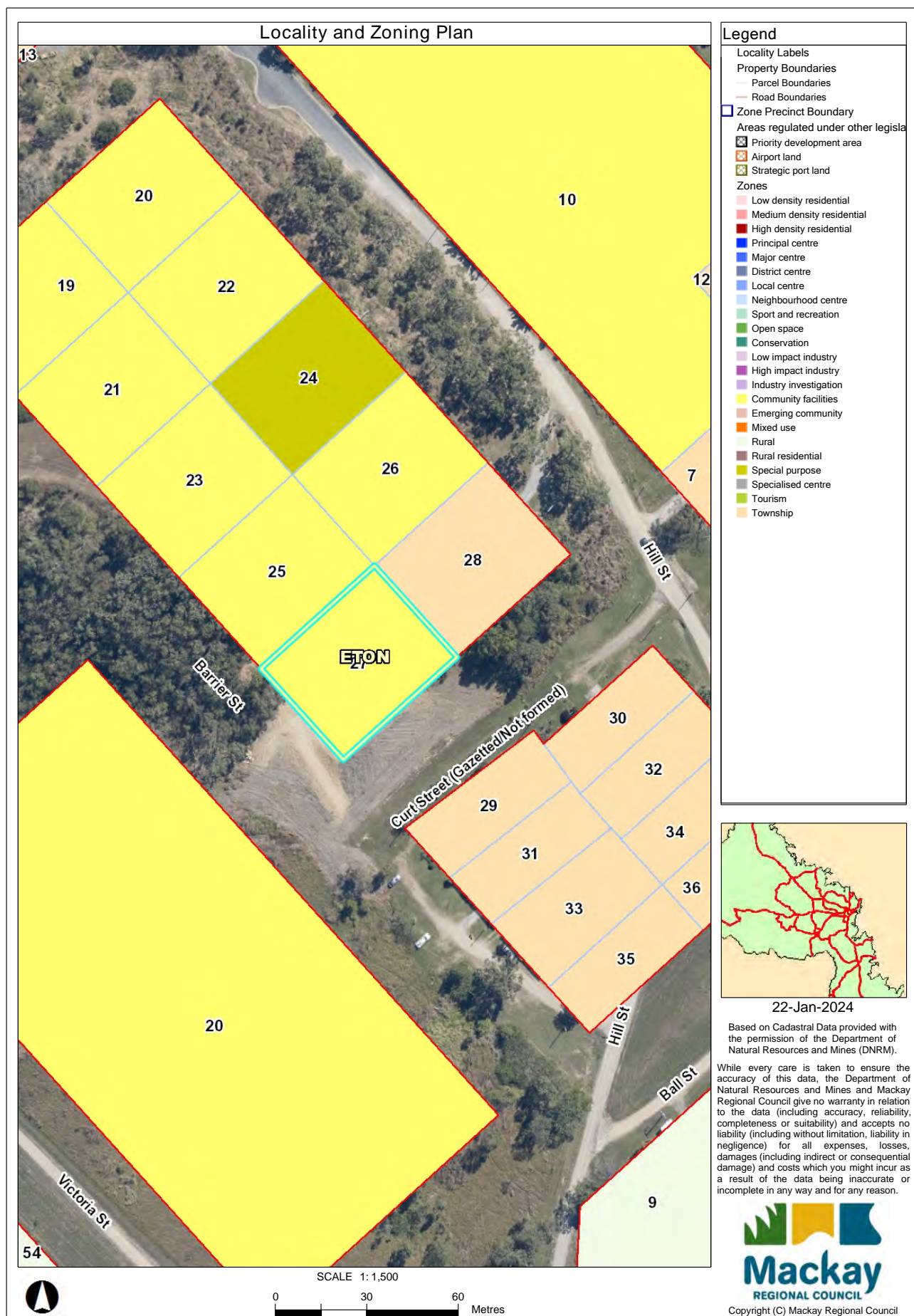
Condition		Timing
	<p>a) Construct a vehicle access to the property in accordance with Council's <i>Standard Drawing No. A3-08323 Typical Minor Access Details for Council Rural Roads</i>.</p> <p>b) The vehicle access must be extended to connect to the existing road formation in Barrier Street.</p> <p><i>Advisory Note: An Operational Works – Development Permit will be required for the detailed design.</i></p>	As part of operational works.
11)	Operational Works	
	<p>a) Obtain an Operational Works – Development Permit for the following:</p> <ul style="list-style-type: none"> i) Earthworks; and ii) Water Main Extension; and iii) Access 	Prior to commencing any assessable works on-site.
	<p>b) Submit a Construction Operational Works Notice to Commence Works for the following:</p> <ul style="list-style-type: none"> i) Earthworks; and ii) Water Main Extension; and iii) Access 	Prior to commencement of works.
	c) Obtain an Acceptance of Works or On Maintenance for the works completed.	At the completion of operational works.
12)	Plumbing and Drainage Works	
	a) Obtain a plumbing and drainage works permit in accordance with the <i>National Construction Code</i> and the <i>Plumbing and Drainage Act 2018</i> .	Prior to commencing plumbing works.
	b) Obtain a final plumbing and drainage works certificate verifying the work has been completed in accordance with a) above.	Prior to commencement of use.
13)	Building Works	
	a) Obtain a building works development permit in accordance with the <i>National Construction Code</i> and the <i>Planning Act 2016</i> .	Prior to commencing building works.
	b) Obtain a <i>Form 21 Final Inspection Certificate</i> verifying the work has been completed in accordance with a) above.	Prior to commencement of use.

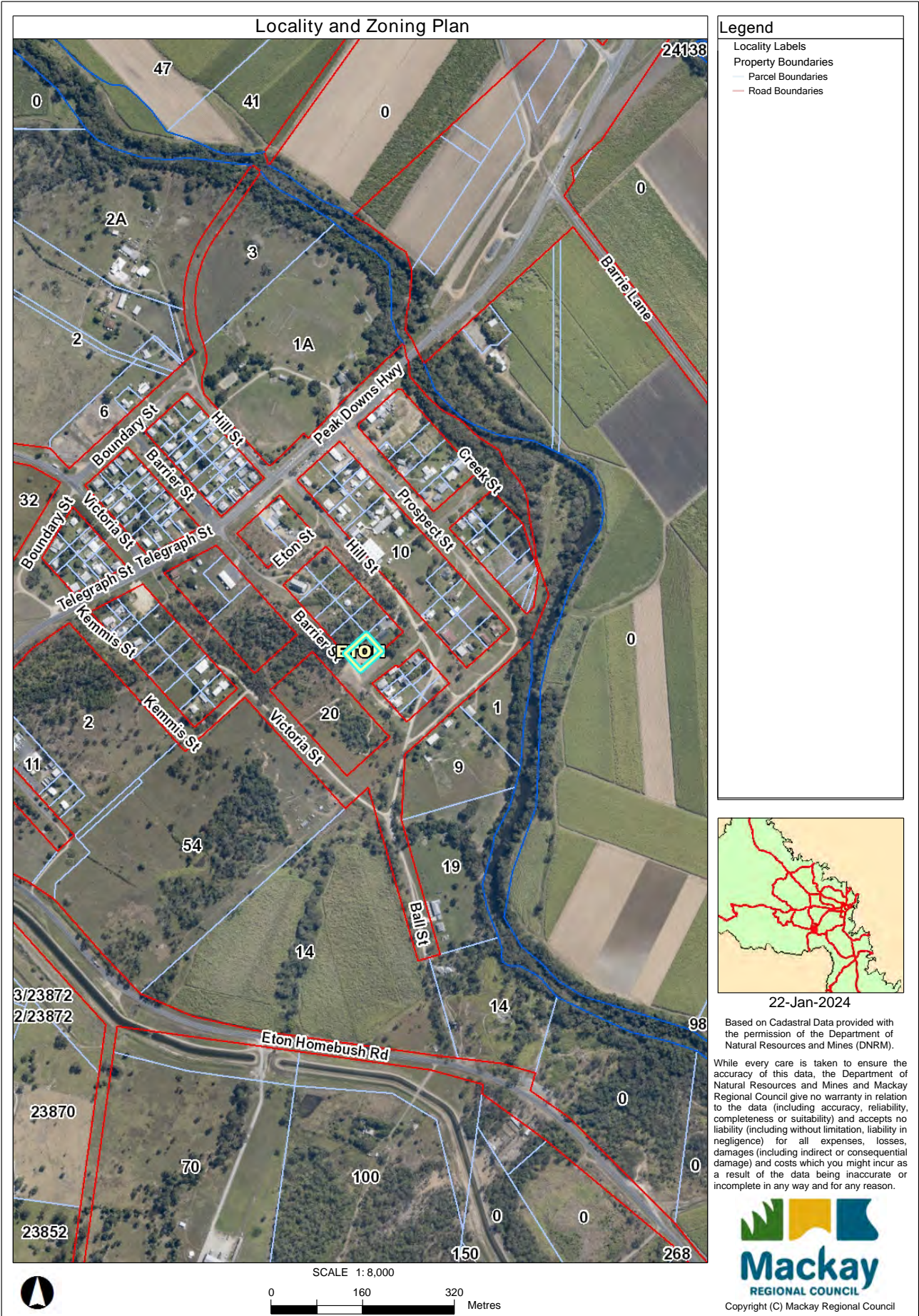
Assessment Manager's Advice	
1)	<p>Infrastructure Charges Notice</p> <p>An Infrastructure Charges Notice has been issued as part of this Development Approval, however there is no outstanding charge as the credit on the land equals the same as the levied charge.</p>
2)	Cultural Heritage

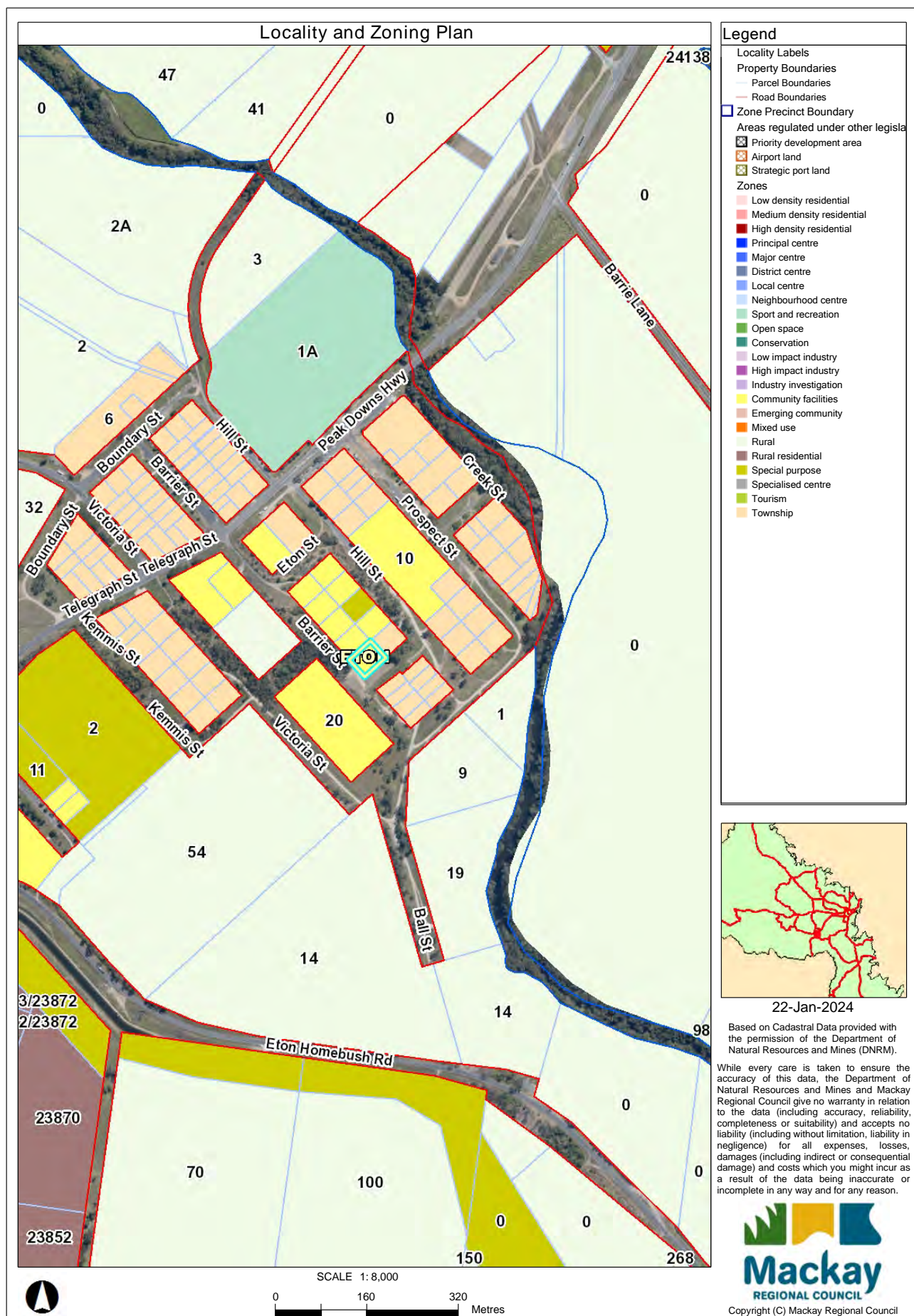
Assessment Manager's Advice	
	<p>The <i>Aboriginal Cultural Heritage Act 2003</i> establishes a Duty of Care for indigenous cultural heritage. This applies on all land and water, including freehold land. The Cultural Heritage Duty of Care lies with the person or entity conducting the activity. Penalty provisions apply for failing to fulfil the Cultural Heritage Duty of Care.</p> <p>Those proposing an activity that involves additional surface disturbance beyond that which has already occurred on the proposed site need to be mindful of the Duty of Care requirement. Details of how to fulfil the Duty of Care are outlined in the Duty of Care Guidelines gazetted with the <i>Aboriginal Cultural Heritage Act 2003</i>.</p> <p>Council strongly advises that you contact the relevant state agency to obtain a copy of the Duty of Care Guidelines and further information on the responsibilities of Applicant under the terms of the <i>Aboriginal Cultural Heritage Act 2003</i>.</p> <p>The Duty of Care Guidelines provide further guidance on identifying and protecting Aboriginal cultural heritage and can be accessed here.</p>
3)	<p>Environmental Nuisance</p> <p>Construction or operational activities, including but not limited to, the operation of mechanical plant and equipment, must not cause an 'environmental nuisance' within the meaning of the <i>Environmental Protection Act 1994</i> to any sensitive receptor as stated within Schedule 1 of the <i>Environmental Protection (Noise) Policy 2019</i>.</p> <p>It is the Applicant and owner's responsibility to ensure compliance with Section 440R of the <i>Environmental Protection Act 1994</i>, 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.</p>
4)	<p>Sedimentation Control</p> <p>It is the Applicant/owner's responsibility to ensure compliance with Chapter 8, Part 3C of the <i>Environmental Protection Act 1994</i> to prevent soil erosion and contamination of the stormwater drainage system and waterways.</p>
5)	<p>Cyclone Watch Site Management</p> <p>All building site managers must take all action necessary to ensure building materials and/or machinery on construction sites are secured immediately following the first cyclone watch and that relevant emergency telephone contacts are provided to Council, prior to commencement of works.</p>
6)	<p>General Safety of Public During Construction</p> <p>It is the principal contractor's responsibility to ensure compliance with Section 19 (2) of the <i>Work Health and Safety Act 2011</i>. 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.</p> <p>It is the responsibility of the person in control of the workplace to ensure compliance with Section 20(2) of the <i>Work Health and Safety Act 2011</i>. 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.</p>
7)	<p>Bushfire</p> <p>The Building Certifier is responsible for assessing whether the proposed development meets the</p>

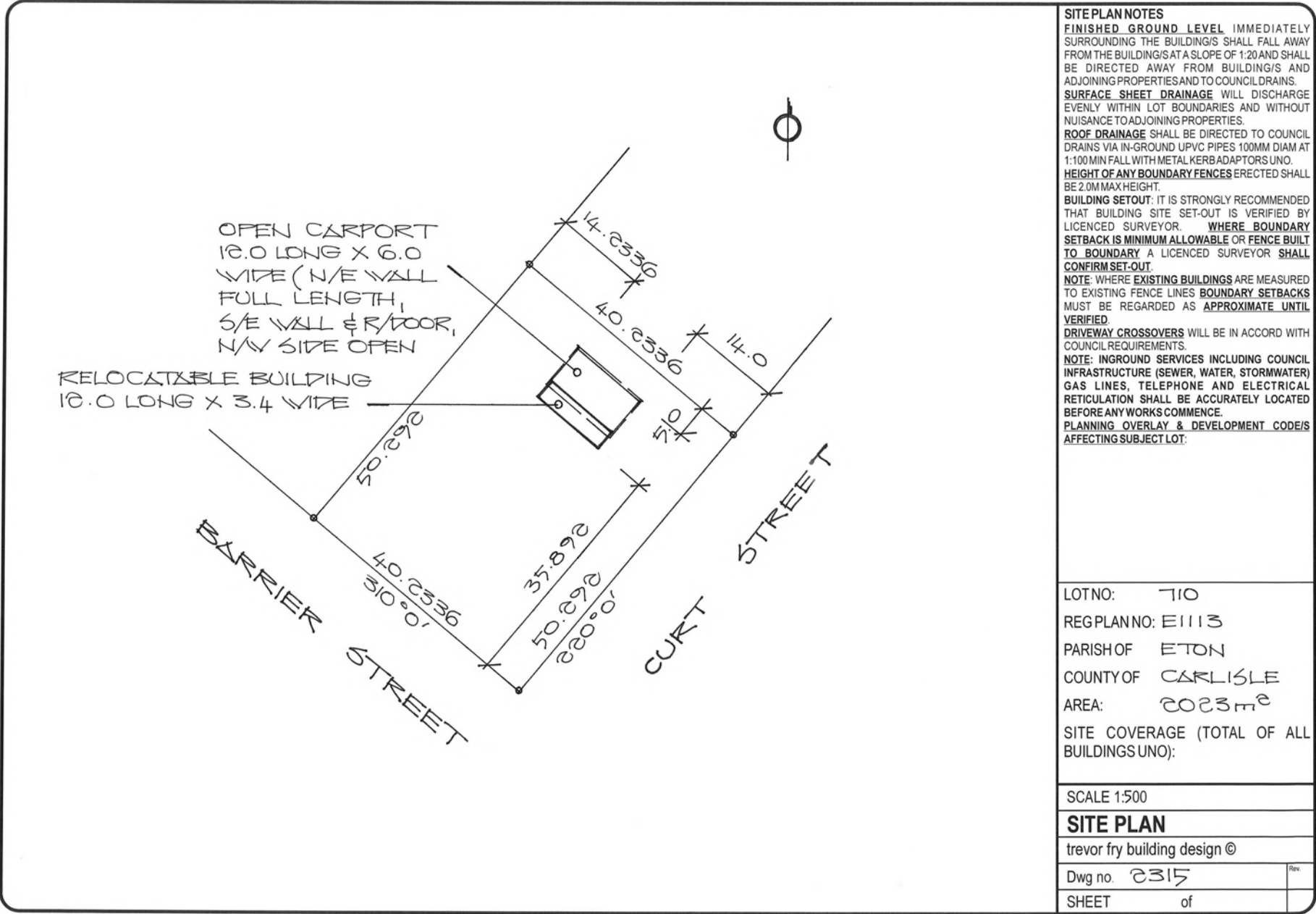
Assessment Manager's Advice	
	relevant construction requirements in accordance with <i>AS3959-2009 Construction of buildings in bushfire-prone areas</i> .
8)	Existing Earthworks On-site There is no evidence that the earthworks undertaken on site does not trigger assessable development for Operational Works. It is recommended that you contact a Civil Engineer to confirm the extent of earthworks and confirm these with Council. Council will separately undertake compliance inspections with regard to this matter.



