



# Development Services

Monthly Review Report

February 2018

## Executive Summary

### DEVELOPMENT SERVICES

Development activity continued to accelerate with numerous development applications being lodged during February with many additional projects also being discussed with local and out of town developers. The economy, in general, continues to strengthen with unemployment now down to 5%, which is 1.1% below the Queensland average and significantly below most other regional centres. Mackay's economy has significantly benefited from the various incentive and stimulus mechanisms Council has deployed over recent years with growth in residential, industrial and commercial development beginning to take off. Statistics, such as the current 3% vacancy rate, are supporting a strong return to the housing market from first home buyers and it is pleasing to see many local builders with significant amounts of work.

In order to build on the success of the past year, the Deputy Mayor and I, along with the CEO of Mackay Airport and General Manager of Mackay Tourism, recently met with Tigerair, Virgin Australia and Qantas to discuss new and enhanced flight connections for the region which may be able to be negotiated to capitalise on the enhanced strength of the economy. Additionally, to build on the successes of our conference and events attraction program we have upcoming meetings planned with the AFL, NRL, NBL and Cricket national bodies to discuss future event opportunities in Mackay.



**Gerard Carlyon**  
*Director Development Services*



Chinese New Year Event

# Development News 02/2018

Updates on Significant Developments Currently Being Assessed by Council

## APPLICATION LODGED

DA-2018-17

1 Beaconsfield Road East, Andergrove

The application proposes the construction of a new clubhouse facility for Brothers Junior Rugby League on their grounds at Andergrove.



## APPLICATION LODGED

OW-2018-6

Lot 103 Alexandra Street, West Mackay

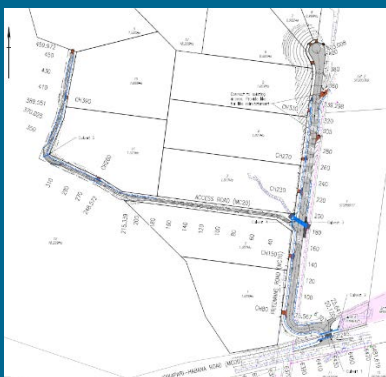
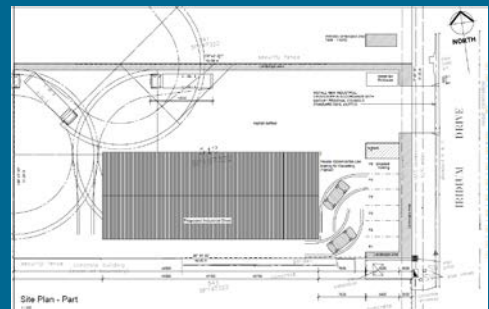
Ozcare site for flood mitigation including earthworks, stormwater management, sediment controls and revegetation.

## APPLICATION APPROVED

DA-2017-107

15-17 Iridium Drive, Paget

The proposal includes the development of a new industrial warehouse in the Central Park industrial estate.



## APPLICATION APPROVED

OW-2017-33

Lot 3 Friedmans Road, Habana

Eleven lot residential subdivision including earthworks, roadworks, stormwater, drainage works and clearing vegetation.



## Monthly Safety Review

### Summary

Four injuries to MRC employees were reported in February:

- A worker suffered heat stress while whipper-snipping.
- A worker was rolling a trolley jack and felt pain in their knee (lost time injury).
- A worker felt a pain in their back when exiting a vehicle.
- After pruning spider lily plants, a worker suffered eye irritation.

Six near misses were also reported:

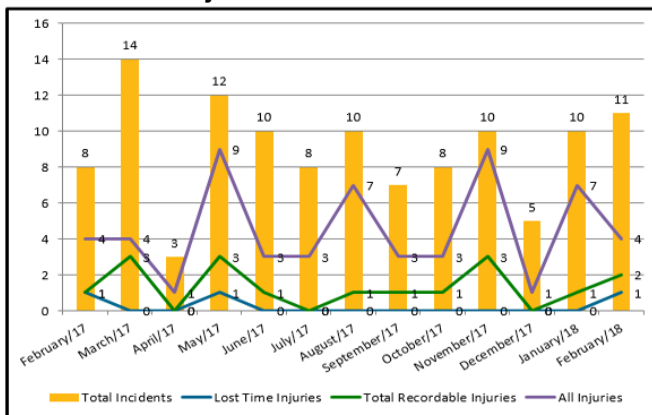
- A worker was sliding a compactus bay, when the bay fell.
- A vehicle reversing from a car park, collided with non-staff member vehicle causing minor damage.
- After operating a mower, damage was noticed to the casing around motor.
- A non-staff member vehicle overtook a mower being driven on the road, causing a collision.
- A worker was whipper snipping when a tree limb fell, narrowly missing them.
- A MRC vehicle experienced brake failure, but could stop safely.

One near miss incident was reported by a contractor:

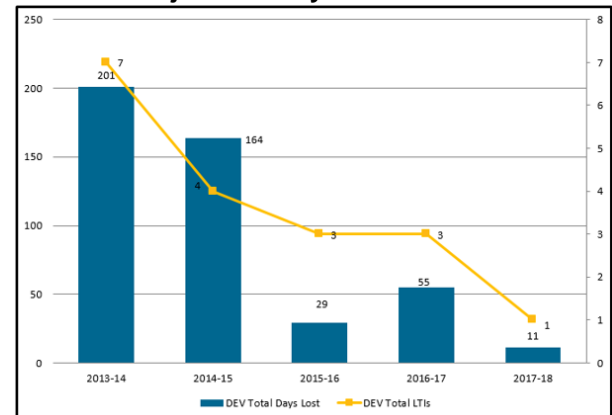
- While mowing, a rock flicked up and smashed a glass panel on a building.

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

### Incidents and Injuries



### Lost Time Injuries & Days Lost



Department	2013-14		2014-15		2015-16		2016-17		2017-18	
	LTI	Days Lost	LTI	Days Lost	LTI	Days Lost	LTI	Days Lost	LTI	Days Lost
Development Engineering										
Development Assessment										
Parks, Environment & Sustainability	6	179	4	164	3	29	3	55	1	11
Strategic Planning										
Economic Development & Tourism	1	22								
<b>Development Services</b>	<b>7</b>	<b>201</b>	<b>4</b>	<b>164</b>	<b>3</b>	<b>29</b>	<b>3</b>	<b>55</b>	<b>1</b>	<b>11</b>

# Financial Report

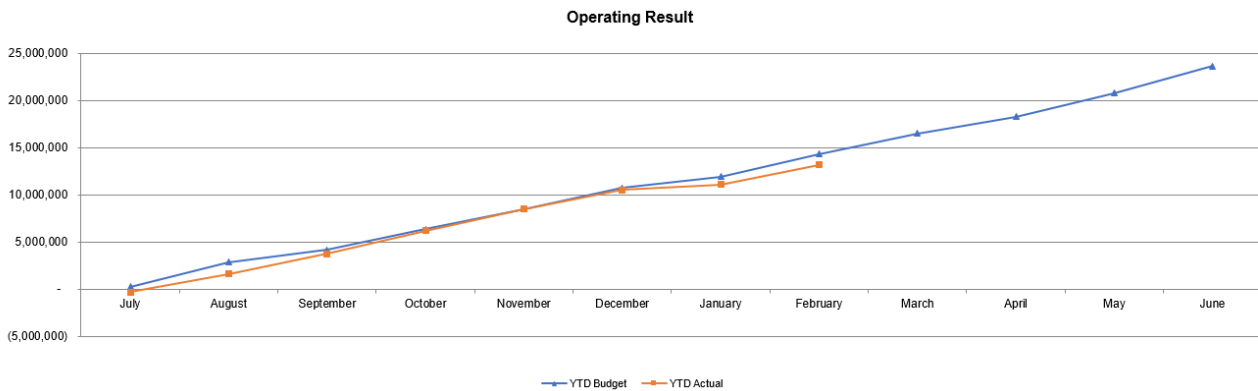
The department is tracking slightly ahead of budget at this stage of the year, due to strong cost control and increased revenue as a result of additional development activity.