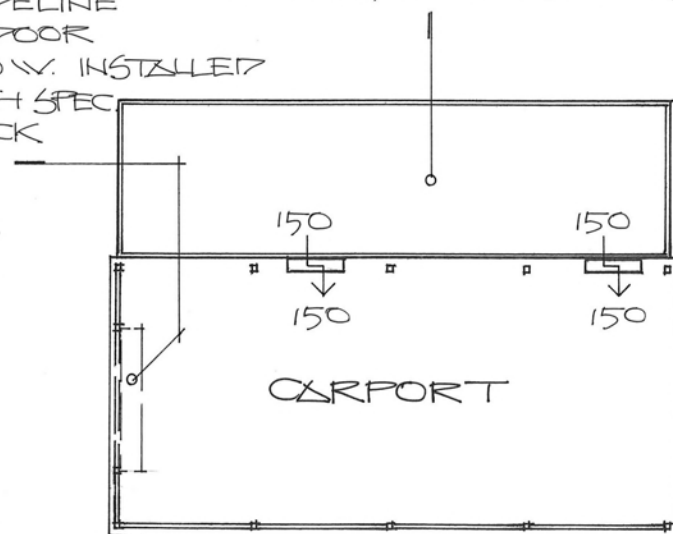








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B&I7 ROLL-A-DOOR
3000 H. X 3000 W. INSTALLED
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WITH WIN17 LOCK
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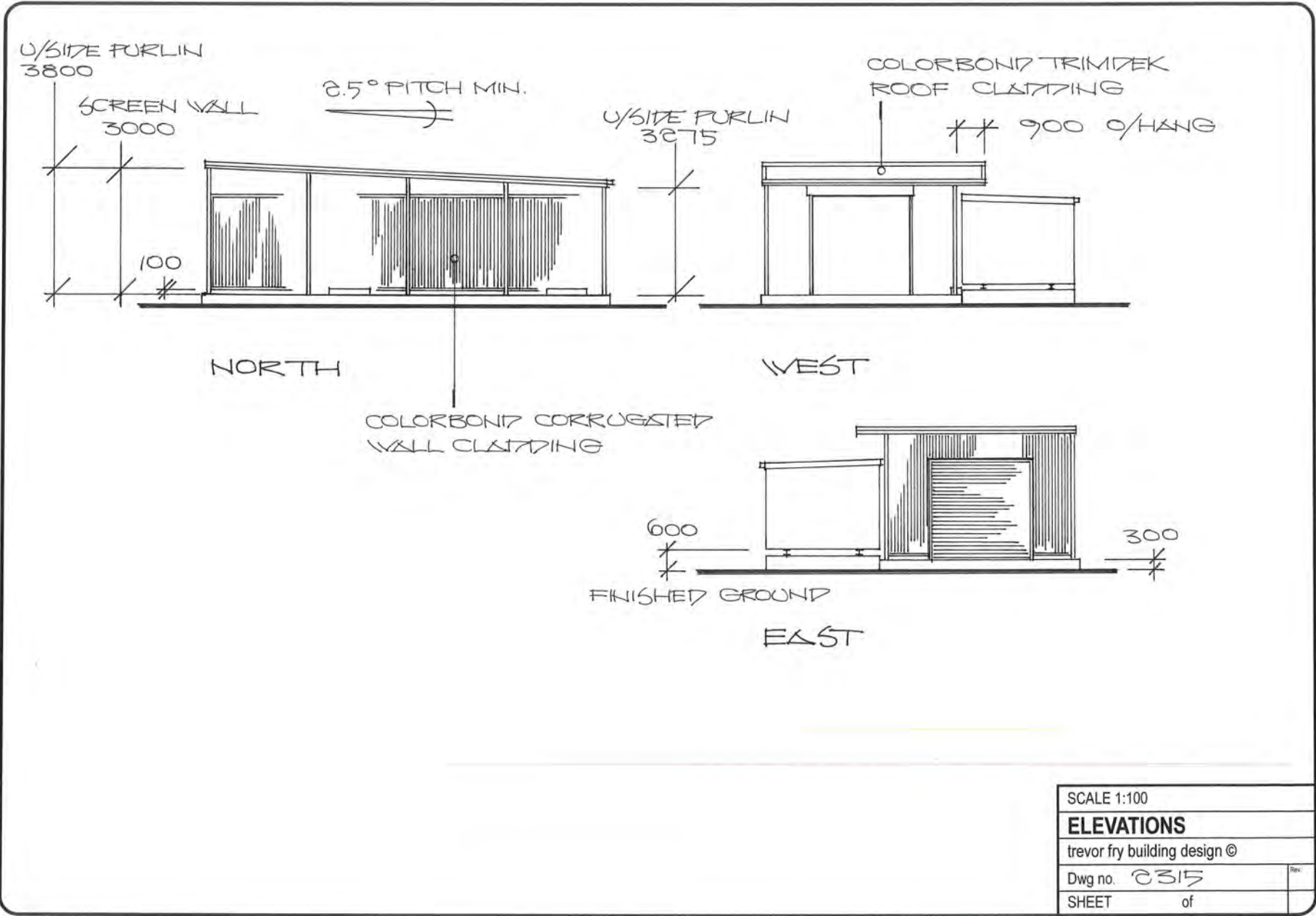


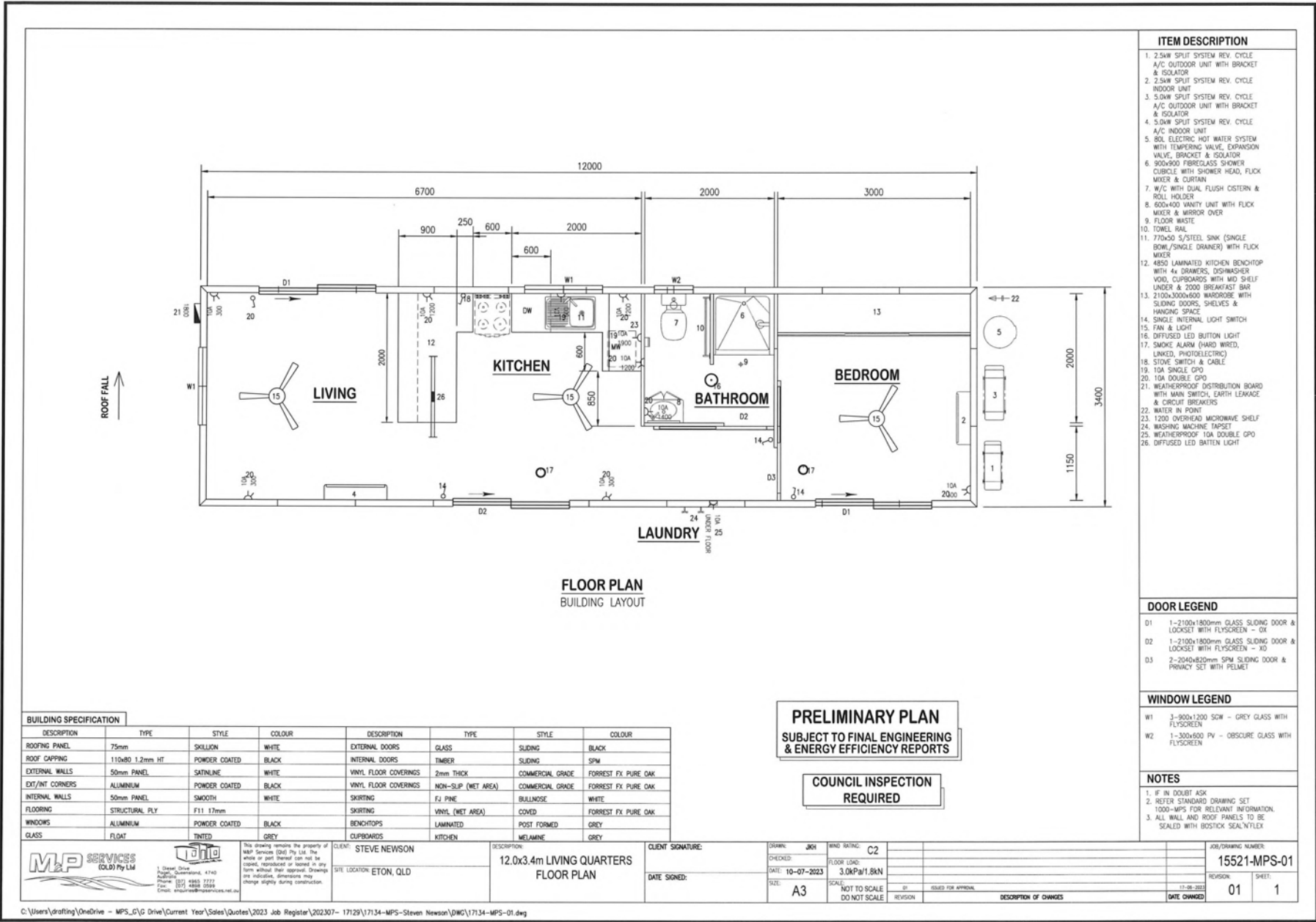
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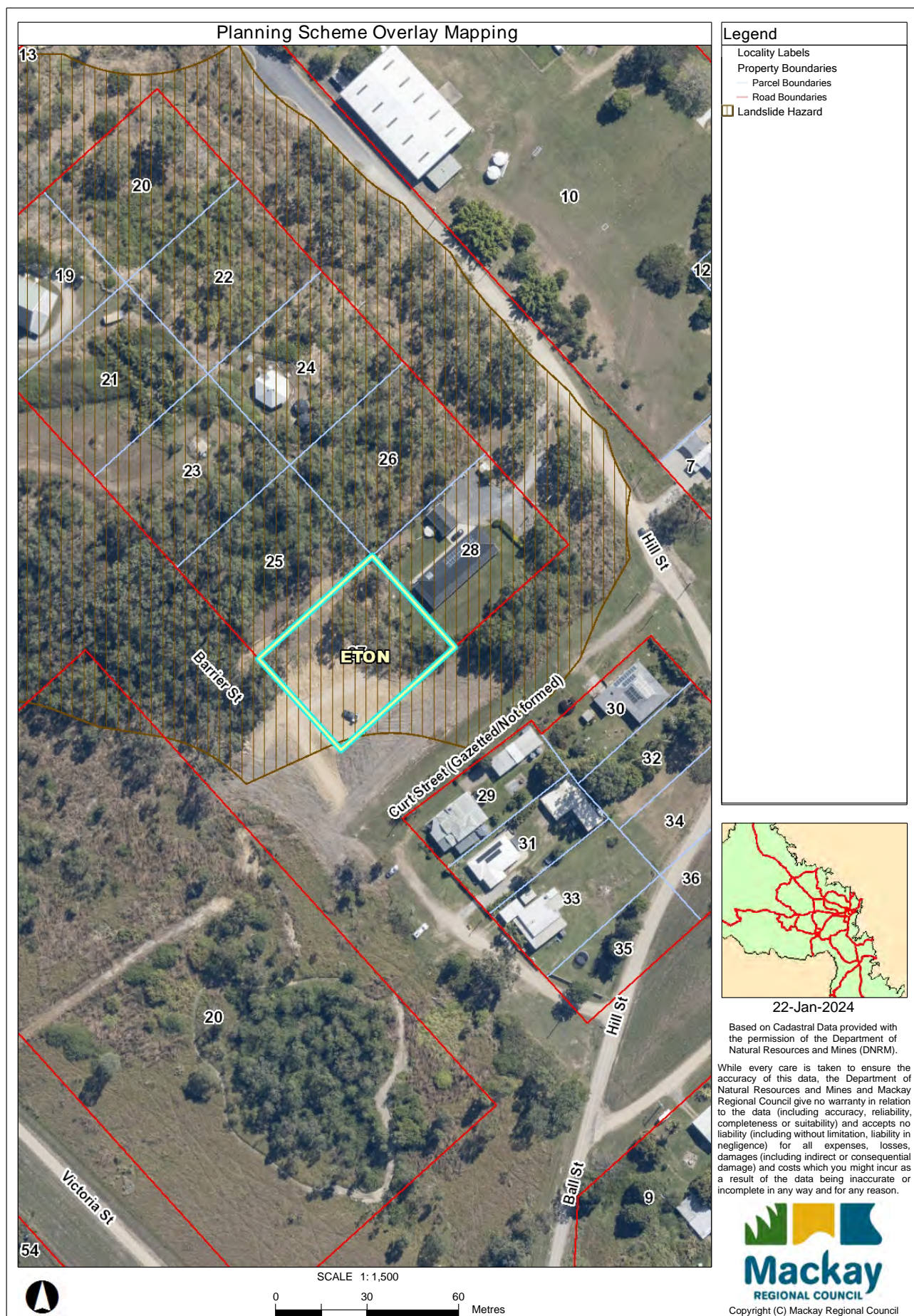
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**11.4.3. FACILITATING DEVELOPMENT IN THE MACKAY REGION POLICY APPLICATION - BEL ABODE
- MATERIAL CHANGE OF USE FOR SHOP AND ANCILLARY FOOD AND DRINK OUTLET, 6
SHADY LANE, HABANA**

Author Principal Economic Development (Nadine Connolly)
Responsible Officer Director Planning, Growth & Sustainability (Aletta Nugent)
File Reference Facilitating Development in the Mackay Region Policy

Attachments

1. Site Plan - Bel Abode [11.4.3.1 - 2 pages]

Purpose

To assess an application under the Facilitating Development in the Mackay Region Policy (the Policy).

Related Parties

- Bel Abode Lifestyle & Homewares
- AAP Consulting Pty Ltd
- Scott C Gillespie and Cathryn J Gillespie

Corporate Plan Linkage

Invest and Work

Diversified Economy - We have a diversified economy that attracts new and emerging industries, such as sport, tertiary education, health, tourism, agribusiness, biofutures industry, and the Mining Equipment Technology and Services (METS) sector.

Industries, Jobs and Growth - Our core industries are growing and prosperous, encouraged to innovate, create jobs, and drive growth.

Live and Visit

Community Participation and Active Lifestyles - Our region is vibrant and culturally rich, home to a wide variety of events, experiences and attractions.

Eco-Tourism Adventure and Leisure - We are a world-famous tourism destination, providing eco, adventure and water-based sport, recreation, and leisure opportunities.

Live, Visit and Play - We have a diverse mix of accessible spaces to live, visit and play.

Background/Discussion

The application by Scott and Cathryn (Jane) Gillespie for Bel Abode Lifestyle and Homewares includes a Material Change of Use for a Shop and Ancillary Food and Drink Outlet (DA-2023-112). The development is located at 6 Shady Lane, Habana (Lot 18 on SP333598).

The applicants have constructed a lifestyle and homewares shop and ancillary food and drink outlet on their property at Habana. Following a Show Cause Notice issued on 14 April 2023, the applicants have worked with Council to gain a retrospective approval for their operation, and this was issued on 2 November 2023.

The applicant is seeking 100% concession (\$9,520.70) under Schedule 4 Tourism Development. The Food and Drink outlet is in keeping with the Policy, however, the shop does not fit directly within the uses in the relevant

Schedule of the Policy. However, other uses identified in the Schedule include Market, Roadside Stall and Tourist Attraction which are analogous to the proposed use.

This type of business is highly desirable for the growing tourism industry in the Mackay region. Tour buses such as Mingle Mini Mystery Tours bring both locals and tourists to visit Bel Abode on a regular basis. This development benefits other small business in the region, providing a drive trail for customers to explore places such as Orchids Mackay, Organic & Natural Store, Yakapari Country Crafts, Mt. Jukes Family Farm, Horns & Thorns and Deep Gully Farm. The addition of this product strengthens the tourism offering, particularly in the rural areas of Mackay, growing the regional agri-tourism industry.

Incentive Requests

The applicant submitted an Expression of Interest under the Facilitating Development in the Mackay Region Policy (Policy) on 8 January 2024. The Stage 2 Application was received the same day.

The applicant is seeking concessions under Schedule 4 Tourism Development which supports a Material Change of Use (MCU) - Development Permit for Shop and Ancillary Food and Drink Outlet.

The application has been assessed against Version 10 of the Policy which was endorsed on 13 December 2023.

The following concession has been requested:

- a) 100% concession on infrastructure charges:
 - o Infrastructure Charges = \$9,520.70
 - o Requested concession = \$9,520.70
 - o Charges payable = NIL

Under Schedule 4 Tourism Development of the Policy (endorsed December 2023), infrastructure charges may be reduced by up to 100% based on the net charge amount identified on the Infrastructure Charges Notice (after annual adjustments and the application of any offsets), up to a maximum concession value of \$500,000. The maximum concession value should include any previous stages of the development, or other development of the site, that has been previously approved under the Policy.

General Eligibility Criteria

Based on information provided by the applicant, the proposed development satisfies most of the requirements under the General Eligibility Criteria in Schedule 4 Tourism Development as follows:

Criteria	Eligibility
Timing of development Use must commence within 2 years.	Commencement of construction – completed Commencement of use – currently operating While it is not the Policy’s intent to support concessions for developments that have commenced operating, it is proposed that the application be accepted for consideration. This recommendation is based on the following grounds: <ul style="list-style-type: none">• The applicants have actively worked with Council Officers to gain retrospective approval.• The development generally complies with eligibility criteria.• The development presents minimal impact to existing infrastructure.

	<ul style="list-style-type: none"> The development is highly desirable for the growing tourism industry in the Mackay region and supports existing small businesses. The development supports the intent of the Policy.
Non-Government Development	Yes
Infrastructure capacity	<p>The applicant has advised services are already provided to the site, and no external or trunk infrastructure upgrades will be required to service the proposed development.</p> <p>As per the Infrastructure Charges Notice, no offsets are in place for DA-2023-112</p>

Specific Eligibility Criteria

Based on information provided by the applicant, the proposal satisfies the requirements under Eligibility Criteria in Schedule 4 Tourism Development of the Policy:

Criteria	Eligibility
Economic Investment There is no minimum capital investment for Schedule 4.	<ul style="list-style-type: none"> Estimated construction cost of development is \$60,000 to \$70,000. Based on Council's economic modelling, a direct injection of \$70,000 (construction costs) will result in combined supply chain and consumption effects of \$82,331, totalling \$152,331 economic impact. The applicant has committed to utilising local contractors and suppliers during construction of the development.
Employment Generation	<ul style="list-style-type: none"> Based on Council's economic modelling, the project will generate ongoing employment for the operator of the property and is expected to result in indirect employment. The applicant has committed to utilising local contractors and suppliers during construction of the development.
Applicable Area Appropriately zoned land.	The proposed development is small scale and will not have a noticeable impact on surrounding development. A Development Permits for the Material Change of Use - Shop and Ancillary Food and Drink Outlet (DA-2023-112) was approved on 2 November 2023.
Applicable Land Uses The Policy applies to material change of use (MCU) for applicable land uses that are consistent with "applicable land uses" in Schedule 4 Tourism Development in urban areas (refer to the table in the Policy).	The development application applies to a Material Change of Use for Shop and Ancillary Food and Drink Outlet. The Food and Drink outlet is an identified use in Schedule 4 Tourism Development, however the Shop is a use not specifically identified. However, the other uses identified in the Schedule include Market, Roadside Stall and Tourist Attraction which are analogous to the proposed use.

Business and Regional Benefits

Based on the information provided by the applicants, the development supports increased business activity within local tourism and hospitality sectors, provides additional employment opportunities across various industry sectors and adds to the tourism offering in the Mackay region.

The applicants have identified the benefits as follows:

- The operation is highly desirable for the growing tourism industry in the Mackay region. The addition of this product will strengthen the tourism offering particularly in the rural areas of Mackay, adding to the growing agri-tourism offering.
- The location offers a destination for visitors and locals to enjoy on the weekend.
- Tour buses such as Mingle Mini Mystery Tours bring both locals and tourists to visit Bel Abode on a regular basis.
- The development benefits other small businesses in the region providing a trail for customers wanting to continue to explore places such as Orchids Mackay, Organic & Natural Store, Yakapari Country Crafts, Mt. Jukes Family Farm, Horns & Thorns and Deep Gully Farm.
- The development promotes diversification in the use of rural properties to support new business opportunities.

Consultation and Communication

The Development Planning and Engineering program has considered the development application through the statutory assessment provisions under the *Planning Act 2016*. As part of this assessment process, other relevant sections of Council were consulted.

Councillors were briefed on 15 January 2024 in relation to the request under the Policy.

Resource Implications

a) Concessions on Infrastructure Charges

In accordance with the Infrastructure Charges Notice, the development gives rise to total net infrastructure charges of \$9,520.70 (+ annual adjustments).

Gross Infrastructure Charge (IC)	Credit Unit (Residential dwellings)	Net Infrastructure Charge (IC minus Credit)	Concession (%)	Concession (\$)	Charges Payable
\$9,520.70	\$0.00	\$9,520.70	100%	\$9,520.70	\$0.00

Under Schedule 4 Tourism Development, infrastructure charges may be reduced up to 100% of the net charge amount identified on the Infrastructure Charges Notice (after annual adjustments and the subtraction of any offsets or credits) to a maximum concession value of \$500,000.

It is proposed that infrastructure charge concessions only be applied to the net charge amounts calculated following the subtraction of any offsets and credits. The application of this methodology will ensure that the granting of concessions does not introduce any additional infrastructure costs to Council.

Risk Management Implications

There is a risk that granting significant concessions can leave Council exposed to similar claims in the future and that a potential infrastructure funding gap could present. These risks are sufficiently mitigated through the following measures:

- An existing development approval is in place and on-site infrastructure requirements have been reviewed as part of the development assessment process;
- A condition has been included as part of the officer's recommendation stating that the approved concessions are dependent on Council not incurring any additional infrastructure costs (including 'bring forward costs') to service the development;
- Council can review the application of the Policy at any time.

Conclusion

The Policy provides incentives for developments that will deliver economic development and growth outcomes in alignment with Council's policy and planning objectives.

The proposed development supports the desired outcomes of Schedule 4 of the Policy.

Officer's Recommendation

THAT the following Specific Incentive is approved under the Facilitating Development in the Mackay Region Policy for the development by Scott and Cathryn Gillespie, Bel Abode Lifestyle and Homewares, 6 Shady Lane, Habana (Lot 18 on SP333598):

- a) Concessions of 100% (estimated at \$9,520.70) apply on the net charge amount on the Infrastructure Charge Notice (calculated following annual adjustments, and subtraction of any offsets and credits) for DA-2023-112.

AND THAT the approval of concessions is dependent on:

- b) No additional infrastructure costs incurred by Council (including establishment and bring forward costs);
- c) The developer utilising local contractors and suppliers.



Site Plan: Bel Abode, Shady Lane, Habana
REF: AU007601 – P1



Floor Plan: Proposed Home Based Business

Ref: AU007601 – P2a

11.4.4. FACILITATING DEVELOPMENT IN THE MACKAY REGION POLICY APPLICATION - MATERIAL CHANGE OF USE - MULTIPLE DWELLING UNITS - 335 BRIDGE ROAD, WEST MACKAY

Author Principal Economic Development (Nadine Connolly)
Responsible Officer Director Planning, Growth & Sustainability (Aletta Nugent)
File Reference Facilitating Development in the Mackay Region Policy

Attachments

1. Approved Plans - 335 Bridge Road, West Mackay [11.4.4.1 - 6 pages]

Purpose

To assess an application under the Facilitating Development in the Mackay Region Policy (the Policy).

Related Parties

- Michael Piscioneri & Pauline McCabe
- Jewell Planning Consultants
- Blueline Architecture

Corporate Plan Linkage

Live and Visit

Enhance Liveability - We have a range of housing and social infrastructure options that supports a great quality of life and wellbeing in our community.

Live, Visit and Play - We have a diverse mix of accessible spaces to live, visit and play.

Places and Spaces - We provide well planned and designed places, facilities and infrastructure that meet the needs of our residents and visitors.

Background/Discussion

The proposed development (DA-2020-160) by Michael Piscioneri and Pauline McCabe is located at 335 Bridge Road, West Mackay (Lot 2 on RP708896). The development will deliver a Material Change of Use for Multiple Dwelling Units (6 x dwellings).