Operating Results	YTD budget	YTD actual	Variance	%	Status
Development Services Management	236,906	258,712	21,805	109%	🟡
Strategic Planning	1,457,281	1,267,809	(189,472)	87%	🚩
Development Assessment	(27,415)	(180,581)	(153,165)	659%	🔴
Development Engineering	303,047	120,330	(182,717)	40%	🚩
Economic Development & Tourism	1,603,401	1,227,180	(376,221)	77%	🚩
Parks, Environment & Sustainability	10,743,929	10,473,187	(270,742)	97%	🟢
<b>TOTAL OPERATIONAL</b>	<b>14,317,149</b>	<b>13,166,636</b>	<b>(1,150,513)</b>	<b>92%</b>	🟢

<b>Legend</b>	🔴	Actuals more than 10% over Budget	🚩	Actuals between 10% & 50% under Budget
	🟡	Actuals between 5% & 10% over Budget	🚩	Actuals more than 50% under Budget
	🟢	Actuals between 5% over & 10% under Budget		

## Operating Results

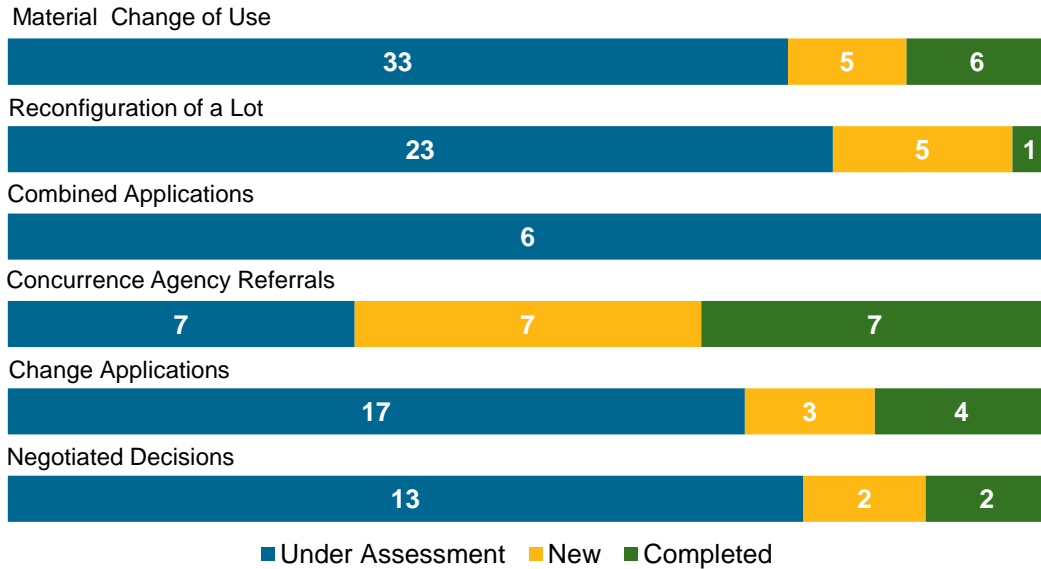


# Review of Operations

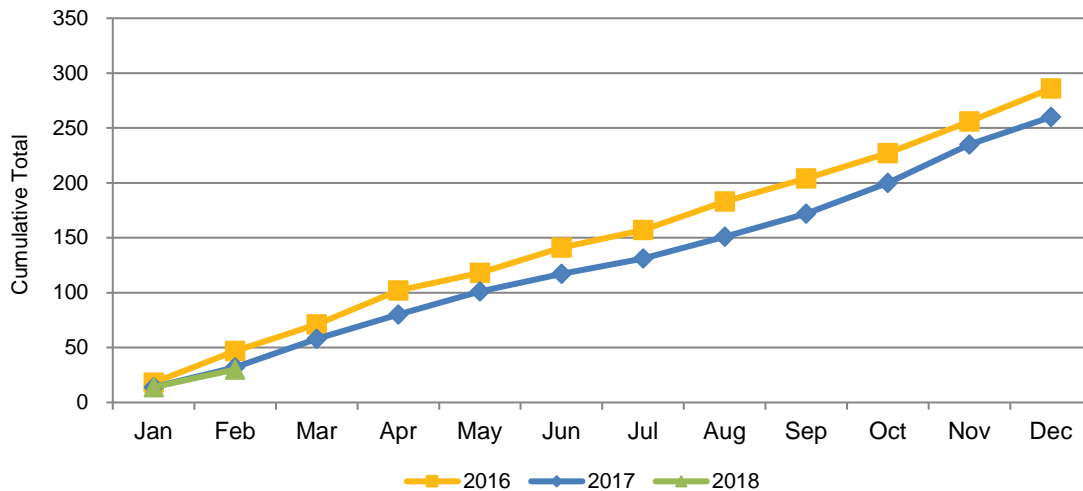
- On Track
- Potential Issue
- Definite Issue

## DEVELOPMENT ASSESSMENT

### Volume of Operations



### Cumulative Number of Approved Development Assessment Applications

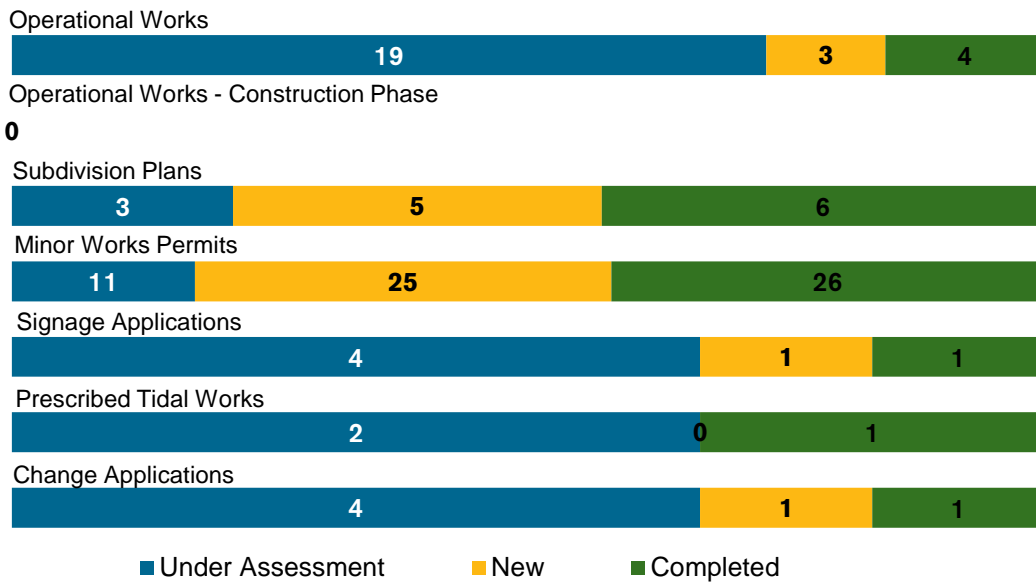


### Development Assessment Performance Against Legislative Timeframes

Application	Status	% Decided
MCU Code (85% in 40 Days)	<span style="color: orange;">●</span>	75% decided in 40 days.
MCU Impact (50% in 40 Days)	<span style="color: orange;">●</span>	33% decided in 40 days. Two of the three applications decided required reports to Council which extended the Decision Period.
RoL (85% in 40 Days)	-	No RoL applications decided in February.
Concurrence Agency (85% in 10 Days)	<span style="color: green;">●</span>	86% decided in 10 days.

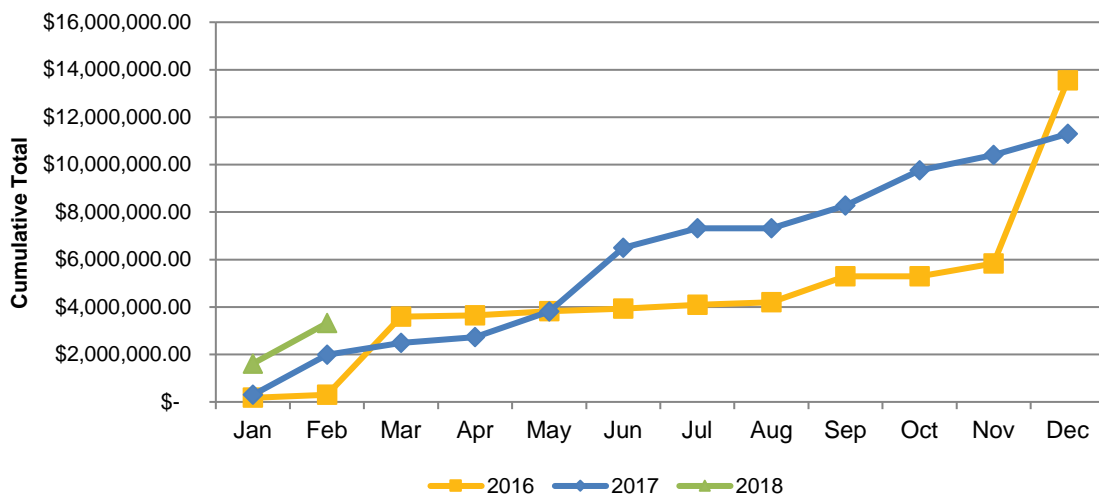
## DEVELOPMENT ENGINEERING

### Volume of Operations



### Cumulative Value of Approved Operational Works

Four Operational Works applications were approved in February with a total value of works of \$1,704,367.00.