The subject site is currently occupied by six multiple dwellings in a two-storey building, positioned mid-way along the property. The proposed development includes construction of single level dwellings, grouped in two clusters of three dwellings, positioned to the north and south of this existing building. Each unit will include two bedrooms, bathroom, laundry, living, dining room, kitchen and garage.

The site is opposite the West Mackay Post Office and within 100m of an IGA 24-hour supermarket, medical GP premises and Mackay West State School.

The development is estimated to cost approximately \$1.5M to construct resulting in a \$3.090M economic impact. The project is scheduled to commence construction in early 2024 and should be completed by early 2025.

The units will increase housing stock in Mackay, specifically providing an affordable housing option close to services and amenities.

Incentive Requests

The applicant submitted a Stage 1 Expression of Interest and Stage 2 application under the Policy on 13 June 2023. The applicant is seeking concessions under Schedule 7 Housing Diversity which supports Material Change of Use (MCU) development for Multiple Dwellings (6 X Dwellings).

The following concessions have been requested:

- a) 100% concession on infrastructure charges:
 - o Infrastructure Charges = \$125,740.80
 - o Requested concession = \$125,740.80
 - o Charges payable = NIL

Under Schedule 7 Housing Diversity of the current Policy (Version 10, December 2023), infrastructure charges may be reduced by up to 100% based on the net charge amount identified on the Infrastructure Charges Notice and after the application of any offsets, up to a maximum concession value of \$500,000.

- b) Service connection fee refund.
 - o As per Schedule 7 Housing Diversity, water and sewerage connection fees can be discounted by up to 50% or a maximum of \$500 per service (total concession of \$1,000).

General Eligibility Criteria

The Policy seeks to attract investment in qualifying developments to stimulate growth, diversify and add value to the economy of the Mackay region.

Based on information provided by the applicant, the proposed development satisfies the requirements under the General Eligibility Criteria in Schedule 7 Housing Diversity as follows:

Criteria	Eligibility
Timing of development Use commenced within 2 years.	Commencement of construction – Early 2024 Commencement of use – Early 2025.
Non-Government Development	Yes
Infrastructure capacity	The applicant has advised all required urban services are already provided to the site, and no external or trunk infrastructure upgrades will be required to service the proposed development. As per the Infrastructure Charges Notice, no offsets are in place for DA-2020-160.

Specific Eligibility Criteria

Based on information provided by the applicant, the proposal satisfies the requirements under Eligibility Criteria in Schedule 7 Housing Diversity of the Policy:

Criteria	Eligibility
Economic Investment Minimum capital investment in the development is equal to or greater than \$100,000 under Schedule 7 Housing Diversity.	<ul style="list-style-type: none"> • Estimated construction cost of the development is \$1.5M. • Estimated total capital investment of \$1.8M • Based on Council's economic modelling, a direct injection of \$1.5M (construction costs) will result in combined supply chain and consumption effects of \$1.59M, totalling \$3.09M economic impact. • The applicant has committed to utilising local contractors and suppliers during construction of the development.

Employment Generation	<ul style="list-style-type: none"> Based on Council's economic modelling, the project will generate two direct jobs and a further four indirect jobs during construction, resulting in the creation of six jobs in total. The applicant has committed to utilising local contractors and suppliers during construction of the development.
Applicable Area	The subject site is identified within the Medium-Density Residential zone, which triggered a code assessment development application. A Development Permit for the Material Change of Use (DA-2020-160) for Multiple Dwellings was approved on 15 July 2023.
Applicable Land Uses The Policy applies to material change of use (MCU) for applicable land uses in Schedule 7 Housing Diversity (Refer to the table in the Policy).	The development application applies to a Material Change of Use for Multiple Dwellings (6 x Dwellings) which is consistent with land uses identified in Schedule 7 Housing Diversity.

Business and Regional Benefits

The applicant has proposed that the development will deliver immediate benefits to the Mackay region's economy, these being:

- The project involves the delivery of six new dwelling units to Mackay's property market, aiming to assist with the current shortage of rental properties. In particular, the development will address affordable housing in an affordable location.
- The site is located within a well-serviced location with easy access to schools, employment, medical centres, public transport and supermarkets.
- The development will maximise existing infrastructure.
- The development will result in value-add to the local economy through new dwelling construction.

Based on the information provided by the applicant, this development supports increased business activity within the local construction industry and will increase unit type housing stock which will help alleviate the current rental crisis in Mackay.

Consultation and Communication

The Development Planning and Engineering program has considered the development application through the statutory assessment provisions under the *Planning Act 2016*. As part of this assessment process, other relevant sections of Council were consulted.

The Director Planning, Growth & Sustainability has also considered this application and provided approval for the Expression of Interest to progress to a Stage 2 application.

Resource Implications

a) Concessions on Infrastructure Charges

In accordance with the Infrastructure Charges Notice, the development gives rise to total net infrastructure charges of \$125,740.80 (+ annual adjustments).

Gross Infrastructure Charge (IC)	Credit Unit (Residential dwellings)	Net Infrastructure Charge (IC minus Credit)	Concession (%)	Concession (\$)	Charges Payable

\$125,740.80	\$0.00	\$125,740.80	100%	\$125,740.80	Nil
--------------	--------	--------------	------	--------------	-----

Under Schedule 7 Housing Diversity (Multiple Dwellings), infrastructure charges may be reduced up to 100% of the net charge amount (identified on the Infrastructure Charges Notice after the subtraction of any offsets or credits) to a maximum concession value of \$500,000.

It is proposed that infrastructure charge concessions only be applied to the net charge amounts calculated following the subtraction of any offsets and credits. The application of this methodology will ensure that the granting of concessions does not introduce any additional infrastructure costs to Council.

b) Service connection fee refund

As per Schedule 7 Housing Diversity, water and sewage connection fees can be discounted by 50%, up to maximum of \$500 per service (total concession of \$1000)

Risk Management Implications

There is a risk that granting significant concessions can leave Council exposed to similar claims in the future and that a potential infrastructure funding gap could present. These risks are sufficiently mitigated through the following measures:

- An existing development approval is in place and on-site infrastructure requirements have been reviewed as part of the assessment process;
- A condition has been included as part of the officer's recommendation stating that the approved concessions are dependent on Council not incurring any additional infrastructure costs (including 'bring forward costs') to service the development;
- Strict timeframes are placed for claiming approved concessions. If the use has not commenced within the recommended timeframe, the concessions will no longer be applicable and 100% of the applicable Infrastructure Charges will be applicable to the development;
- Council can review the application of the Policy at any time.

Conclusion

The Policy provides incentives for developments that will deliver economic development and growth outcomes in alignment with Council's policy and planning objectives.

The proposed development supports the desired outcomes of Schedule 7 of the Policy. The provision of concessions will facilitate the delivery of the project, resulting in jobs during construction, increased economic output for the region and new housing stock for the region.

Officer's Recommendation

THAT the following Specific Incentives are approved under the Facilitating Development in the Mackay Region Policy for Multiple Dwelling Units (6 dwellings), proposed by Michael Piscioneri and Pauline McCabe, located at 335 Bridge Road, West Mackay (Lot 2 on RP708896):

- a) Concessions of 100% (estimated at \$125,740.80) apply on the net charge amount on the Infrastructure Charge Notice (calculated following annual adjustments, and subtraction of any offsets and credits) for DA-2020-160;
- b) Reduction in water and sewer service connection fees (50% discount up to a maximum of \$500 for each service, totalling a maximum discount of \$1000) apply at the time when the fees would be payable for the activity.

AND THAT the approval of concessions is dependent on:

- c) The development must be completed and use commenced by 7 February 2026;
- d) No additional infrastructure costs incurred by Council (including establishment and bring forward costs);
- e) The developer utilising local contractors and suppliers.



01 SITE PLAN
SCALE 1:200



SITE PLAN AND DEVELOPMENT DATA
335 BRIDGE ROAD, MACKAY
MICHAEL PISCIONERI + PAULINE McCABE

DEVELOPMENT DATA
ADDRESS:
335 BRIDGE ROAD, MACKAY Q 4740

RPD:
LOT 2 ON RP708886
PARISH: HOWARD
COUNTY: CARLISLE

SITE AREA:
20.12sqm

FRONTAGE:
20.25m

LOCAL AUTHORITY:
MACKAY CITY COUNCIL

PROPOSED NEW UNITS:
6 x 2 BED UNITS

ADDITIONAL GFA:
528sqm

SITE COVER:
EXISTING: 20%
PROPOSED: 56%

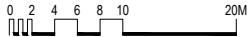
DESIGN STATEMENT:
THE PROPOSED DEVELOPMENT HAS BEEN DESIGNED TO MEET THE NEIGHBOURHOOD CHARACTER REQUIREMENTS THE FORM, SCALE, MATERIALS, DESIGN AND SETBACKS OF BUILDINGS IN NEIGHBOURHOOD CHARACTER AREAS COMPLEMENT THE PREVAILING TRADITIONAL BUILDING CHARACTERS PRIOR TO 1950 INCLUDING COTTAGES, BUNGALOWS AND QUEENSLANDERS.

THE FUNCTIONAL PLANNING OF THE NEW UNITS HAS BEEN DESIGNED TO MAXIMISE CROSS VENTILATION AND PROVIDE PRIVATE OPEN SPACES TO THE NORTH-WEST. PRIVACY HAS BEEN PROVIDED BY BATTERY SCREENING AND INCREASING SILL HEIGHTS TO BEDROOM WINDOWS.

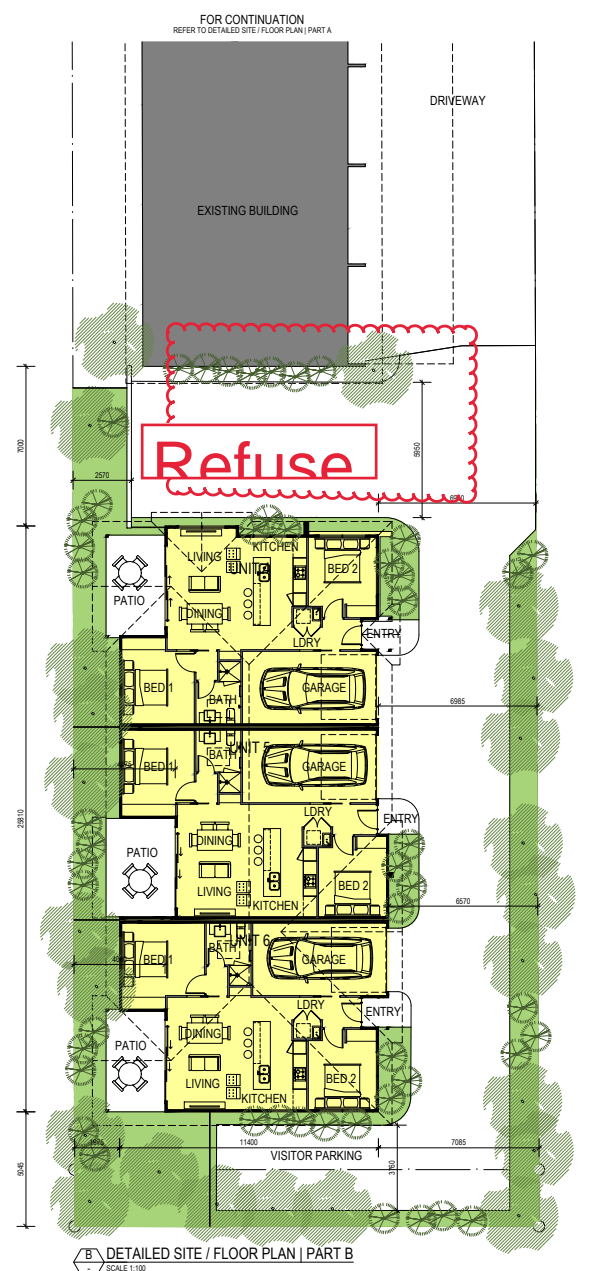
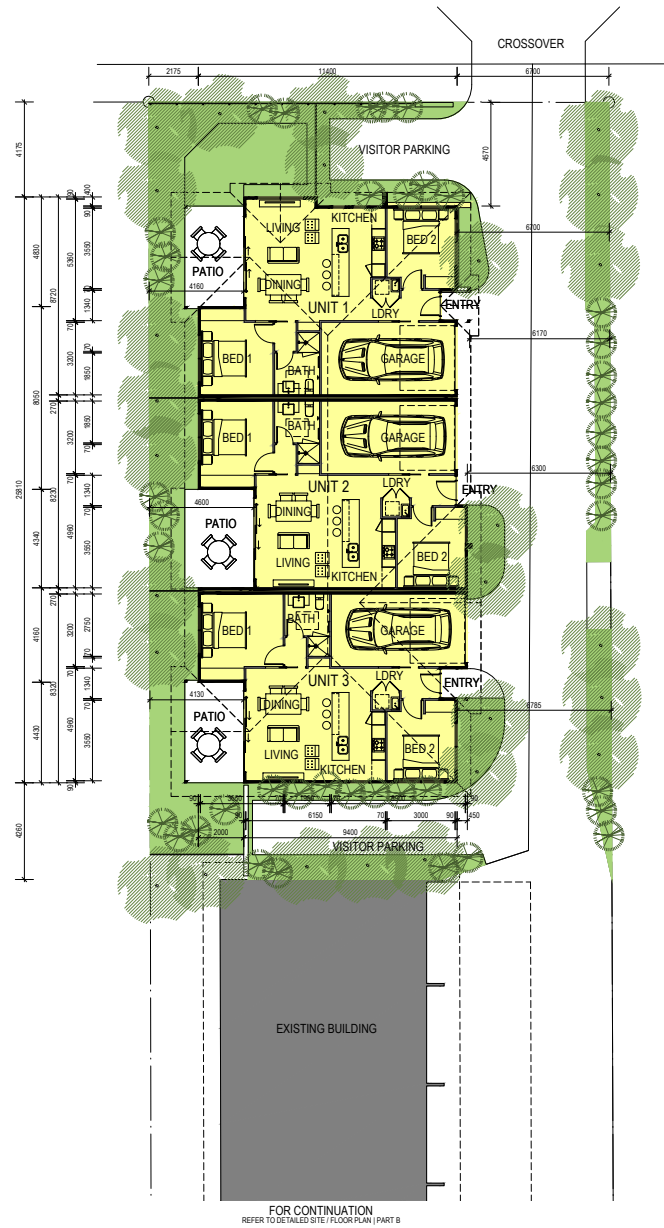
THE PROPOSED CLADDING IS A COMBINATION OF FIBRE CEMENT BOARDS / PANELS, WEATHERBOARDS AND RENOVATED BRICKWORK. COLOUR IS USED TO GENERATE INTUITIVE LEGIBILITY BY HIGHLIGHT ENTRIES AND TO REDUCE THE BUILDING BULK.

THE ROOF FORM IS A COMBINATION OF GABLES AND HP-ROOFS AT 20°. THE ROOF MATERIAL IS CORRUGATED COLORBOND SHEETING WITH COLORBOND QUAD GUTTERS.

ARTICULATION HAS BEEN PROVIDED TO THE STREETSCAPE ELEVATION VIA THE USE OF GABLED ROOFS, VARIATIONS IN COLOUR AND BUILDING MATERIALS AND PROPORTIONS AND LOCATIONS OF WINDOWS.



blueline architecture
ABN: 41 625 117 495
M 0407 152 034
bluelinearchitecture.com.au



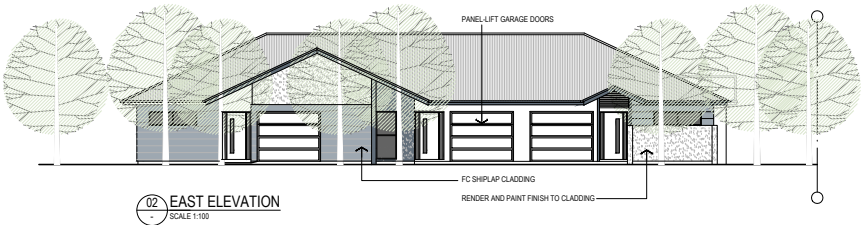
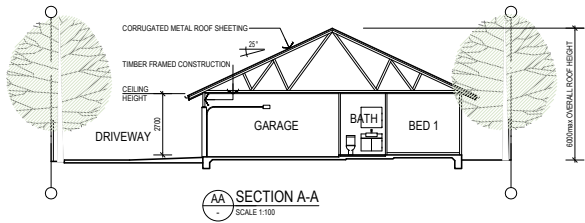
DETAILED FLOOR PLANS
335 BRIDGE ROAD, MACKAY
MICHAEL PISCIONERI + PAULINE McCABE

A DETAILED SITE / FLOOR PLAN | PART A
SCALE 1:100

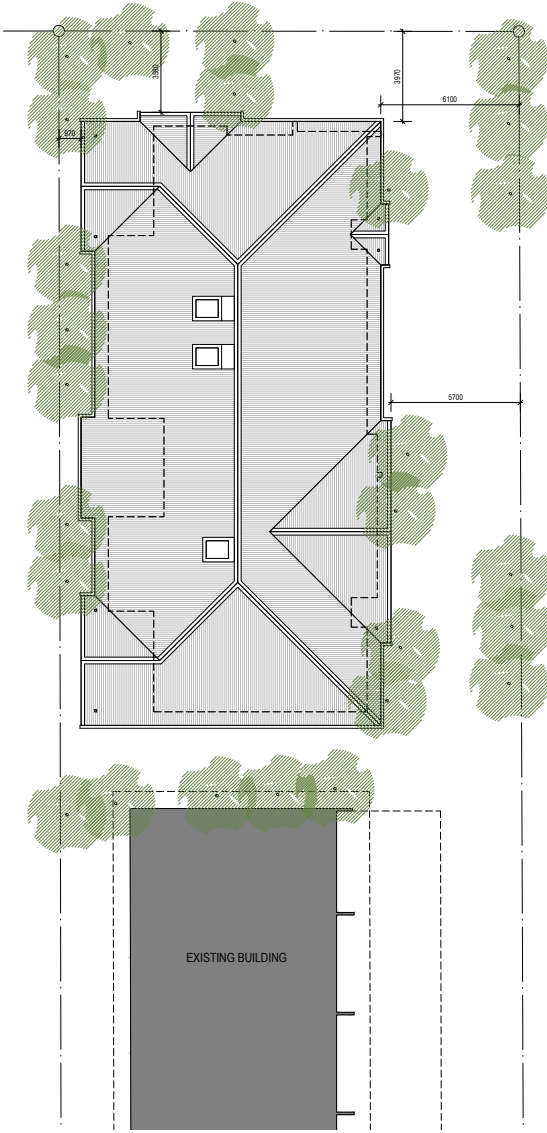
B DETAILED SITE / FLOOR PLAN | PART B
SCALE 1:100

blue line architecture
ABN 41 625 117 465
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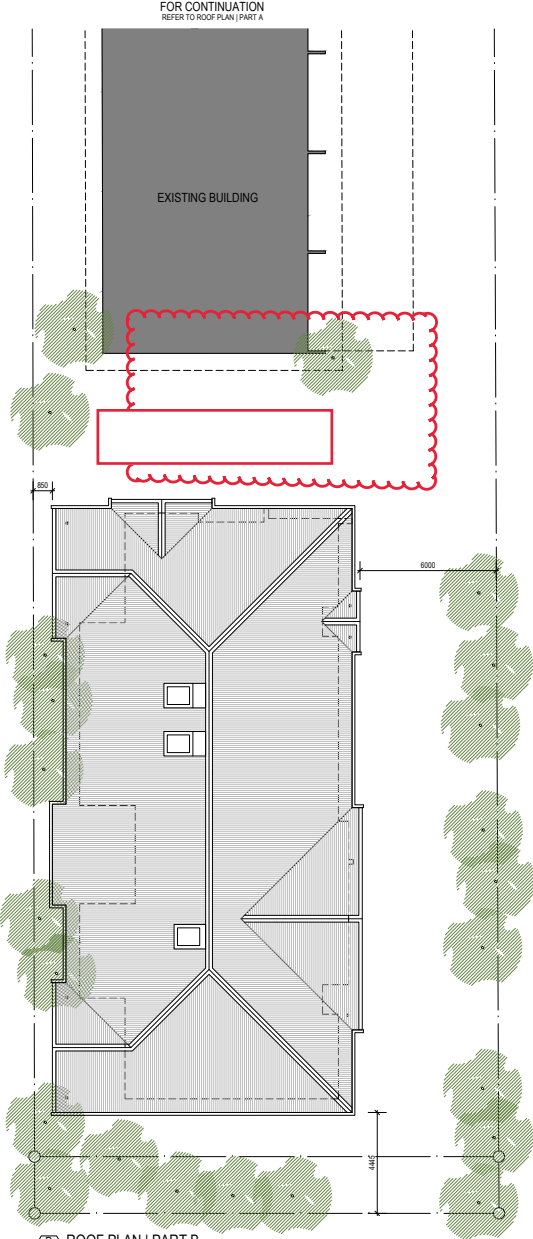


ELEVATIONS AND SECTION
335 BRIDGE ROAD, MACKAY
MICHAEL PISCIONERI + PAULINE McCABE



FOR CONTINUATION
REFER TO ROOF PLAN PART B

A ROOF PLAN | PART A
SCALE 1:100



FOR CONTINUATION
REFER TO ROOF PLAN PART A

B ROOF PLAN | PART B
SCALE 1:100



ROOF PLANS

335 BRIDGE ROAD, MACKAY

MICHAEL PISCIONERI + PAULINE McCABE

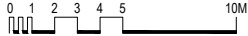
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Version: 1.0 (Rev. 04/09/2021)

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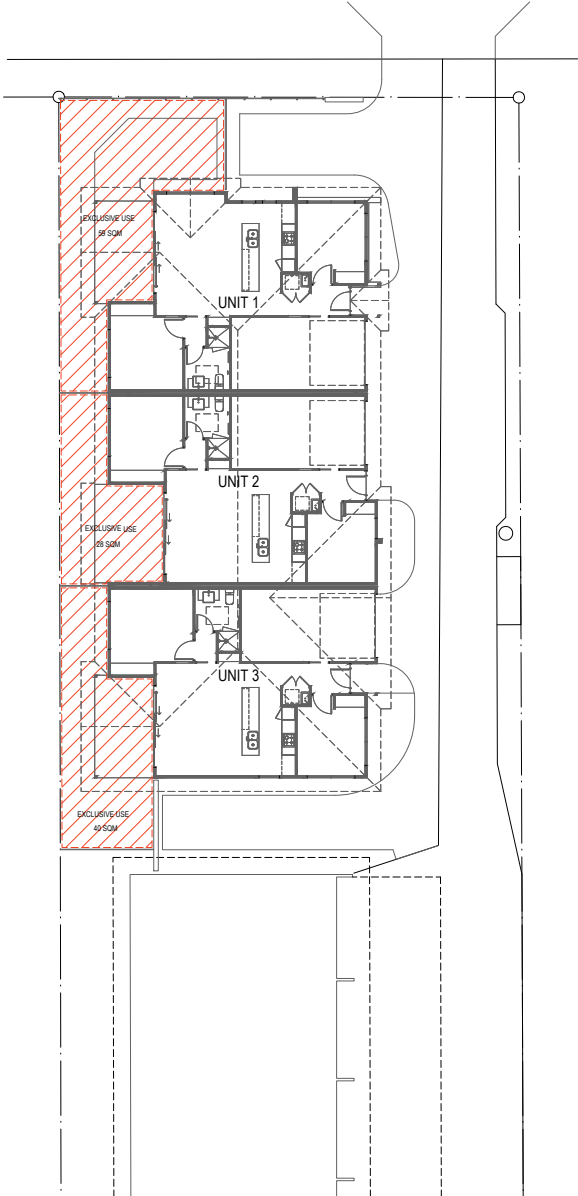
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21 June 2021



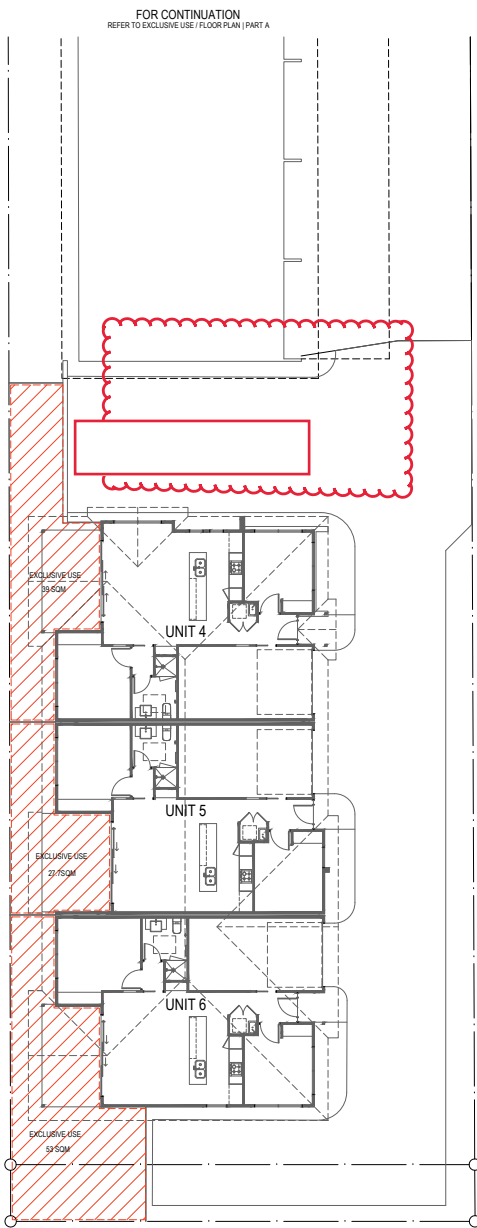
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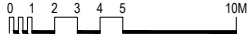
FOR CONTINUATION
REFER TO EXCLUSIVE USE / FLOOR PLAN | PART B

A EXCLUSIVE USE / FLOOR PLAN | PART A
SCALE 1:100

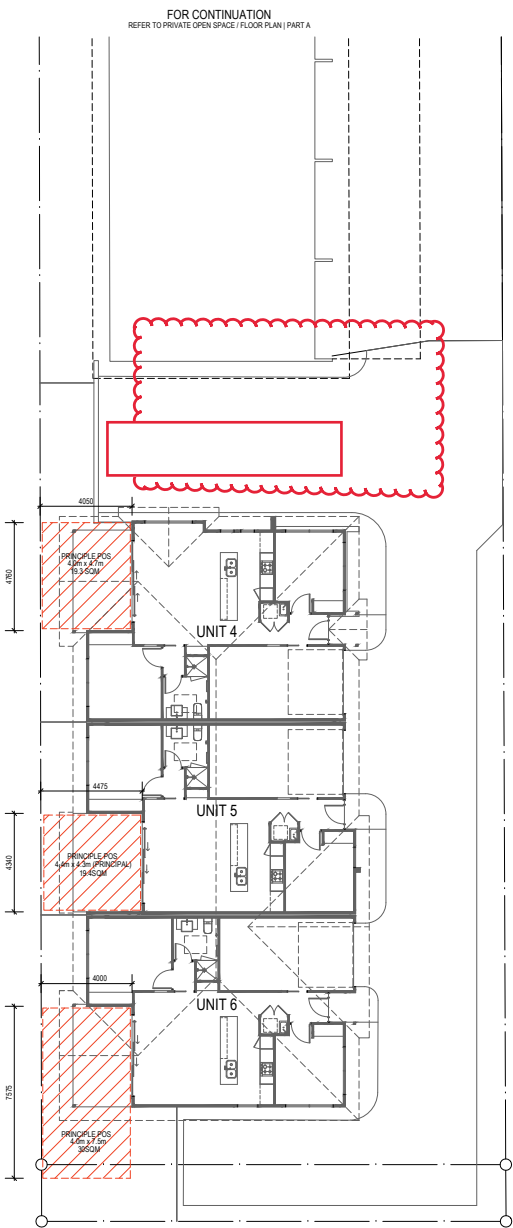
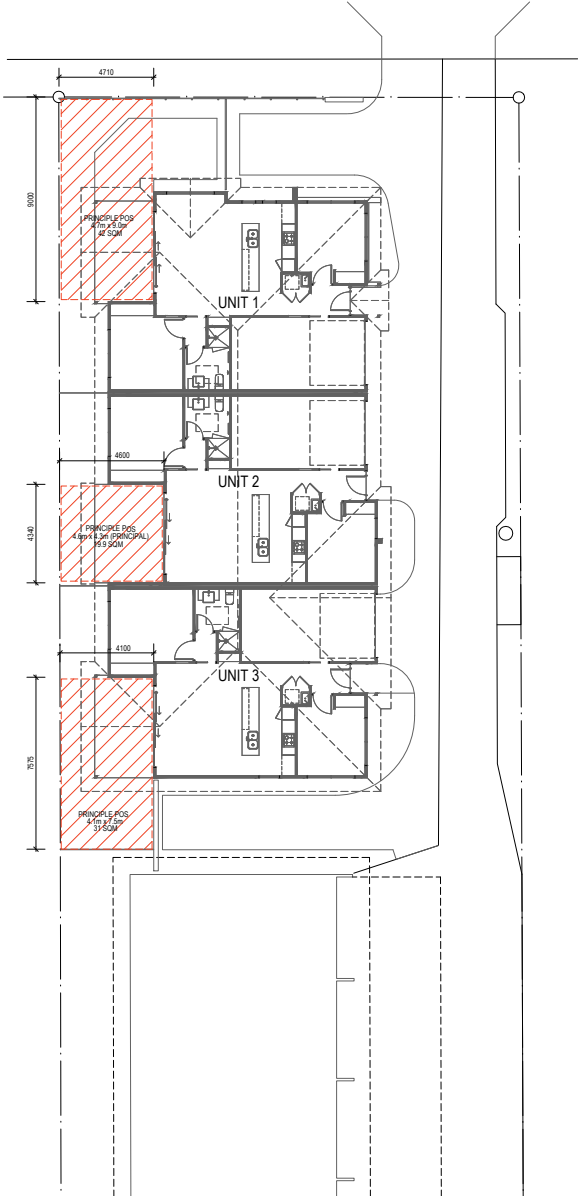


B EXCLUSIVE USE / FLOOR PLAN | PART B
SCALE 1:100

EXCLUSIVE USE	
UNIT 1:	35.0 SQM
UNIT 2:	28.0 SQM
UNIT 3:	40.0 SQM
UNIT 4:	39.0 SQM
UNIT 5:	27.7 SQM
UNIT 6:	53.0 SQM
TOTAL:	246.7 SQM



EXCLUSIVE USE
335 BRIDGE ROAD, MACKAY
MICHAEL PISCIONERI + PAULINE McCABE



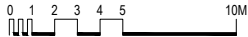
PRINCIPLE POS	
UNIT 1:	42.0 SQM
UNIT 2:	19.9 SQM
UNIT 3:	31.0 SQM
UNIT 4:	19.3 SQM
UNIT 5:	19.4 SQM
UNIT 6:	30.0 SQM
TOTAL:	161.6 SQM



PRINCIPLE PRIVATE OPEN SPACE
335 BRIDGE ROAD, MACKAY
MICHAEL PISCIONERI + PAULINE McCABE

PRIVATE OPEN SPACE / FLOOR PLAN | PART A
SCALE 1:100

PRIVATE OPEN SPACE / FLOOR PLAN | PART B
SCALE 1:100



blue line architecture
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M 0407 152 034
blue@bluearchitecture.com.au

11.4.5. FACILITATING DEVELOPMENT IN THE MACKAY REGION POLICY APPLICATION - MATERIAL CHANGE OF USE - MULTIPLE DWELLINGS (2 X 3 UNITS) - 14 & 18 BYRON STREET, MACKAY

Author	Principal Economic Development (Nadine Connolly)
Responsible Officer	Director Planning, Growth & Sustainability (Aletta Nugent)
File Reference	Facilitating Development in the Mackay Region Policy

Attachments

1. DA-2022-161 - Approved Plans [11.4.5.1 - 7 pages]
2. DA-2022-162 - Approved Plans [11.4.5.2 - 7 pages]

Purpose

To assess an application under the Facilitating Development in the Mackay Region Policy (the Policy).

Related Parties

- Abbyteng Pty Ltd
- Wall Planning & Environmental Consulting
- Tony Cook Building Design

Corporate Plan Linkage

Live and Visit

Enhance Liveability - We have a range of housing and social infrastructure options that supports a great quality of life and wellbeing in our community.

Live, Visit and Play - We have a diverse mix of accessible spaces to live, visit and play.

Places and Spaces - We provide well planned and designed places, facilities and infrastructure that meet the needs of our residents and visitors.

Background/Discussion

The proposed developments by Abbyteng Pty Ltd are located at 14 and 18 Byron Street, Mackay (Lot 1 and 2 on RP709741 respectively). The Development Permit for Multiple Dwellings at 14 Byron Street (DA-2022-162) was approved on 29 March 2023, and the Development Permit for Multiple Dwellings at 18 Byron Street (DA-2022-161) was approved on 24 January 2023.

The developments involve the removal of existing dwellings on both properties and construction of three units on each property (a total of six units). Each unit will include three bedrooms, ensuite, main bathroom, living, dining room and kitchen.

The site is an existing medium density residential area with access to all services including sewer, water, stormwater and road. The units are not anticipated to affect the existing capacity of infrastructure.

The development is estimated to cost approximately \$1.8M to construct, resulting in \$3.665M economic impact for the region. Both developments are scheduled to commence construction in the first quarter of 2024 and should be completed by the first quarter of 2025.

These developments will provide the Mackay region with affordable and diverse housing options, in a market where there is high demand for residential stock.

Incentive Requests

The applicant submitted Expressions of Interest for both DA-2022-161 and DA-2022-162 under the Facilitating Development in the Mackay Region Policy (Policy) on 14 December 2023. Stage 2 Application information, along with additional information, was received on 8 January 2024.

The applicant is seeking concessions under Schedule 7 Housing Diversity which supports Material Change of Use (MCU) development for Multiple Dwellings.

The following concessions have been requested:

- a) 100% concession on infrastructure charges for DA-2022-161 – 18 Byron Street, Mackay (Lot 2 on RP709741)
 - Infrastructure Charges = \$60,413.40
 - Requested concession = \$60,413.400
 - Charges payable = NIL
- b) 100% concession on infrastructure charges for DA-2022-162 – 14 Byron Street, Mackay (Lot 1 on RP709741)
 - Infrastructure Charges = \$60,413.40
 - Requested concession = \$60,413.40
 - Charges payable = NIL

Under Schedule 7 Housing Diversity of the current Policy (endorsed December 2023), infrastructure charges may be reduced by up to 100% based on the net charge amount identified on the Infrastructure Charges Notice (after annual adjustments and the application of any offsets), up to a maximum concession value of \$500,000. The maximum concession value should include any previous stages of the development, or other development of the site, that has been previously approved under the policy.

General Eligibility Criteria

The Policy seeks to attract investment in qualifying developments to stimulate growth, diversify and add value to the economy of the Mackay region.

Based on information provided by the applicant, the proposed developments satisfy the requirements under the General Eligibility Criteria in Schedule 7 Housing Diversity as follows:

Criteria	Eligibility
Timing of development In use within 2 years.	Commencement of construction – Q1 2024 Commencement of use – Q1 2025
Non-Government Development	Yes
Infrastructure capacity	The applicant has advised all required urban services are already provided to the site, and no external or trunk infrastructure upgrades will be required to service the proposed development. As per the Infrastructure Charges Notice, no offsets are in place for DA-2022-161 and DA-2022-162

Specific Eligibility Criteria

Based on information provided by the applicant, the proposals satisfy the requirements under Eligibility Criteria in Schedule 7 Housing Diversity of the Policy:

Criteria	Eligibility
Economic Investment Minimum capital investment in the development is equal to or greater than \$100,000 under Schedule 7 Housing Diversity.	<ul style="list-style-type: none"> Estimated construction cost of development is \$1.8M. Based on Council's economic modelling, a direct injection of \$1.8M (construction costs) will result in combined supply chain and consumption effects of \$1.865M, totalling \$3.665M economic impact. The applicant has committed to utilising local contractors and suppliers during construction of the development.
Employment Generation	<ul style="list-style-type: none"> Based on Council's economic modelling, the project will generate three direct jobs and a further five indirect jobs, resulting in eight jobs in total. The applicant has committed to utilising local contractors and suppliers during construction of the development.
Applicable Area	The proposal is to provide medium density residential development within the Medium-Density Residential zone. Development Permits for the Material Change of Use (DA-2022-161 and DA-2022-162) for Multiple dwellings were approved on 29 March 2023 and 24 January 2023 respectively.
Applicable Land Uses The Policy applies to material change of use (MCU) for applicable land uses in Schedule 7 Housing Diversity (Refer to the table in the Policy).	The applications apply to a Material Change of Use – Multiple Dwellings (2 X 3 Units) which is consistent with the land uses identified in Schedule 7 Housing Diversity.

Business and Regional Benefits

Based on the information provided by the applicant, the developments support increased business activity within the local construction industry, provide additional employment opportunities across various industry sectors and address critical shortages in housing stock in the Mackay region.

The applicant proposes that the developments will deliver the following benefits to the Mackay region's economy:

- The project involves the delivery of 6 x 3 bedroom dwelling units to Mackay's property market, providing affordable and diverse housing options.
- The proposal supports inner city living which is a desired outcome for the Mackay city.
- The site is located within easy access to schools, employment, retail centres and recreational facilities.
- The development has the potential to encourage further investment in the city fringe area.
- The site has access to all services such as reticulated water, sewer, electricity and telecommunication services.

Consultation and Communication

The Development Planning and Engineering program has considered the development applications through the statutory assessment provisions under the *Planning Act 2016*. As part of this assessment process, other relevant sections of Council were consulted.

The Director Planning, Growth & Sustainability has also considered this application and provided approval for the Expression of Interest to progress to a Stage 2 application.

Resource Implications

In accordance with the Infrastructure Charges Notice, each development gives rise to a total net infrastructure charge of \$60,413.40 (+ annual adjustments).

	Gross Infrastructure Charge (IC)	Credit Unit (Residential dwellings)	Net Infrastructure Charge (IC minus Credit)	Concession (%)	Concession (\$)	Charges Payable
18 Byron St (DA-2022-161)	\$90,680.10	\$30,266.70	\$60,413.40	100%	\$60,413.40	Nil
14 Byron St (DA-2022-162)	\$90,680.10	\$30,266.70	\$60,413.40	100%	\$60,413.40	Nil
TOTAL	\$181,360.20		\$120,826.80		\$120,826.80	Nil

Under Schedule 7 Housing Diversity (Multiple Dwellings), infrastructure charges may be reduced up to 100% of the net charge amount identified on the Infrastructure Charges Notice (after annual adjustments and the subtraction of any offsets or credits) to a maximum concession value of \$500,000.

It is proposed that infrastructure charge concessions only be applied to the net charge amounts calculated following the subtraction of any offsets and credits. The application of this methodology will ensure that the granting of concessions does not introduce any additional infrastructure costs to Council.

Risk Management Implications

There is a risk that granting significant concessions can leave Council exposed to similar claims in the future and that a potential infrastructure funding gap could present. These risks are sufficiently mitigated through the following measures:

- Existing development approvals are in place and on-site infrastructure requirements have been reviewed as part of the development assessment process;
- A condition has been included as part of the officer's recommendation stating that the approved concessions are dependent on Council not incurring any additional infrastructure costs (including 'bring forward costs') to service the developments;
- Strict timeframes are placed for claiming approved concessions. If the uses have not commenced within the recommended timeframe, the concessions will no longer be applicable and 100% of the applicable Infrastructure Charges will be applicable;
- Council can review the application of the Policy at any time.

Conclusion

The Policy provides incentives for developments that will deliver economic development and growth outcomes in alignment with Council's policy and planning objectives.

The proposed developments support the desired outcomes of Schedule 7 of the Policy. The provision of concessions will facilitate the delivery of the project, increase economic output, and assist in housing shortage for the region.

Officer's Recommendation

THAT the following Specific Incentives are approved under the Facilitating Development in the Mackay Region Policy for the proposed developments by Abbyteng Pty Ltd, for Multiple Dwelling Units:

- a) Concessions of 100% (estimated at \$60,413.40) apply on the net charge amount on the Infrastructure Charge Notice (calculated following annual adjustments, and subtraction of any offsets and credits) for DA-2022-161 located at 18 Byron Street, Mackay (Lot 2 on RP709741); and
- b) Concessions of 100% (estimated at \$60,413.40) apply on the net charge amount on the Infrastructure Charge Notice (calculated following annual adjustments, and subtraction of any offsets and credits) for DA-2022-162 located at 14 Byron Street, Mackay (Lot 1 on RP709741).

AND THAT the approval of concessions is dependent on:

- c) The development must be completed and use commenced by 7 February 2026;
- d) No additional infrastructure costs incurred by Council (including establishment and bring forward costs);
- e) The developer utilising local contractors and suppliers.

All design, construction and materials shall be constructed in accordance with the National Construction Code (NCC), The Building Code of Australia (BCA), The Queensland Development Code (QDC), The Building Act 1975, Building Regulations and Local Government plans and policies, all current issues of Australian Standards and the manufactures specifications and installation details for relevant elements. Any substitution of any structural members or variations of any part of the design will void any responsibilities of the draftsman for structural integrity and performance of the building/structure. Any discrepancies to be reported to the draftsman immediately.

Lot No. 2
Suburb. Mackay
Description. RP709741
Parish. Howard
County. Carlisle
Council. Mackay Regional Council
Description Medium Density Residential
Road Hierarchy

Footprint Area 414.47 m²
Block Area 1017 m²
Site Coverage 40.8 %

Rainfall Intensity 273 mm/h

Roof Catchment Area 336m²
No. of Downpipes 18
Per Downpipe 19 m²

FOUNDATION & SITE PREPARATION

- Strip top soil to the relative levels and to remove grass and topsoil and loose material. Inspect to ensure that no local soft spots exist.
- Test Certificates of actual densities to be provided by the contractor.
- The Builder shall check all footing excavations for organic material and rubbish. If any of this material is found, it shall be removed and the excavation backfilled with clean granular fill.
- If disturbed, the bottom of the excavation shall be compacted to a relative dry density of 100% as determined according to AS 1289-E4.1 and E1.1.
- The Builder is to ensure that the sides of the excavation are stable during all phases of construction.
- The footings have been designed to be founded in a stable material with a safe allowable bearing capacity of 100kPa. Refer General Notes.

SITE MAINTENANCE REQUIREMENTS

- Site Maintenance is to comply with CSIRO BTF18 "Foundation Maintenance & Footing Performance: A Homeowner's Guide" A copy of this document is attached to the soil report. It is the owner's responsibility to comply with this document and pass this document on to future owners.
- Do not over water gardens or lawns. Do not install sprinkler systems or similar near the building. Garden beds should not be located near the building.
- Maintain a grade in the ground a minimum of 50mm over a distance of 1m on all sides away from the building.

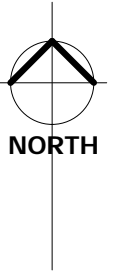
Landscaping to qualified landscape designers specifications

Name	Area
Unit 1	
Living	96.61 m ²
Deck	5.54 m ²
Carport	36.00 m ²
138.16 m ²	
Unit 2	
Living	93.75 m ²
Deck	8.41 m ²
Carport	36.00 m ²
138.16 m ²	
Unit 3	
Living	93.75 m ²
Deck	8.41 m ²
Carport	36.00 m ²
138.16 m ²	
Grand total	414.47 m ²

driveway crossover to be in accordance with local authority requirements

Byron Street

Privacy planting to correspond with facade windows



Build over sewer relaxation/design required to engineers specifications.

NOTE: Flood Zone Overlay Site & Pad Level & F.F.L. in Flood Zone

For the subject property, the estimated Defined Flood Event (DFE) level is 5.254m AHD. As determined by Mackay Region Flood Study (WBM BMT, 2015 update). The minimum floor level for habitable rooms 300mm above the DFE relevant to the subject site; or (i) Mackay urban area - RL 5.554m AHD. Levels to be checked by Builder, engineer or Mackay Regional Council before construction.