### Development Engineering Performance Against Legislative Timeframes

Application	Status	% Decided
Minor Works (85% in <10 Days)	●	100% decided in 10 days.
Signage Applications (85% in <20 Days)	●	0% decided in 20 days. One application decided in February required referral to DTMR.
Operational Works (85% in 40 Days)	●	100% decided in 40 days.
Plan Sealing (85% decided in 20 days without action notice)	●	100% decided in 20 days without Action Notice.

**STRATEGIC PLANNING**

Regional and Local Area Planning		
Projects	Status	Description / Update of Project
Mackay Region Planning Scheme – amendments to dwelling house provisions	★	Qualified state interest amendment 1 of 2017 (dwelling house provisions) was submitted to the State Government for review on December 18, 2017. Various matters regarding the proposed amendments have been discussed with the State Government, and, advice has been received that these matters have been resolved.  It is anticipated that the Minister will authorise progression of the proposed amendments in the first quarter of 2018. Public consultation on the proposed amendments will commence soon after Ministerial notice is received.
Sarina Town Centre Revitalisation Study	★	The consultants have presented two drafts of the final strategy in January and February which have been refined with minor changes. Further investigation and preparing cost estimates will be ongoing during 2018.
Mackay Region Industrial Land Provision Study	★	Long term study to consider development and infrastructure options for industry investigation precincts in the Mackay Region Planning Scheme. Study will be ongoing to 2018/19.
Planning Scheme Policy – Open Space Policy	★	The proposed policy will set standards for open space provision for new development under the Mackay Region Planning Scheme. Council resolved in November 2017 to make the proposed Planning Scheme Policy on Open Space. Public consultation on the proposed policy was undertaken from 16 February to 16 March 2018.
Mackay Waterfront Priority Development Area	★	Council resolved to request a Priority Development Area declaration over the Mackay waterfront areas in November 2017. Preparations are continuing for the declaration request to be submitted to the Minister for Economic Development Queensland. Preliminary infrastructure issues papers have been completed and will inform further concept designs for various precincts in the project area.

**Project Update:**

The Sarina Revitalisation Strategy is on track with investigations ongoing. The project uncovered a wealth of opportunities being investigated. Options are being investigated throughout 2018 to refine the scope and identify individual projects to support revitalisation of the whole area.

**Image: Concept impression of a revitalised Broad Street, looking north across Central Street intersection.**



Transport & Infrastructure Planning		
Projects	Status	Description / Update of Project
Growth Allocation Model	★	The Growth Allocation Model allocates and maps future urban growth over a 20-year projection period based on growth scenarios. Further modelling will be undertaken in 2018 based on new population projections to be released by the State.
Transport Modelling	★	A comprehensive regional transport model was developed and further scenario testing now complete. The transport model will be updated after completion of the 2018 growth allocation modelling.



Development of a Local Government Infrastructure Plan (LGIP)	★	The Planning Minister responded to Council on March 2, 2018 advising that Council can publicly consult on the proposed LGIP without conditions. Public consultation is expected to commence in March 2018.
Mackay Isaac Whitsunday Regional Transport Plan (State Government)	★	Council has been working with Transport and Main Roads and the Whitsunday and Isaac Regional Councils on the development of the State Government's Regional Transport Plan.
Engineering Design Guidelines Review	★	A review of the Engineering Design Guidelines has commenced, with a discussion paper being prepared to investigate the most appropriate framework to adopt for the revised guidelines. The discussion paper is anticipated to be completed later in 2018.