Site Plan

1 : 200



Principal: Tony Cook
65 Brisbane St, Mackay Qld 4740
ph. 0422 213 752
email: tony@tcook.com.au

QBCC Licence No. 1209 883
ABN 31 043 368 962
www.tonycookbuildingdesign.com.au

CLIENT: TENG
PROJECT: Proposed Units
ADDRESS: 18 Byron Street, Mackay



REV.	DESCRIPTION	DATE
D	Working Drawing	16/08/22
E	Working Drawing	
F	Working Drawing	7/11/22
G	Working Drawing	15/12/22

Site Plan

RPD:	RP709741	Designed by:	ajc
Building Class:	-	Drawn by:	ajc
Wind Class:	C2	Approved by:	
Climate Zone:	-		
Soil Type:	-	First Issue Date:	

Scale: 1 : 200 on A3

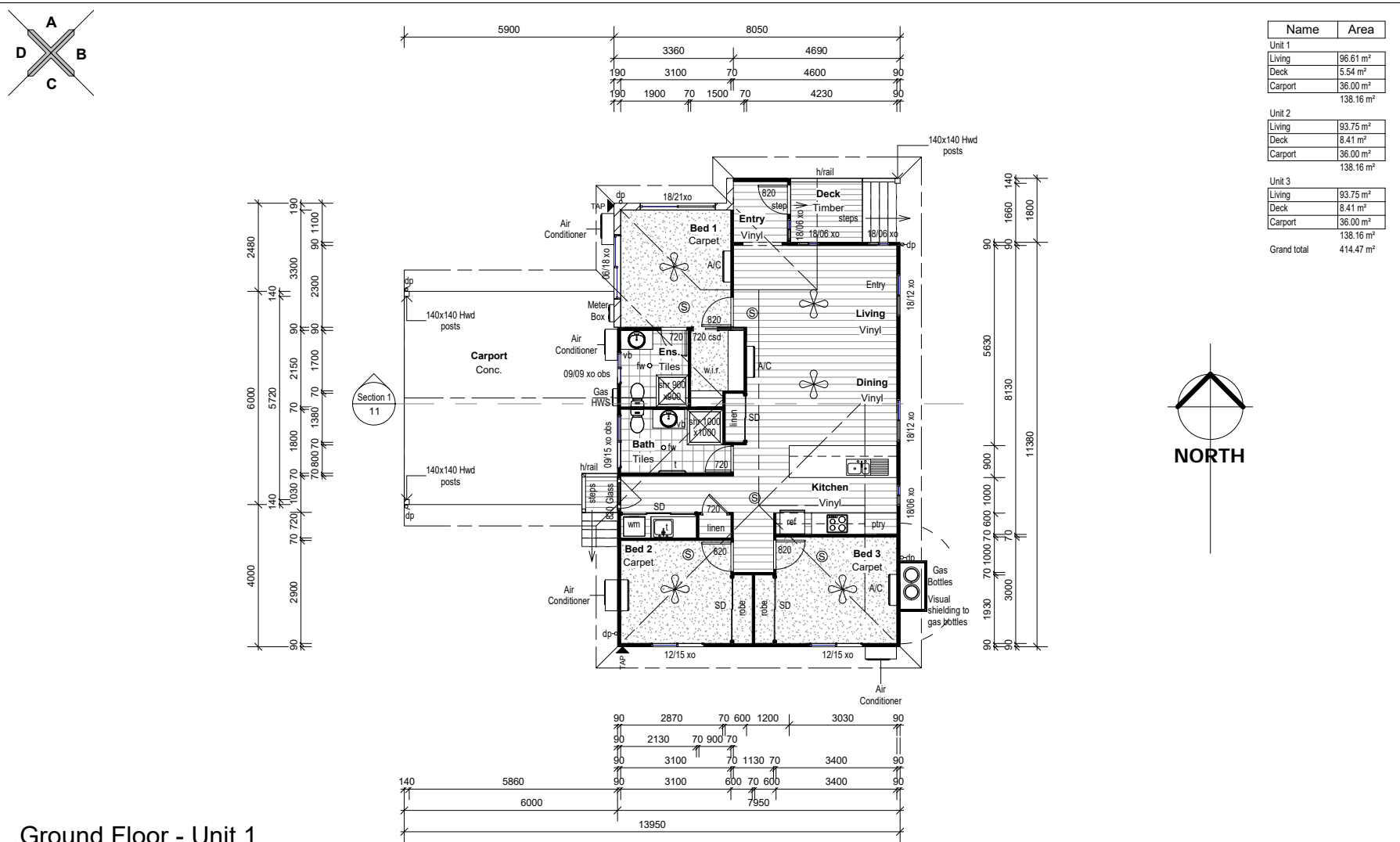
DO NOT SCALE OFF DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.

Job No: J0906 - WD-G

DWG No: 07 of 18

16/12/2022 10:55:24 AM

All design, construction and materials shall be constructed in accordance with the National Construction Code (NCC), The Building Code of Australia (BCA), The Queensland Development Code (QDC), The Building Act 1975, Building Regulations and Local Government plans and policies, all current issues of Australian Standards and the manufactures specifications and installation details for relevant elements. Any substitution of any structural members or variations of any part of the design will void any responsibilities of the draftsman for structural integrity and performance of the building/structure. Any discrepancies to be reported to the draftsman immediately.



.Ground Floor - Unit 1

1 : 100

tony building cook design qbcc

Principal: Tony Cook
65 Brisbane St, Mackay Qld 4740
ph. 0422 213 752
email: tony@tcook.com.au

QBCC Licence No. 1209 883
ABN 31 043 368 962
www.tonycookbuildingdesign.com.au

CLIENT: TENG
PROJECT: Proposed Units
ADDRESS: 18 Byron Street, Mackay



REV.	DESCRIPTION	DATE
D	Working Drawing	16/08/22
E	Working Drawing	
F	Working Drawing	7/11/22
G	Working Drawing	15/12/22

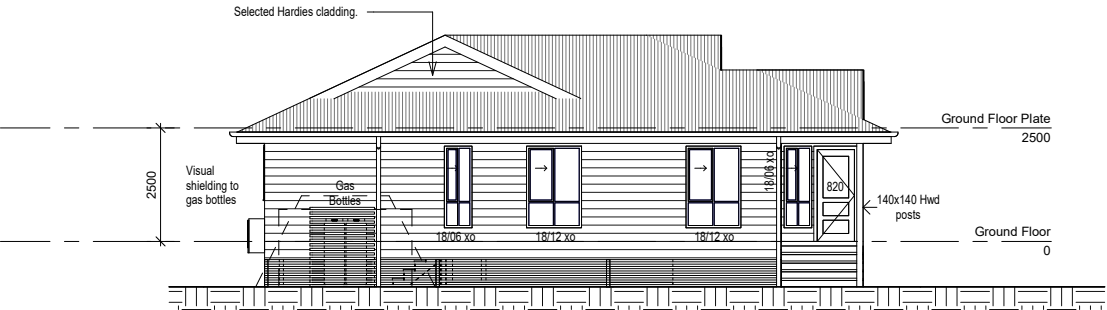
Ground Floor Plan	
RPD:	RP709741
Building Class:	-
Wind Class:	C2
Climate Zone:	-
Soil Type:	-
Designed by:	ajc
Drawn by:	ajc
Approved by:	
First Issue Date:	

Scale: 1 : 100 on A3
DO NOT SCALE OFF DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.

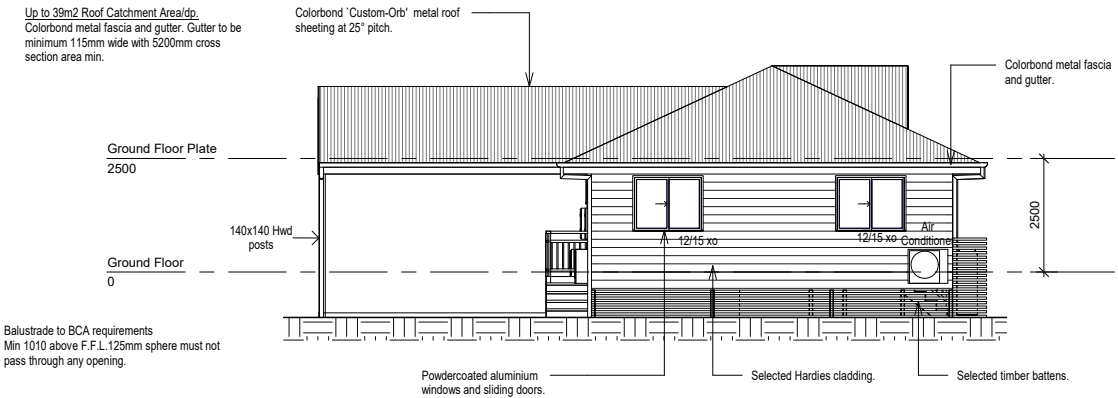
Job No: J0906 - WD-G

DWG No: 08 of 18

All design, construction and materials shall be constructed in accordance with the National Construction Code (NCC), The Building Code of Australia (BCA), The Queensland Development Code (QDC), The Building Act 1975, Building Regulations and Local Government plans and policies, all current issues of Australian Standards and the manufactures specifications and installation details for relevant elements. Any substitution of any structural members or variations of any part of the design will void any responsibilities of the draftsman for structural integrity and performance of the building/structure. Any discrepancies to be reported to the draftsman immediately.



Elevation A - Unit 1
1 : 100



Elevation B - Unit 1
1 : 100



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CLIENT: TENG
PROJECT: Proposed Units
ADDRESS: 18 Byron Street, Mackay

REV.	DESCRIPTION	DATE
D	Working Drawing	16/08/22
E	Working Drawing	
F	Working Drawing	7/11/22
G	Working Drawing	15/12/22

Elevations	
RPD:	RP709741
Building Class:	-
Wind Class:	C2
Climate Zone:	-
Soil Type:	-
Designed by:	ajc
Drawn by:	ajc
Approved by:	
First Issue Date:	

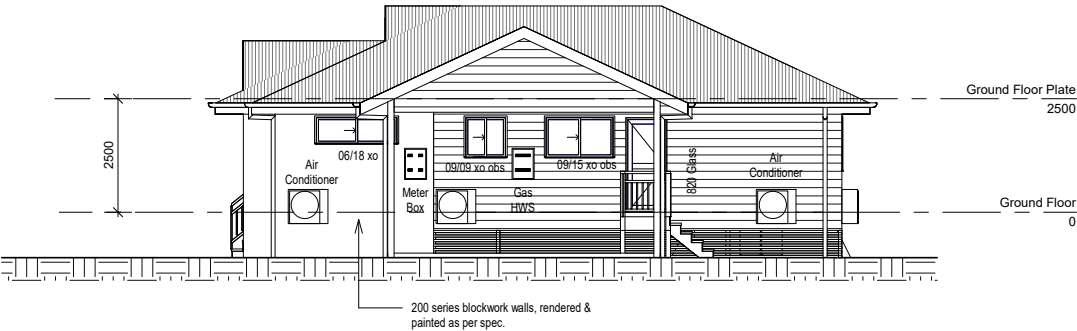
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Job No: J0906 - WD-G

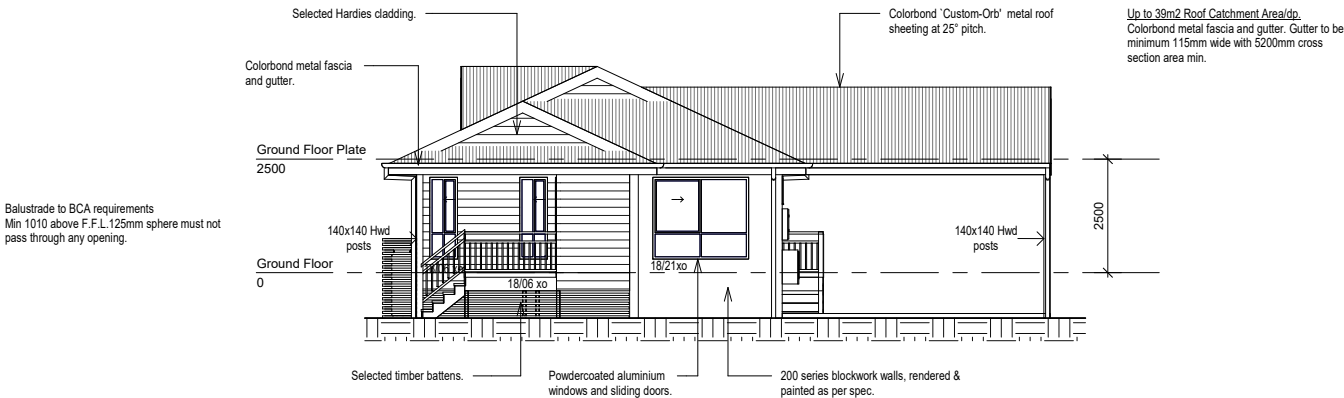
DWG No: 09 of 18

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Elevation C - Unit 1

1 : 100



Elevation D - Unit 1

1 : 100



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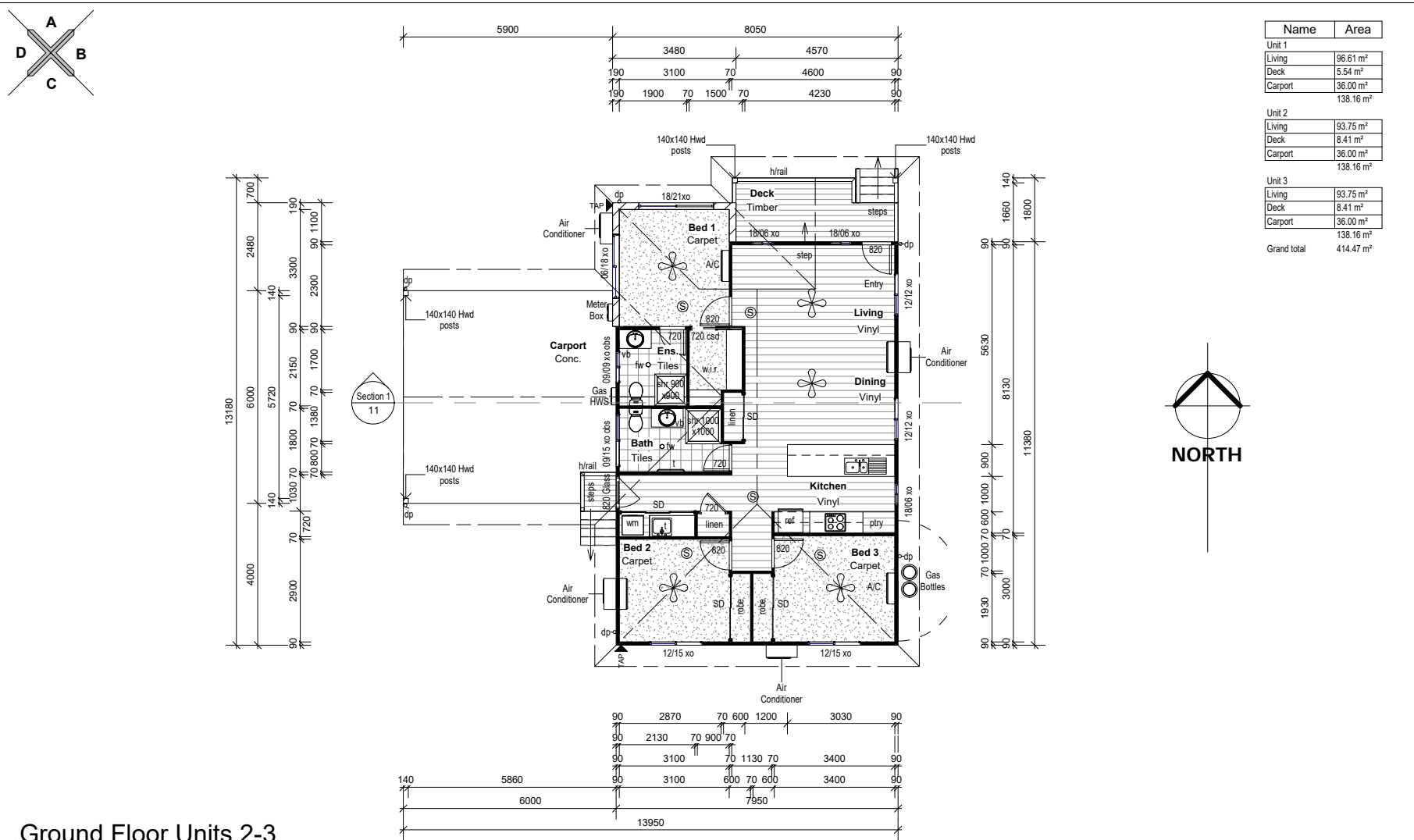
REV.	DESCRIPTION	DATE
D	Working Drawing	16/08/22
E	Working Drawing	
F	Working Drawing	7/11/22
G	Working Drawing	15/12/22

Elevations	
RPD:	RP709741
Building Class:	-
Wind Class:	C2
Climate Zone:	-
Soil Type:	-
Designed by:	ajc
Drawn by:	ajc
Approved by:	
First Issue Date:	

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Job No: J0906 - WD-G
DWG No: 10 of 18

Document Set ID: 9715070
Version: 1.1 Version Date: 08/01/2023
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.Ground Floor Units 2-3

1 : 100

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CLIENT: TENG
PROJECT: Proposed Units
ADDRESS: 18 Byron Street, Mackay



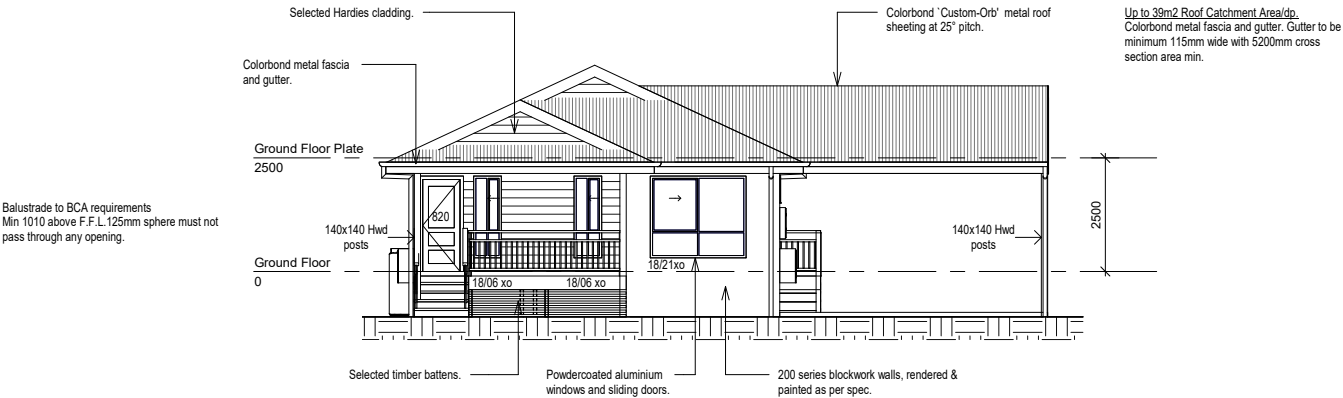
REV.	DESCRIPTION	DATE
E	Working Drawing	16/08/22
D	Working Drawing	12/10/22
F	Working Drawing	7/11/22

Ground Floor Plan	
RPD:	RP709741
Building Class:	-
Wind Class:	C2
Climate Zone:	-
Soil Type:	-
Designed by:	ajc
Drawn by:	ajc
Approved by:	
First Issue Date:	

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Job No: J0906 - WD-F
DWG No: 08 of 18

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All design, construction and materials shall be constructed in accordance with the National Construction Code (NCC), The Building Code of Australia (BCA), The Queensland Development Code (QDC), The Building Act 1975, Building Regulations and Local Government plans and policies, all current issues of Australian Standards and the manufactures specifications and installation details for relevant elements. Any substitution of any structural members or variations of any part of the design will void any responsibilities of the draftsman for structural integrity and performance of the building/structure. Any discrepancies to be reported to the draftsman immediately.



Elevation A Units 2-3
1 : 100



Elevation B Units 2-3
1 : 100



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CLIENT: TENG
PROJECT: Proposed Units
ADDRESS: 18 Byron Street, Mackay

REV.	DESCRIPTION	DATE	Elevations	
E	Working Drawing	16/08/22	RPD:	RP709741
D	Working Drawing	12/10/22	Building Class:	-
F	Working Drawing	7/11/22	Wind Class:	C2
			Climate Zone:	-
			Soil Type:	-
			Designed by:	ajc
			Drawn by:	ajc
			Approved by:	
			First Issue Date:	

Scale: 1 : 100 on A3

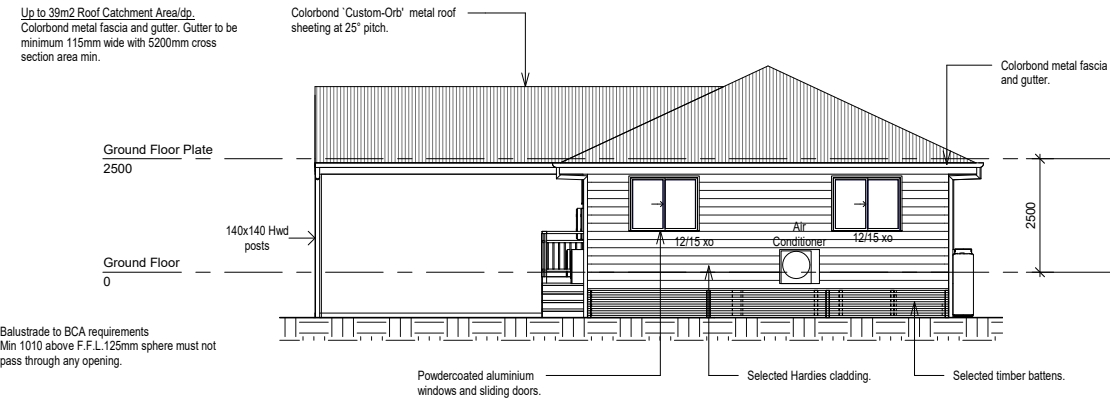
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Job No: J0906 - WD-F

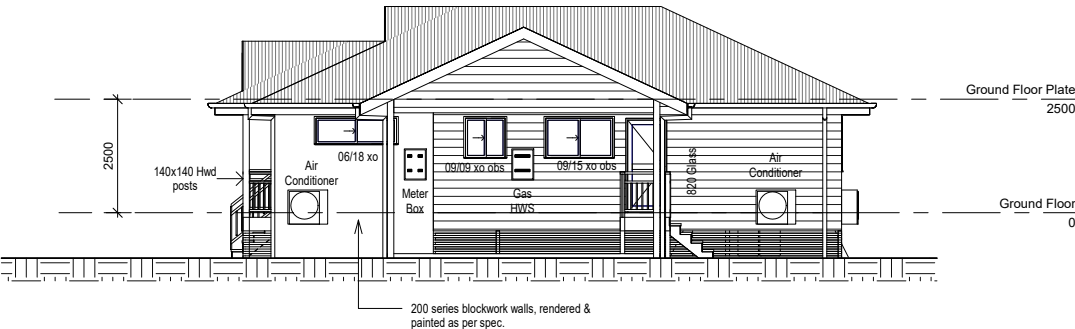
DWG No: 09 of 18

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Version: 2, Version Date: 09/12/2022
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Elevation C Units 2-3
1 : 100



Elevation D Units 2-3
1 : 100

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CLIENT: TENG
PROJECT: Proposed Units
ADDRESS: 18 Byron Street, Mackay



REV.	DESCRIPTION	DATE
E	Working Drawing	16/08/22
D	Working Drawing	12/10/22
F	Working Drawing	7/11/22

Elevations	
RPD: RP709741	Designed by: ajc
Building Class: -	Drawn by: ajc
Wind Class: C2	Approved by:
Climate Zone: -	First Issue Date:
Soil Type: -	

Scale: 1 : 100 on A3
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DWG No: 10 of 18

Document Set ID: 9080619
Version: 2, Version Date: 09/12/2022
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Lot No. 1
Suburb. Mackay
Description. RP709741
Parish. Howard
County. Carlisle
Council Mackay Regional Council
Description Medium Density Residential
Road Hierarchy

Footprint Area 414.47 m²
Block Area 1017 m²
Site Coverage 40.8 %

Rainfall Intensity 273 mm/h

Roof Catchment Area 336m²
No. of Downpipes 18
Per Downpipe 19 m²

FOUNDATION & SITE PREPARATION

- Strip top soil to the relative levels and to remove grass and topsoil and loose material. Inspect to ensure that no local soft spots exist.
- Test Certificates of actual densities to be provided by the contractor.
- The Builder shall check all footing excavations for organic material and rubbish. If any of this material is found, it shall be removed and the excavation backfilled with clean granular fill.
- If disturbed, the bottom of the excavation shall be compacted to a relative dry density of 100% as determined according to AS 1289-E4.1 and E1.1.
- The Builder is to ensure that the sides of the excavation are stable during all phases of construction.
- The footings have been designed to be founded in a stable material with a safe allowable bearing capacity of 100kPa. Refer General Notes.

SITE MAINTENANCE REQUIREMENTS

- Site Maintenance is to comply with CSIRO BTF18 "Foundation Maintenance & Footing Performance: A Homeowner's Guide" A copy of this document is attached to the soil report. It is the owner's responsibility to comply with this document and pass this document on to future owners.
- Do not over water gardens or lawns. Do not install sprinkler systems or similar near the building. Garden beds should not be located near the building.
- Maintain a grade in the ground a minimum of 50mm over a distance of 1m on all sides away from the building.

Landscaping to qualified landscape designers specifications

Name	Area
Unit 1	
Living	96,61 m ²
Deck	5,54 m ²
Carport	36,00 m ²
	138,16 m ²
Unit 2	
Living	93,75 m ²
Deck	8,41 m ²
Carport	36,00 m ²
	138,16 m ²
Unit 3	
Living	93,75 m ²
Deck	8,41 m ²
Carport	36,00 m ²
	138,16 m ²
Grand total	414,47 m ²

driveway crossover to be in accordance with local authority requirements

Byron Street

Privacy planting to correspond with facade windows



Site Plan

1 : 200

NOTE: Flood Zone Overlay
Site & Pad Level & F.F.L. in Flood Zone

For the subject property, the estimated Defined Flood Event (DFE) level is 5,254m AHD. As determined by Mackay Region Flood Study (WBM BMT, 2015 update). The minimum floor level for habitable rooms 300mm above the DFE relevant to the subject site, or (i) Mackay urban area - RL 5,554m AHD. Levels to be checked by Builder, engineer or Mackay Regional Council before construction.





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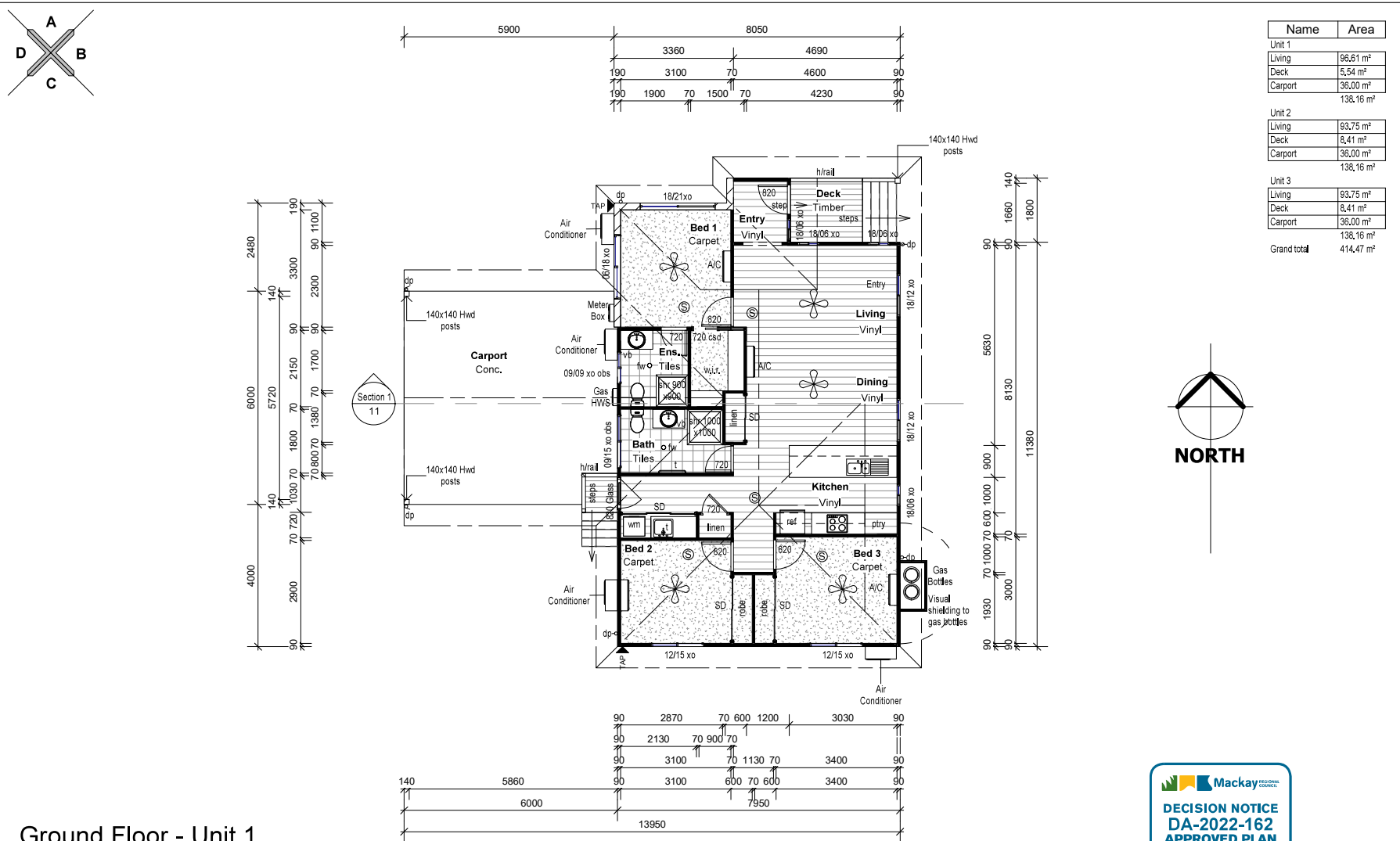
CLIENT: TENG
PROJECT: Proposed Units
ADDRESS: 14 Byron Street, Mackay

REV.	DESCRIPTION	DATE
D	Working Drawing	16/08/22
G	Working Drawing	15/12/23

Site Plan	
RPD:	RP709741
Building Class:	-
Wind Class:	C2
Climate Zone:	-
Soil Type:	-
Designed by:	ajc
Drawn by:	ajc
Approved by:	
First Issue Date:	

Scale: 1 : 200 on A3
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Job No: J0906 - WD-G
DWG No: 07 of 18

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.Ground Floor - Unit 1

1 : 100

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CLIENT: TENG
PROJECT: Proposed Units
ADDRESS: 14 Byron Street, Mackay

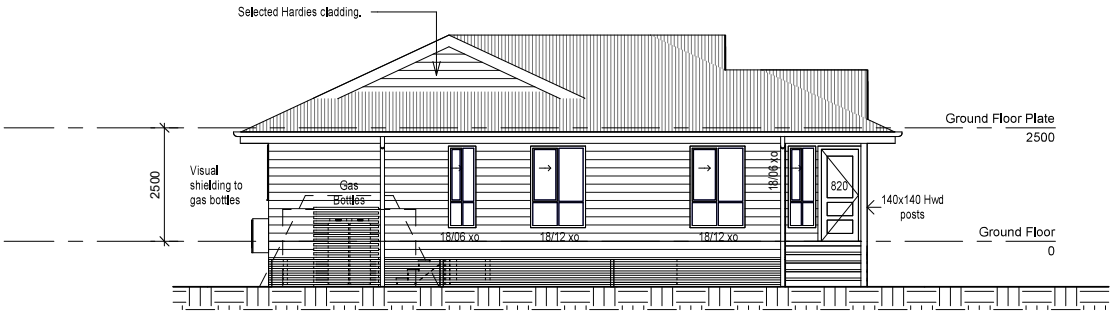


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G	Working Drawing	15/12/23

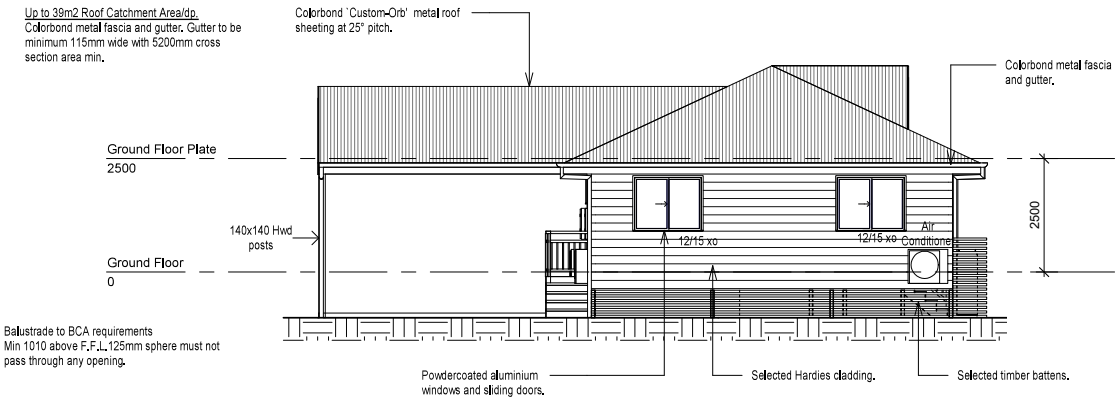
Ground Floor Plan	
RPD: RP709741	Designed by: ajc
Building Class: -	Drawn by: ajc
Wind Class: C2	Approved by:
Climate Zone: -	First Issue Date:
Soil Type: -	

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DWG No: 08 of 18

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Elevation A - Unit 1
1 : 100



Elevation B - Unit 1
1 : 100





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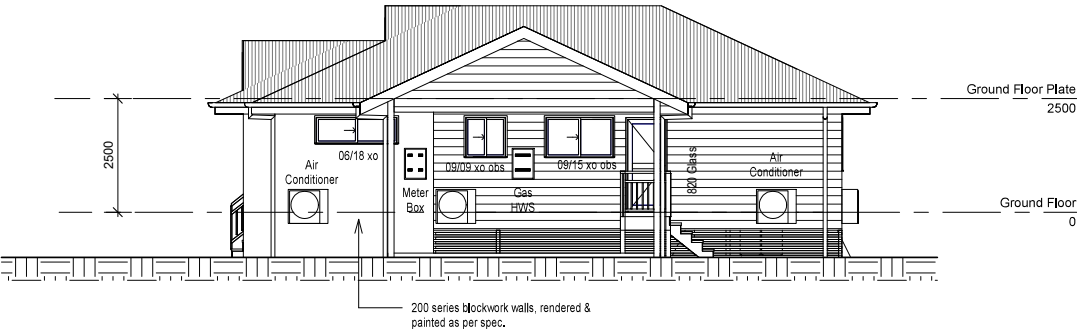
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PROJECT: Proposed Units
ADDRESS: 14 Byron Street, Mackay

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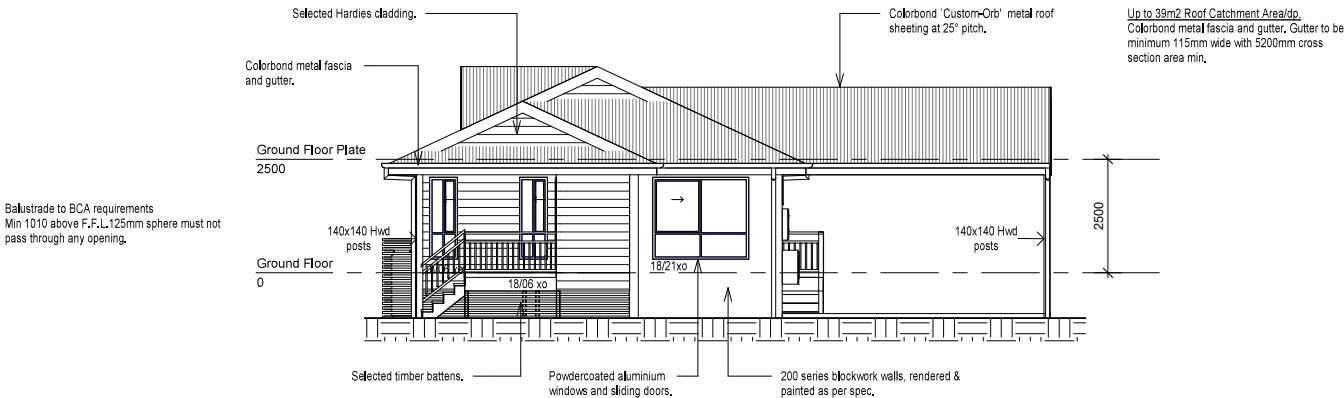
Elevations	
RPD: RP709741	Designed by: ajc
Building Class: -	Drawn by: ajc
Wind Class: C2	Approved by:
Climate Zone: -	First Issue Date:
Soil Type: -	

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Elevation C - Unit 1
1 : 100



Elevation D - Unit 1
1 : 100





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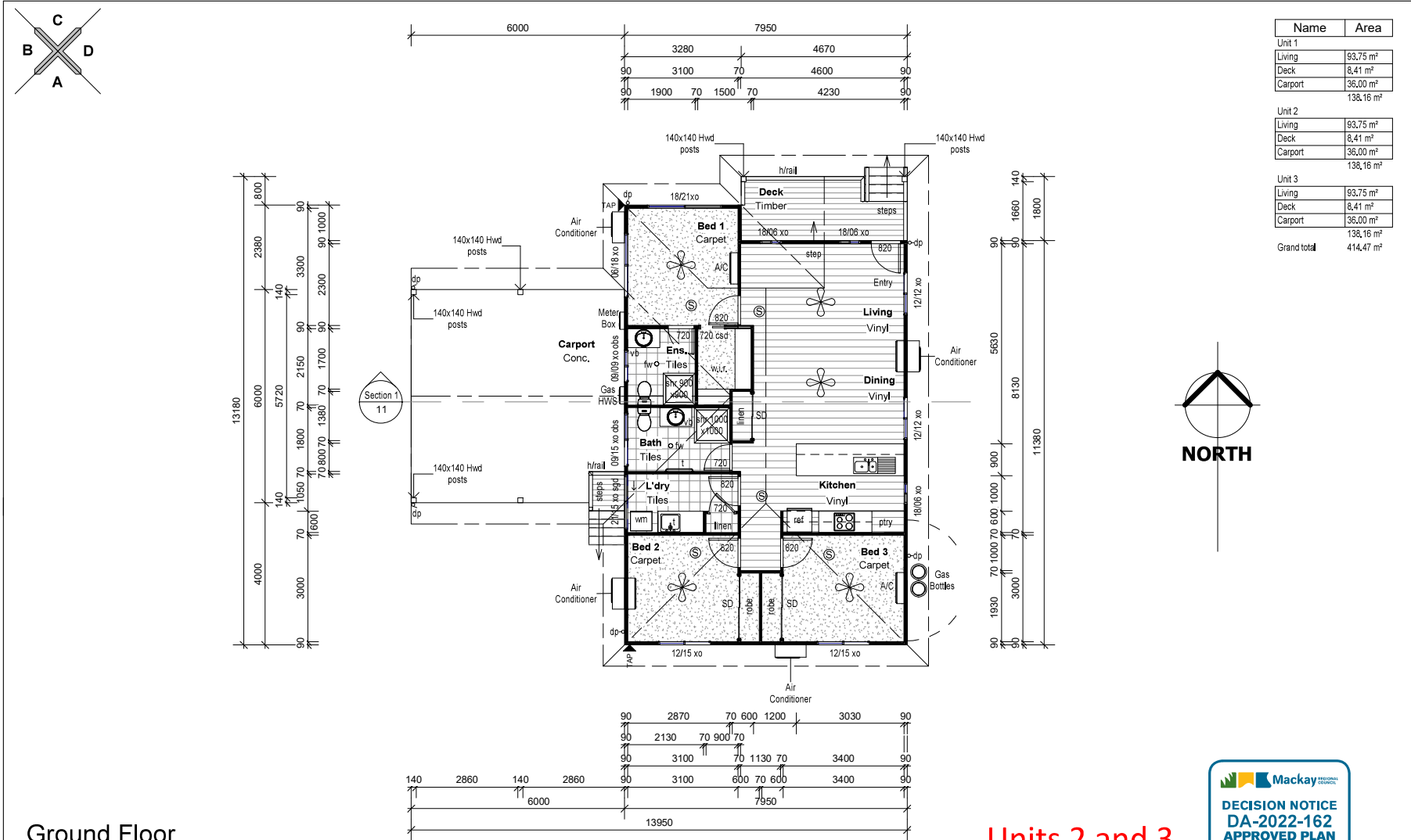
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D	Working Drawing	16/08/22
G	Working Drawing	15/12/23

Elevations	
RPD: RP709741	Designed by: ajc
Building Class: -	Drawn by: ajc
Wind Class: C2	Approved by:
Climate Zone: -	First Issue Date:
Soil Type: -	

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DWG No: 10 of 18

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Version: 1, Version Date: 25/08/2022



.Ground Floor

1 : 100

Units 2 and 3



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CLIENT: TENG
PROJECT: Proposed Units
ADDRESS: 14 Byron Street, Mackay



REV.	DESCRIPTION	DATE
D	Working Drawing	16/08/22

Ground Floor Plan	
RPD: RP709741	Designed by: ajc
Building Class: -	Drawn by: ajc
Wind Class: C2	Approved by:
Climate Zone: -	First Issue Date:
Soil Type: -	

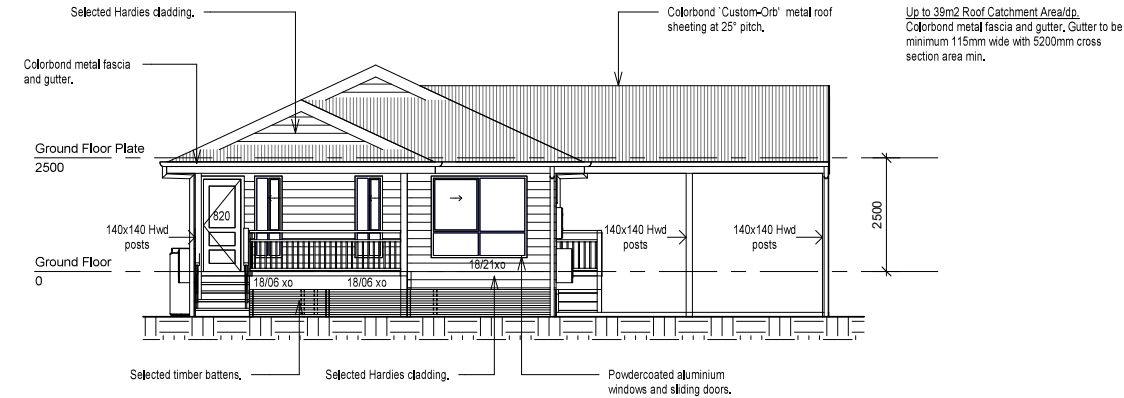
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DWG No: 08 of 17

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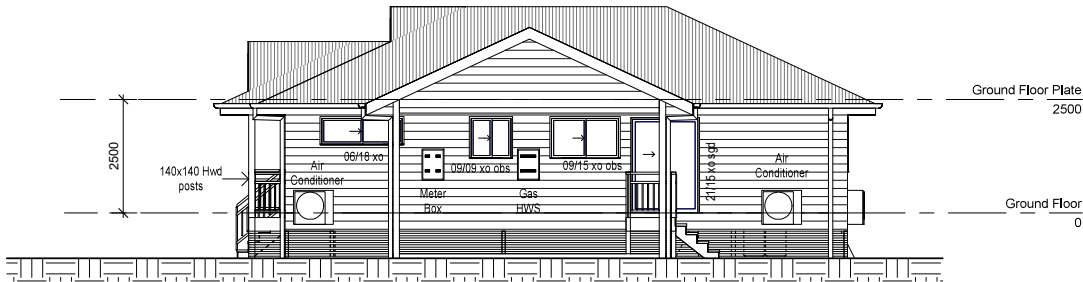
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Document Set ID: 9486464
Version: 1, Version Date: 25/08/2022

Balustrade to BCA requirements
Min. 1010 above F.F.L. 125mm sphere must not pass through any opening.