Waterways		
Projects	Status	Description / Update of Project
Mackay Region Coastal and Inland Flood Hazard Adaptation Strategy (CIFHAS)	★	The project will identify the Mackay Region's coastal and flood hazards and identify adaptation options to minimize the adverse impacts of these hazards. The current stage is near complete with data now received from the terrestrial LIDAR project (street view image and property details such as floor levels, type etc.). The next stage of the project involves consultation and information sharing on risks following an assessment based on reviewing the hazards at a property level.
Mackay Floodplain Management Plan	★	Project is in Phase 1 – existing conditions data review. The LiDAR and flood damages assessments are expected to be finalised by March, enabling the next Phases of the project to continue. Phase 2 and 3 of the project, the floodplain management study and plan will be undertaken in late 2018.
Erosion Prone Area Review	★	Detailed studies of Town Beach and Blacks Beach have been completed.
Flood Damage Curves	★	The surveys of building stock in Mackay using 19 residential properties and six commercial properties was completed in June 2017. The study's findings are being used in Phase 1 of the Mackay Floodplain Management Plan to determine the damages of above floor flooding which will assist in defining the real flood risk of the region.
Bakers Creek South Mackay Stormwater Trunk Infrastructure Study	★	The study has commenced and an existing conditions Tuflow model has been developed for the South Mackay, Ooralea and Paget areas which discharge to Bakers Creek. It is anticipated that the study will be completed in mid-2018.

**Project Update:**

**Mackay Floodplain Management Plan**

The long-awaited building type and level information has been received for the Mackay floodplain to estimate the flood damages as part of Phase 1 – existing conditions flood review. The building information was obtained via terrestrial LIDAR by consultant surveyors, Veris. The king tides early this year were surveyed to understand the variation in water levels at several key locations throughout

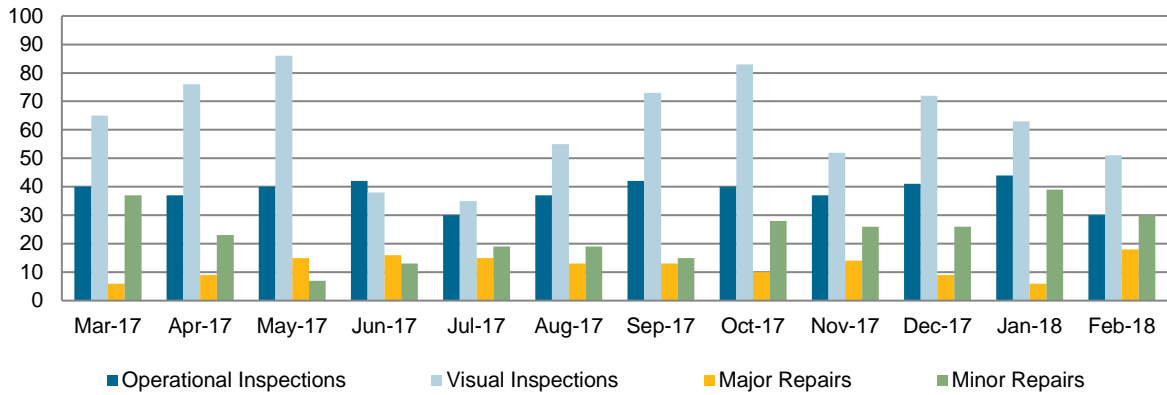


Mackay. A photo of the Pioneer River, without riverine flooding, is shown in the photo above. The next phase of identification of options and the flood risk management study will commence in April. An automated tool to generate a development planning flood report is also being developed and is expected to begin testing mid-year. The floodplain management study and plan is expected to be released later in 2018.