Elevation A
1 : 100



Elevation B
1 : 100

Units 2 and 3





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REV.	DESCRIPTION	DATE
D	Working Drawing	16/08/22

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Wind Class:	C2
Climate Zone:	-
Soil Type:	-
Designed by:	ajc
Drawn by:	ajc
Approved by:	
First Issue Date:	

Scale: 1 : 100 on A3

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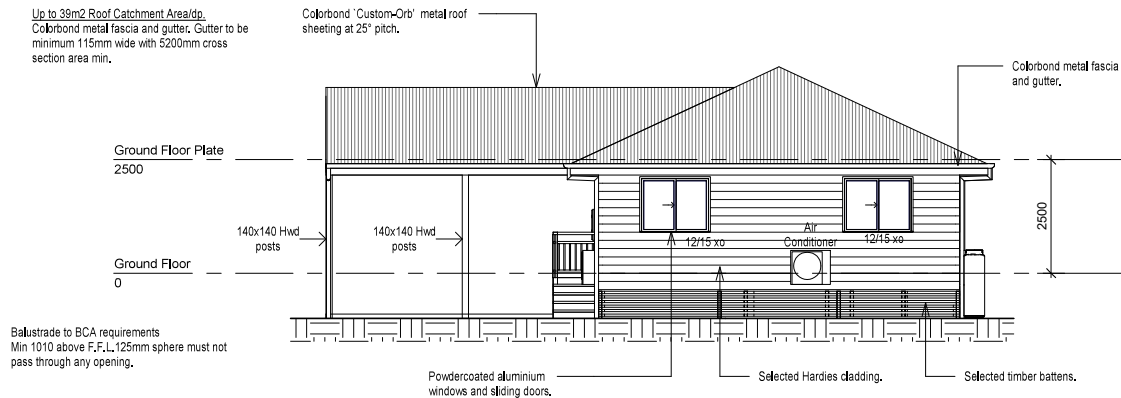
Job No: J0906 - WD-D

DWG No: 09 of 17

16/08/2022 6:13:58 PM

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Elevation C
1 : 100



Elevation D
1 : 100

Units 2 and 3





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Wind Class:	C2
Climate Zone:	-
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Drawn by:	ajc
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Job No: J0906 - WD-D
DWG No: 10 of 17

16/08/2022 6:13:59 PM

11.5. INFRASTRUCTURE AND OPERATIONS

11.6. CORPORATE SERVICES

11.6.1. STRATEGIC FINANCIAL REPORT - JANUARY 2024

Author	Financial Accounting Co-ordinator (Jena Prinsloo)
Responsible Officer	Director Corporate Services (Angela Hays)
File Reference	Strategic Financial Report

Attachments

1. 012024 Strategic Report - 01.02.2024 [**11.6.1.1** - 19 pages]

Purpose

To adopt Mackay Regional Council's (MRC) Strategic Financial Report for the month of January 2024.

Related Parties

Nil

Corporate Plan Linkage

Financial Strength

Ethical Decision-Making and Good Governance - We are committed to keeping our community informed about our activities and performance and employing robust governance policies and procedures to ensure legislative compliance and organisational integrity.

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, Chief Financial Officer.

Resource Implications

MRC is forecasting an operating deficit of \$5.4M for the 2023/24 financial year. The variance of the actual operating result for YTD January 2024 against YTD budget is an unfavourable variance of \$4.7M, this variance is in the equal to or greater than $\pm 5\%$ range.

Risk Management Implications

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

Conclusion

For the period ending January 2024, MRC reported an unfavourable operating surplus variance of \$4.7M against YTD budget. Operating revenue is below budget, reporting a variance of \$1M against YTD budget at period end. Higher than anticipated expenditure across MRC is largely attributable to materials and services of \$2.2M,

specifically repairs and maintenance \$819K, contractors \$711K, and electricity costs of \$491k. Unfavourable variance of \$1.8M in employment benefit expenses, due to timing of payroll oncosts.

To date, \$57.7M has been expended in the delivery of Council Projects; \$56.5M capital expenditure and \$1.2M 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 Strategic Financial Report for January 2024 be received.



Strategic Financial Report

> January 2024



Summary

Council is forecasting an operating deficit of \$5.4M for the 2023/24 financial year following the adoption of the December budget review by Council on 24 January 2024.

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Budget \$000	YTD Actual \$000	YTD Variance \$000
Total operating revenue	292,142	295,371	268,850	267,842	(1,008)
Total operating expenses	291,591	300,795	173,804	177,493	(3,689)
Operating surplus or (deficit)	551	(5,424)	95,046	90,349	(4,697)

% YTD Variance from YTD Budget (KPI)
YTD Variance between 0% and ± 2.99%
YTD Variance between ± 3% and ± 4.99%
YTD Variance equal to or greater than ± 5%

For the month ended 31 January 2024, an unfavourable operating variance of \$4.7M against YTD budget is reported. Higher than anticipated expenditure across council is largely attributable to materials and services of \$2.2M, specifically repairs and maintenance \$819K, contractors \$711K, and electricity \$491K. Unfavourable variance of \$1.8M in employment benefits expenses due to the timing of payroll oncosts.

To date, \$57.7M has been expended in the delivery of council projects, including associated operational expenditure in the delivery of these projects, representing 47% of the revised budget. The delivery of several major projects under construction is progressing ahead of forecast delivery including projects such as Barton Street Drainage Upgrade, Water Service Installations, Holts Road & Pioneer Street Intersection Upgrade and Woodlands District Park. MRC is continuing to plan work for other large projects to commence construction in this year.

Chris Molyneaux
Chief Financial Officer

Angela Hays
Director Corporate 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 Budget analysis

1.1 Operating result

Statement of Profit or Loss For the period ending 31 January 2024

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Budget \$000	YTD Actual \$000	YTD Variance \$000
Rates and charges	240,557	241,557	238,947	237,430	(1,517)
Fees and charges	19,806	20,826	13,605	13,108	(497)
Sales contracts and recoverable works	8,230	8,080	3,855	3,883	28
Grants, subsidies, contributions, donations	9,839	10,462	4,221	4,599	378
Rental income	1,497	1,432	923	915	(8)
Interest income	6,676	6,907	4,006	4,577	571
Other income	5,537	6,107	3,293	3,330	37
Total operating revenue	292,142	295,371	268,850	267,842	(1,008)
Employee benefits	99,822	97,305	53,296	55,111	(1,815)
Materials and services	103,100	105,377	64,526	66,743	(2,217)
Finance costs	3,230	7,886	4,427	4,463	(36)
Depreciation and amortisation	85,439	90,227	51,555	51,176	379
Total operating expenses	291,591	300,795	173,804	177,493	(3,689)
Operating surplus or (deficit)	551	(5,424)	95,046	90,349	(4,697)
Grants, subsidies, contributions, donations	31,410	28,524	7,263	6,233	(1,030)
Other capital revenue	-	301	116	116	(1)
Capital expenses	2,740	3,240	1,899	2,085	(185)
Total capital revenue and expenses	28,670	25,585	5,480	4,264	(1,216)
Net result	29,221	20,161	100,526	94,613	(5,913)

% YTD Variance from YTD Budget (KPI)

YTD Variance between 0% and ± 2.99%

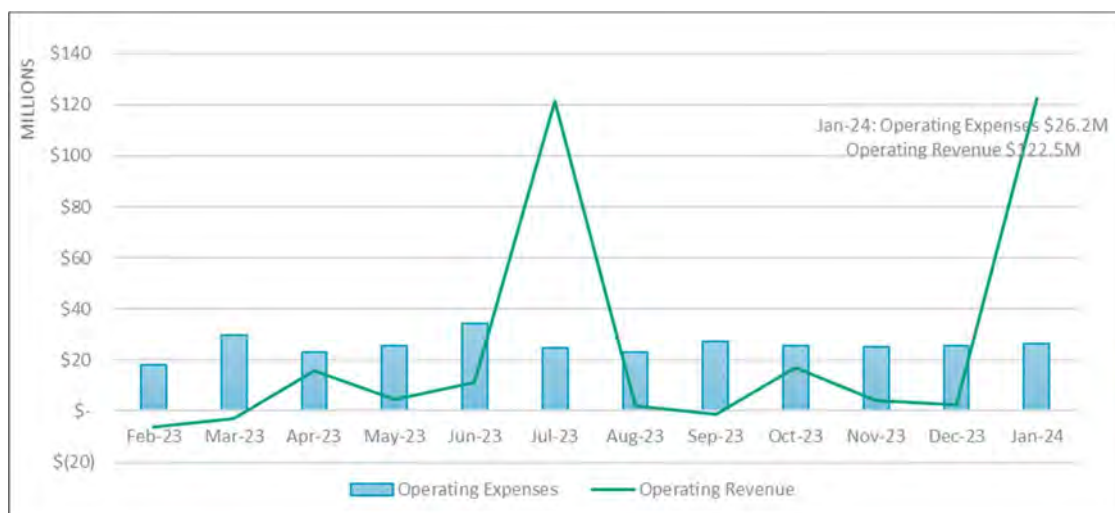
YTD Variance between ± 3% and ± 4.99%

YTD Variance equal to or greater than ± 5%

1.2 Revenue and expenditure

Council is currently reporting an unfavourable operating variance of \$3.05M against YTD budget for the period ending January 2024.

Trend revenue and expenditure



The operating variance includes the following significant variances:

	YTD Variance \$000	Comment
REVENUE		
Rates and charges	(1,517)	Unfavourable variance due to an increased number of Mackay residents taking up the Pay on time-rates discount.
Interest income	571	Favourable variance due to interest rates higher than expected.
Fees and charges	(497)	Unfavourable variance due to fees for waste disposal lower than anticipated.
EXPENSES		
Materials and services	(2,217)	Repairs and maintenance higher than forecasted, due to an increase in costs and additional work done for particularly property and plant, and water networks; in total \$819K. Contractor costs also continues to trend higher than forecasted due to external labour hire by \$711K mainly as a result of staff vacancies, and electricity and utilities has been \$491K more than anticipated.
Employee benefits	(1,815)	Unfavourable variance due to timing of payroll oncosts.
CAPITAL REVENUE AND EXPENSES		
Grants, subsidies, contributions, donations	(1,030)	Unfavourable variance due to discounts granted for developer contributions.
Capital expenses	(185)	Unfavourable variance due to the derecognition of non-current assets

1.3 Council projects expenditure

Council is responsible for the provision of a diverse range of services to meet community needs and expectations. A significant number of these services are provided through infrastructure assets and other property, plant, and equipment. Council manages the construction, upgrade, and renewal of community assets as part of its capital works program.

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Budget \$000	YTD Actual \$000	YTD Variance \$000
Capital expenditure ^	124,420	118,740	57,676	56,534	(1,142)
Operational expenditure	2,128	2,969	1,553	1,203	(350)
Total council projects expenditure	126,548	121,709	59,229	57,737	(1,492)

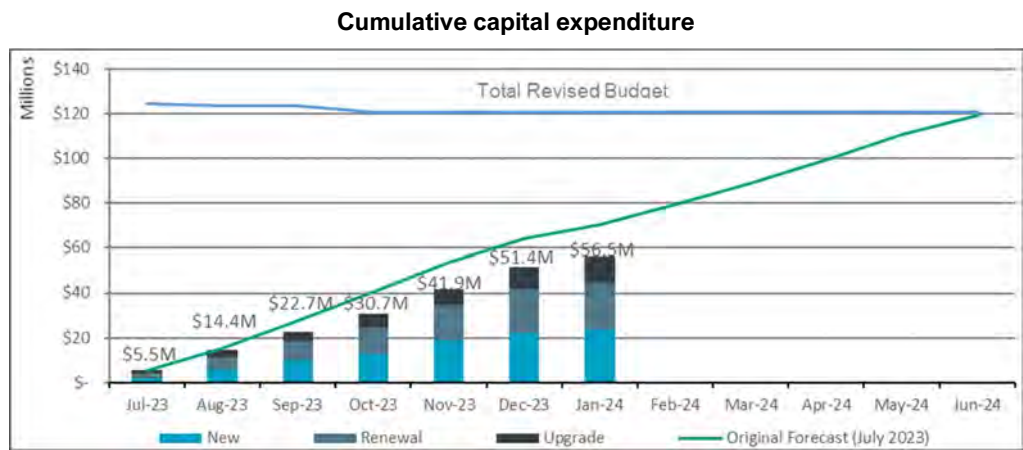
^ as depicted in the below graph

% YTD Variance from YTD Budget (KPI)
YTD Variance between 0% and ± 2.99%
YTD Variance between ± 3% and ± 4.99%
YTD Variance equal to or greater than ± 5%

Total council projects expenditure is currently tracking \$1.5M below YTD forecast, with \$57.7M expended to date in the delivery of these projects, representing 47% of the revised budget for December 2023.

Capital Expenditure

Capital expenditure is currently tracking \$1.14M below YTD forecast.





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The delivery of several major projects under construction is progressing well during this favourable construction period, including projects such as Barton Street Drainage Upgrade, Mackay Bus Station at Canelands and the Artspace Facility Upgrade.

Some projects were under forecasted costs for the period to date, including plant and equipment replacement program due to equipment delivery delays, the Pioneer River Floating Pontoon due to manufacturing delays of the gangway, and the Mountain Bike project was impacted by wet weather delays.

Capital expenditure by asset type

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Budget \$000	YTD Actual \$000	YTD Variance \$000
Water	12,800	16,351	5,163	5,468	305
Sewerage	5,585	6,657	3,786	3,537	(249)
Land, improvements and airspace	19,166	19,126	10,866	10,696	(170)
Buildings	13,166	12,374	5,224	4,221	(1,003)
Plant and equipment	11,235	12,000	4,007	3,754	(253)
Roads, drainage and bridge network	62,468	52,232	28,630	28,857	228
Total capital expenditure	124,420	118,740	57,676	56,534	(1,142)

% YTD Variance from YTD Budget (KPI)

YTD Variance between 0% and ± 2.99%
YTD Variance between ± 3% and ± 4.99%
YTD Variance equal to or greater than ± 5%

2 Financial Position

2.1 Statement of Financial Position

The statement of financial position shows council's assets and liabilities. The result of these two components determines the net worth of our community equity (what we own less what we owe).

Statement of Financial Position For the period ending 31 January 2024	Annual Original Budget \$000	Annual Revised Budget \$000	Actual \$000
Current assets			
Cash and cash equivalents	142,190	116,900	60,419
Financial assets	-	-	60,000
Trade and other receivables	21,059	21,253	123,389
Contract assets	3,500	3,500	4,811
Other assets	3,216	4,506	944
Inventories	2,988	3,136	3,764
Non-current assets classified as held for sale	79	-	-
Total current assets	173,032	149,295	253,327
Non-current assets			
Investment property	5,277	5,580	5,580
Property, plant and equipment	3,730,542	3,967,644	3,974,146
Right of use assets	1,143	1,143	1,176
Intangible assets	3,927	4,106	4,119
Total non-current assets	3,740,889	3,978,473	3,985,021
Total assets	3,913,921	4,127,768	4,238,348
Current liabilities			
Trade and other payables	8,488	9,055	12,427
Employee entitlements	14,135	1,861	21,387
Borrowings	11,644	11,646	7,240
Lease liabilities	66	68	42
Provisions	49,858	59,659	60,685
Contract Liabilities	3,500	3,500	4,246
Other liabilities	19,572	14,947	8,567
Total current liabilities	107,263	100,736	114,594

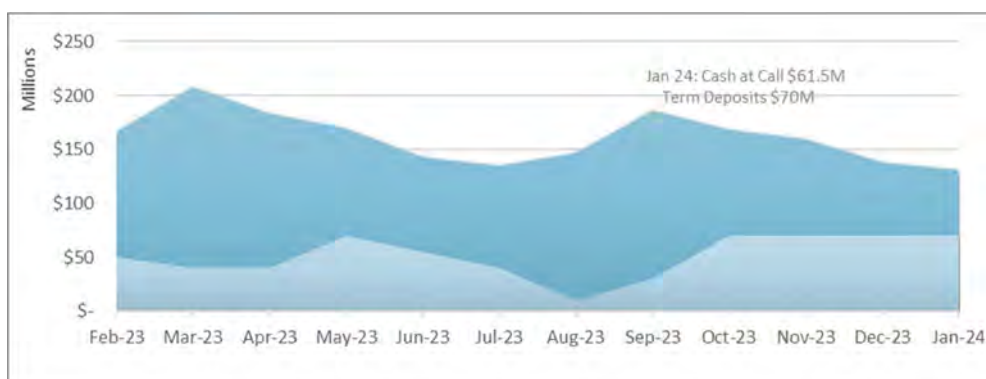
Statement of Financial Position For the period ending 31 January 2024	Annual Original Budget \$000	Annual Revised Budget \$000	Actual \$000
Non-current liabilities			
Employee entitlements	1,699	1,601	1,601
Borrowings	48,406	48,408	38,755
Lease liabilities	1,241	1,213	1,230
Provisions	13,268	21,685	24,375
Other liabilities	11,691	9,685	6,184
Total non-current liabilities	76,305	82,592	72,145
Total liabilities	183,568	183,328	186,739
Net community assets	3,730,353	3,944,440	4,051,609
Community equity			
Retained surplus	2,340,937	2,333,350	2,440,519
Asset revaluation surplus	1,389,416	1,611,090	1,611,090
Total community equity	3,730,353	3,944,440	4,051,609

2.2 Cash and investment portfolio

The total balance of cash at call and investments at the end of the reporting period is shown in the graph below. 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.

Currently, 44% of the total cash and investment portfolio is currently deposited with Queensland Treasury Corporation (QTC). Cash held at call with QTC continues to be reviewed for yield and liquidity requirements. The market is monitored during the month for investment opportunities that will deliver comparable or better than what can be achieved via the QTC at call account.

Closing portfolio balance



- 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 \$70M invested with financial institutions other than QTC. Maturity of these investments is scheduled between February 2024 and September 2024.

Portfolio returns continues to exceed the benchmark of Ausbond Bank Bill Index. Financial indicators and other available data suggest further increase in interest rate yields is possible. Investment opportunities to maximise returns where possible will continue to be investigated.

2.3 Current receivables

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

	Actual \$000	Actual %
Trade and other receivables		
Rates and utility charges	112,321	91%
Development contributions	4,506	4%
Other debtors	6,562	5%
Total	123,389	100%

- Rates receivables

Rates and charges revenue represent 82% of MRC's original operating revenue budget for the financial year.

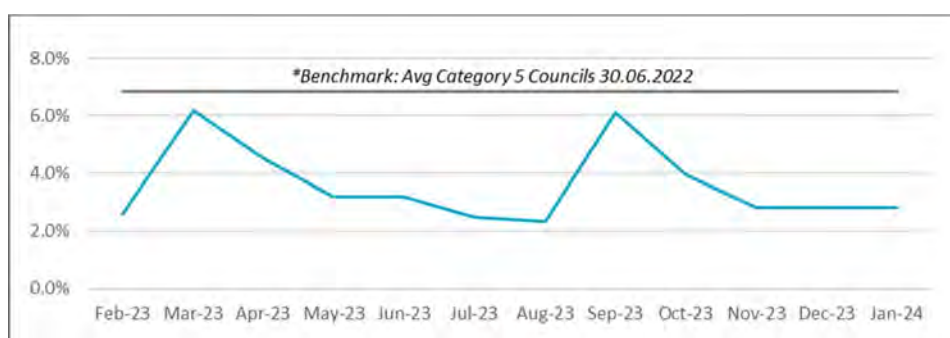
MRC frequently reviews its collection process to ensure rates are collected efficiently and effectively, whilst being cognisant of individual circumstances. Collection action is continuing, both with our external collection agency and monitoring of in-house payment schedules. In-house collection methods include the use of SMS reminders for ratepayers.

	Total Overdue \$000	Current year 2023/2024 \$000	1 year 2022/2023 \$000	2 years 2021/2022 \$000	> 3 years \$000
Total rate arrears	6,733	4,347	1,483	544	359

	Issue date of notice	Due date of payment
Rates notice	12/02/2024	13/03/2024
Pensioner rates notice	12/02/2024	6/06/2024
Rates reminder notice	2/04/2024	16/04/2024

Rates arrears as depicted in the trend rate arrears % graph remains consistent with the previous reporting period, noting rates notices are issued twice per financial year. The current arrears balance is anticipated to decrease as collection action continues.

Trend rate arrears %



* 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 30 June 2022 – 6.9%.

2.4 Property, plant and equipment

	Annual Original Budget \$000	Annual Revised Budget \$000	Actual \$000
Opening balance as at 1 July	3,690,867	3,938,870	3,938,870
Opening balance adjustment	-	-	32,719
Net additions (including WIP) and contributed assets	127,859	123,535	56,236
Depreciation	(85,354)	(88,599)	(51,111)
Disposals and write offs	(2,830)	(2,830)	(2,569)
Closing written down value	3,730,542	3,970,976	3,974,145

A majority of MRC's assets are in the form of infrastructure, such as roads, drainage, water, sewerage and waste assets. Significant parts of MRC's long-term financial forecast are focused on the construction, upgrade, and renewal of these assets, with the associated capital expenditure recognised as work in progress (WIP) until projects are complete and assets are ready for their intended use.

Refer to section 1.3 Council Projects Expenditure for current year budget estimates.

Total WIP as at the end of December represents \$169M, inclusive of current year additions and accruals. **Of this, \$37.7M relates to projects complete, with assets in use.** MRC employs a 180-day target from project completion through to capitalisation of detailed assets within the corporate asset register as detailed in the MRC non-asset accounting policy.

Project Phase	Actual \$'000
Business case	3,839
Design	25,331
Construction	102,486
Projects completed	37,741
Total WIP	169,397

Total Projects Completed	> 180 days	> 90 days	Aged > 60 days	> 30 days	< 30 days
\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
37,741	23,746	9,785	2,455	1,431	324

The below graph details movement in WIP by period.

Work in progress movement



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

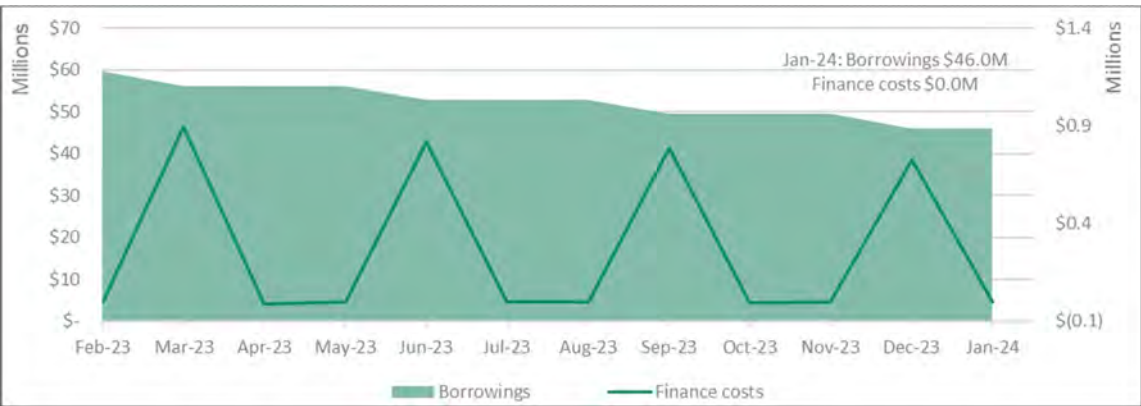
2.5 Borrowings

Loan borrowings are an important funding source for local government; reflecting that the full cost of infrastructure should not be borne entirely by present-day ratepayers alone, rather by all those who benefit from the infrastructure over its lifetime.

Borrowing costs associated with the debt balance are recognised when the principal repayments are made, on a quarterly basis.

At the end of December, MRC had \$46M in total loan borrowings outstanding.

Borrowings movement



3 Cash Flow

3.1 Statement of Cash Flows

Statement of Cash Flows For the period ending 31 January 2024

	Annual Original Budget \$000	Annual Revised Budget \$000	Actual \$000
Cash flows from operating activities			
Receipts from customers	275,075	279,552	145,574
Receipts from grantors, donors for operational activities	9,824	10,951	4,599
Payments to suppliers and employees	(204,004)	(236,355)	(123,201)
Interest income	6,676	6,907	4,577
Borrowing costs	(2,787)	(2,787)	(1,501)
Net cash inflow from operating activities	84,784	58,268	30,048
Cash flows from investing activities			
Payments for non-current assets	(123,863)	(117,718)	(56,236)
Payments for investments	-	-	(5,000)
Payments for capital projects	(2,000)	(4,396)	(63)
Proceeds from sale of non-current assets	2,090	2,090	548
Receipts from grantors, donors for capital projects	27,410	21,353	2,900
Net cash outflow from investing activities	(96,363)	(98,671)	(57,851)
Cash flows from financing activities			
Proceeds from borrowings	21,200	21,200	-
Repayment of borrowings	(14,045)	(14,045)	(6,903)
Repayments made on leases (principal only)	(17)	(17)	(40)
New cash outflow from financing activities	7,138	7,138	(6,943)
Net increase or (decrease) in cash and cash equivalents	(4,441)	(33,265)	(34,746)
Cash and cash equivalents at beginning of the period	146,631	150,165	95,165
Cash and cash equivalents at end of the period	142,190	116,900	60,419

4 Financial analysis

4.1 Key performance indicators

The timing of receipts impacts the YTD results and are anticipated to return to budget levels by the end of the financial year following finalisation of year end processes.

The actual asset sustainability ratio is consistently below target as MRC boasts a relatively new asset base. Significant investment in new assets over prior years has reduced the immediate need for renewal of those assets. MRC continues to invest adequately in asset renewals to ensure continued services to the community over the long-term as well optimising operating and maintenance costs of the assets over their useful life.

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

MRC will be adopting the new Local Government Sustainability Framework ratios in the 2023/24 Annual Financial Statements.

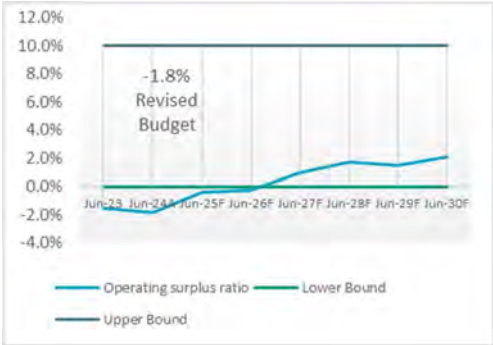
Ratio	Description	Target	FY2022	FY2023	Revised Budget FY2024	December FY2024
Operating surplus ratio (%)	Extent to which operating revenues covers operating expenses (excludes capital items)	0% - 10%	(1.5%)	(1.8%)	(0.4%)	33.7%
Debt service cover ratio	Extent to which available cash flow covers current debt obligations	>2 times	3.2	4.9	4.5	10.9
Net financial liabilities ratio (%)	Extent to which net financial liabilities can be serviced by operating revenues	< 60%	9.6%	11.5%	13.3%	-25%
Current ratio	Extent to which current assets cover current liabilities	Between 1 and 4	1.3	1.5	1.5	2.2
Asset sustainability ratio (%)	Extent to which the infrastructure assets are being replaced/renewed	> 90%	63.6%	66.1%	94.0%	41.2%
Capital expenditure ratio (times)	Extent to which capital expenditure exceeds depreciation.	> 1.1 times	1.3	1.4	1.5	1.1



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Operating surplus ratio %

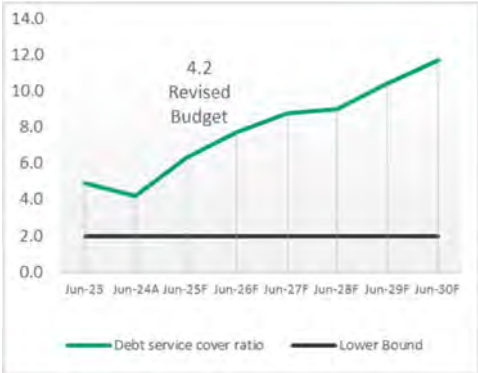
A percentage between 0% and 10% over the long term means Council is expecting to generate healthy levels of revenue with an ability to fund proposed capital expenditure and / or debt repayments.



Debt service coverage ratio

This ratio measures the extent to which available cash flow covers current debt obligations.

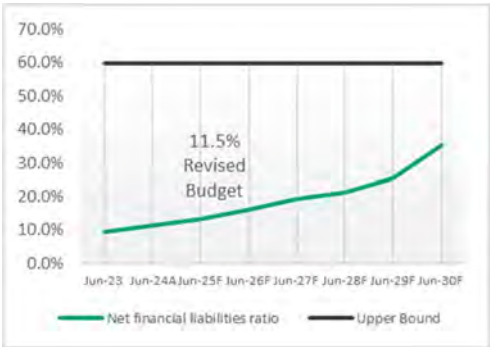
It is noted that MRC is expected to remain within target bounds indicative that the financial risk is being effectively managed.



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.





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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.

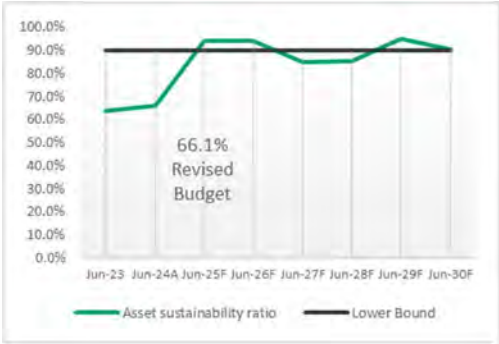


Asset sustainability ratio %

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 the Long-term Financial Forecast, it does contribute to sustainable asset replacement over the long term.

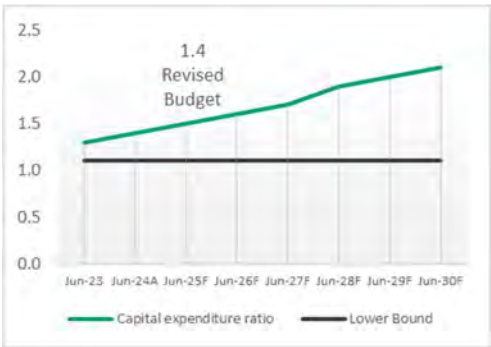
This ratio is also reflective of the relative new age of MRC’s asset base following a period of high growth and investment in new assets. This means the requirement to spend significant funds on renewals at this stage is relatively low but will be monitored to ensure future spend is sufficient.



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.



5 Budget analysis - Commercial businesses

5.1 Mackay Water Services

Statement of Profit or loss For the period ending 31 January 2024

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Budget \$000	YTD Actual \$000	YTD Variance \$000
Operating revenue	105,453	106,458	93,187	92,703	(484)
Operating expenses	40,727	40,675	23,692	25,039	(1,347)
Earnings before interest, depreciation, dividends and tax	64,726	65,783	69,495	67,664	(1,831)
Finance costs	1,176	1,176	614	654	(40)
Depreciation	32,488	34,534	19,943	19,794	149
Earnings before dividend and tax	31,062	30,073	48,938	47,216	(1,722)
Dividend and tax	29,571	29,077	17,003	17,003	-
Operating surplus or (deficit)	1,491	996	31,935	30,213	(1,722)
Total capital revenue	5,050	4,969	781	521	(260)
Total capital expenses	600	1,100	825.00	934	(109)
Net result	5,941	4,865	31,891	29,800	(2,091)

% YTD Variance from YTD Budget (KPI)

YTD Variance between 0% and ± 2.99%
YTD Variance between ± 3% and ± 4.99%
YTD Variance equal to or greater than ± 5%

Mackay Water Services is reporting an operating deficit of \$1.7M for the period ended January 2024, which is less than YTD budget.

Operating revenue is \$484K below YTD budget at period end. Favourable variance to budget is seen in interest received of \$368K. Unfavourable variances to budget include rates, levies, and charges \$615K; and sales contracts and recoverable works \$53K.

Operating expenses is \$1.3M below YTD budget at period end, with unfavourable variances seen in Materials and services of \$985K and Employee benefits of \$362K against budget.

Capital revenue is \$260K below YTD budget at period end.

Capital expenses consist of the derecognition of water infrastructure.

5.2 Mackay Waste Services

Statement of Profit or loss For the period ending 31 January 2024

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Budget \$000	YTD Actual \$000	YTD Variance \$000
Operating revenue	34,324	34,785	31,082	30,450	(632)
Operating expenses	22,847	22,692	11,340	10,976	364
Earnings before interest, depreciation, dividends and tax	11,477	12,093	19,742	19,474	(268)
Finance costs	475	5,016	2,899	2,892	7
Depreciation	2,133	2,554	1,328	1,166	162
Earnings before dividend and tax	8,869	4,523	15,515	15,416	(99)
Dividend and tax	3,193	1,747	1,139	1,139	-
Operating surplus or (deficit)	5,676	2,776	14,376	14,277	(99)
Total capital expenses	100	100	13	19	(6)
Net result	5,576	2,676	14,363	14,258	(105)

% YTD Variance from YTD Budget (KPI)

YTD Variance between 0% and ± 2.99%	
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YTD Variance between ± 3% and ± 4.99%	
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YTD Variance equal to or greater than ± 5%	
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Mackay Waste Services is reporting an operating surplus of \$14.28M for the period ended January 2024, which is in line with YTD budget.

Operating revenue is \$632K below YTD budget at period end, with unfavourable variances seen in fees and charges of \$509K and rates, levies and charges of \$64K.

Operating expenses are reporting a favourable variance of \$364K against YTD budget at period end, with a favourable variance seen in materials and services of \$416K.

Total capital revenue and expenses is yet to see any significant activity.

12. RECEIPT OF PETITIONS

13. TENDERS

14. CONSIDERATION OF NOTIFIED MOTIONS

15. PUBLIC PARTICIPATION

16. LATE BUSINESS

17. CONFIDENTIAL REPORTS

17.1. APPROVED CONCESSIONS UNDER THE FACILITATING DEVELOPMENT IN THE MACKAY REGION POLICY – DECEMBER 2023

This matter was not voted on and held over from the Ordinary Meeting 24 January 2024.

Confidential

Confidential Report to be forwarded separately.

This report is **CONFIDENTIAL** in accordance with the Section 254J (3) (c) of the *Local Government Regulation 2012* which permits the meeting to be closed to the public to discuss a matter **relating to Council's budget**.

17.2. APPROVED CONCESSIONS UNDER THE FACILITATING DEVELOPMENT IN THE MACKAY REGION POLICY – JANUARY 2024

Confidential

Confidential Report to be forwarded separately.

This report is **CONFIDENTIAL** in accordance with the Section 254J (3) (c) of the *Local Government Regulation 2012* which permits the meeting to be closed to the public to discuss a matter **relating to Council's budget**.

17.3. APPROVED SPONSORSHIP UNDER THE INVEST MACKAY EVENTS AND CONFERENCE ATTRACTION PROGRAM - JANUARY 2024

Confidential

Confidential Report to be forwarded separately.

This report is **CONFIDENTIAL** in accordance with the Section 254J (3) (c) of the *Local Government Regulation 2012* which permits the meeting to be closed to the public to discuss a matter **relating to Council's budget**.

18. MEETING CLOSURE

19. FOR INFORMATION ONLY

19.1. DEVELOPMENT APPLICATIONS - JANUARY 2024

Development Applications Received

App No.	Code / Impact	Address	Applicant	Description	Officer
DA-2022-187/A	Code	217 Shakespeare Street MACKAY	JA & JB Boyle Pty Ltd	Change Application (Minor) Material Change of Use - Development Permit for Crematorium	Emma Langford
DA-2023-189/A	Code	16 Poinciana Avenue SEAFORTH	Darcy S Sleeman and Breannan V Black	Generally in Accordance Material Change of Use - Development Permit for Dwelling House in Flood and Coastal Hazards Overlay (Storm Tide Inundation Area)	Emma Langford
DA-2024-3	Code	471 Olletts Road THE LEAP	Denham Livestock Pty Ltd	Material Change of Use - Development Permit for Dwelling House (Bushfire Hazard and Flood and Coastal Hazards Overlay)	Darryl Bibay
DA-2024-4	Code	Lot 901 Diesel Drive PAGET	Brown & Hurley Pty Ltd	Material Change of Use – Development Permit for Medium Impact Industry & Warehouse (Workshop, Ancillary Parts Store & Office)	Lachlan Deon
DA-2024-5	Code	10 Lawson Street MIDGE POINT	Thomas P Clark and Erina A Clark	Material Change of Use - Development Permit for Dwelling House (Bushfire Hazard Overlay)	Renee Andrea
DA-2024-6	Code	135 Sarina Homebush Road SARINA	Alan D McFadzen	Material Change of Use - Development Permit for Dwelling House (Shed - Class 10a)	Teagan Darvill
DA-2024-7	Code	119 Moonlight Drive SARINA	AAA Building Consultants	Material Change of Use - Development Permit for Dwelling House (Shed - Class 10a) - Siting and Height	Darryl Bibay
DA-2024-8	Code	2-10 Sweeney Court GLENELLA	Magpies Sporting Club Limited	Material Change of Use - Development Permit for Club Extension	Lachlan Deon

Development Applications in Decision Making Period

App No.	Code / Impact	Address	Applicant	Description	Officer
DA-2023-198	Impact	27 Barrier Street ETON	Steven W Newson	Material Change of Use - Development Permit for Dwelling House (Class 1a)	Brogan Jones
DA-2023-230	Code	102 Lansdowne Road RACECOURSE	Ross A Powell and Riley N Powell	Reconfiguring a Lot - Development Permit for Boundary Realignment (6 into 5 Lots)	Renee Andrea
DA-2023-250	Code	65 Shakespeare Street EAST MACKAY	CJ Smith Homes Pty Ltd	Material Change of Use - Development Permit for Multiple Dwelling (14 x 1 Bedroom Units)	Emma Langford

Development Applications Finalised

App No.	Code / Impact	Address	Applicant	Description	Officer
Approved Subject to Conditions					
DA-2010-134/A	Impact	20 Ram Chandra Place OORALEA	Windi Tradin Pty Ltd ATF Trading Trust*	Change Application (Other) Material Change of Use - Outdoor Sales	Brogan Jones
DA-2022-54/A	Impact	17 Margaret Street MACKAY	Lambo Projects Pty Ltd	Change Application (Minor) Material Change of Use - Development Permit for Short-Term Accommodation	Renee Andrea
DA-2023-159	Impact	6 George Street MACKAY	George Street Neighbourhood Centre Inc	Material Change of Use - Development Permit for Community Care Centre	Teagan Darvill

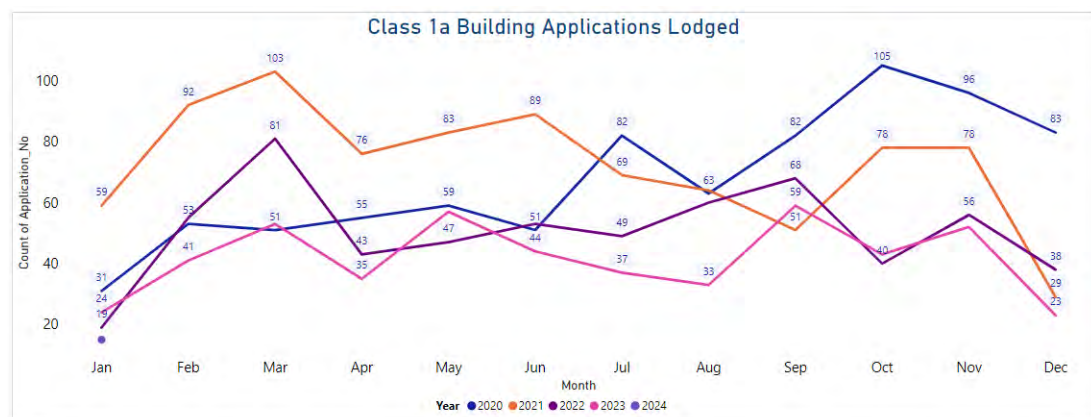
DA-2023-172	Impact	431 Grasstree Beach Road GRASSTREE BEACH	Yogita K Awal	Material Change of Use - Development Permit for Place of Worship	Darryl Bibay
DA-2023-212	Impact	26 Hill Street ETON	Kevin M Hannan	Material Change of Use - Development Permit for Dwelling House	Cherise Ayling
DA-2023-246	Code	2276 Bruce Highway HAMPDEN	Andrew Wallis	Reconfiguring a Lot - Development Permit for Access Easement	Darryl Bibay
DA-2023-247	Code	19 Elamang Street SOUTH MACKAY	Luke F O'Brien and Laura M O'Brien	Material Change of Use - Development Permit for Dwelling House (Secondary Dwelling) - (Flood and Coastal Hazard Overlay)	Teagan Darvill
DA-2023-248	Code	596 Crediton Loop Road CREDITON	Madonna A Tippet and Paul R Tippet	Reconfiguring a Lot - Development Permit for Boundary Realignment (2 into 2 Lots)	Darryl Bibay
DA-2023-249	Code	25 Stevenson Street SOUTH MACKAY	AAA Building Consultants	Material Change of Use – Development Permit for Dwelling House (Class 10a Shed) (Heritage and Neighbourhood Character Overlay)	Renee Andrea
DA-2023-251	Code	35-91 Boundary Road East PAGET	Angelo A Sorbello and Beverley Sorbello	Reconfiguring a Lot - Development Permit for Boundary Realignment (2 into 2 Lots)	Darryl Bibay
Generally in Accordance With					
DA-2021-100/A	Code	Lot 57 Gargett-Mia Mia Road GARGETT	Richard I Roberts and Camille T Roberts	Generally in Accordance - Dwelling House	Darryl Bibay

19.2. BUILDING WORKS STATISTICS - JANUARY 2024

Class	Description	Total January 2024	Total Value of Proposed Works	Average Proposed Floor Area (m2)	Total January 2023	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	15	\$6,132,444	216	19	15
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			1	0
Class 2	A building containing 2 or more sole-occupancy units each being a separate dwelling	0			0	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	0			0	0
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	\$230,000	0	2	1
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	1	\$1,634	1,634	0	1
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			0	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			1	0
Class 9C	An aged care building	0			0	0

Class 10A	A private garage, carport, shed or the like	34	\$1,243,420	52	53	34
Class 10B	A structure being a fence, mast, antenna, retaining or free standing wall, swimming pool or the like	5	\$275,575	0	7	5
Class 10C	A private bushfire shelter	0			5	0
Sundry	Demolition residential/commercial/industrial, class n/a, class s/s	1	\$27,000	N/A	0	1
Totals		57	\$7,910,073	1,901	88	57

Description	Total January 2024	Total Value of Proposed Works	Average Proposed Floor Area (m2)	Total January 2023	YTD
New building or structure	47	\$18,330,264	140	66	47
Change of building classification	0			1	0
Demolition	1	\$27,000	N/A	3	1
Repairs, alterations, additions	3	\$45,600	19	13	3
Swimming pool and/or pool fence	5	\$275,575	N/A	7	5
Relocation or removal	0			0	0
Totals	56	\$18,678,439	157	90	56



*Data is from 1 January 2024 to 25 January 2024.