**PARKS, ENVIRONMENT & SUSTAINABILITY**

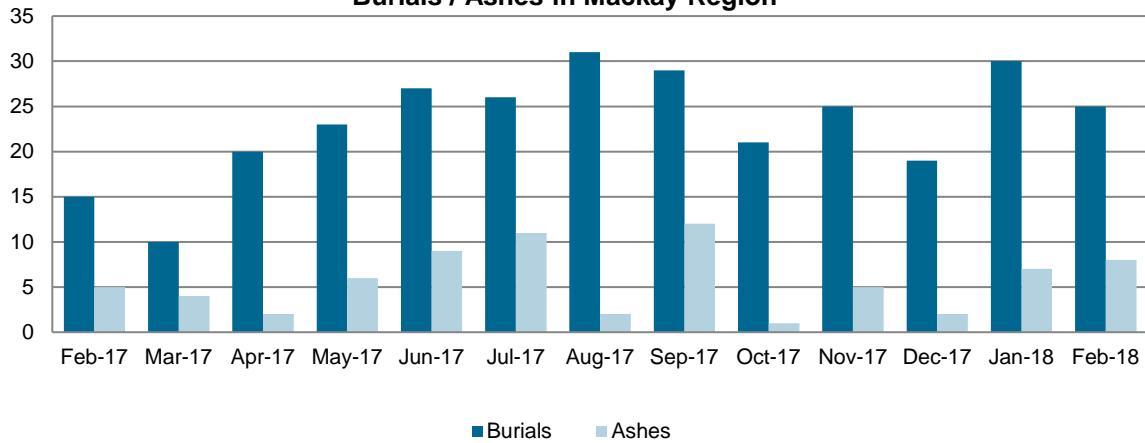
**Parks Building Services Activities**

**Play Equipment Inspection and Maintenance**



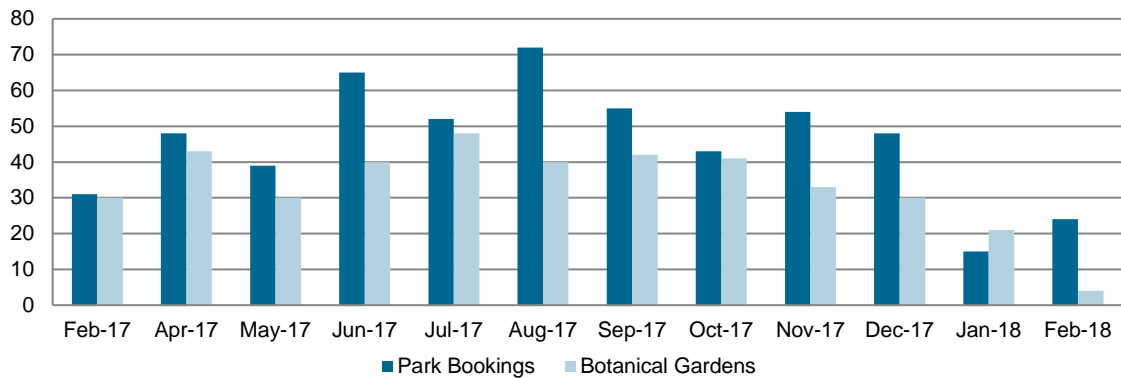
**Cemeteries**

**Burials / Ashes in Mackay Region**

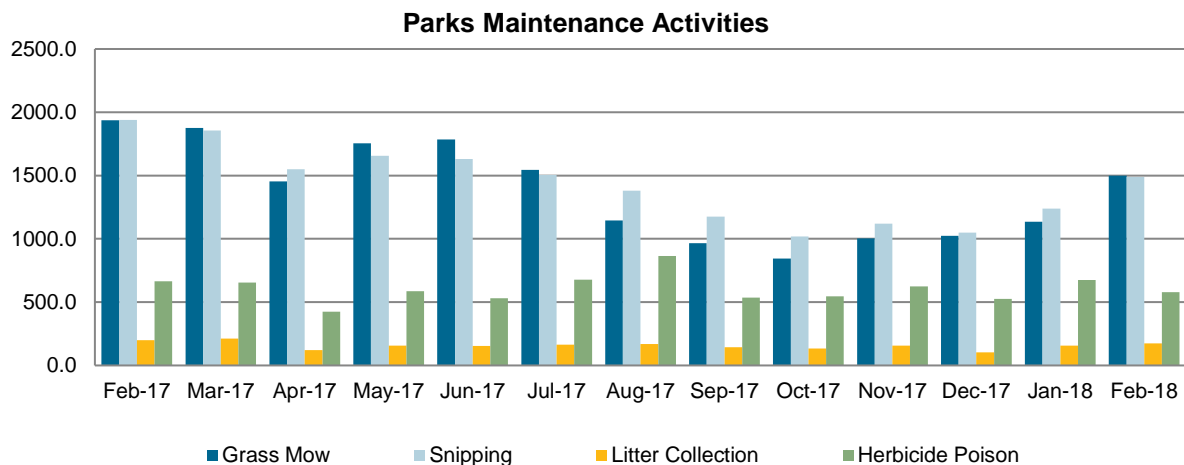


**Administration – Parks Bookings**

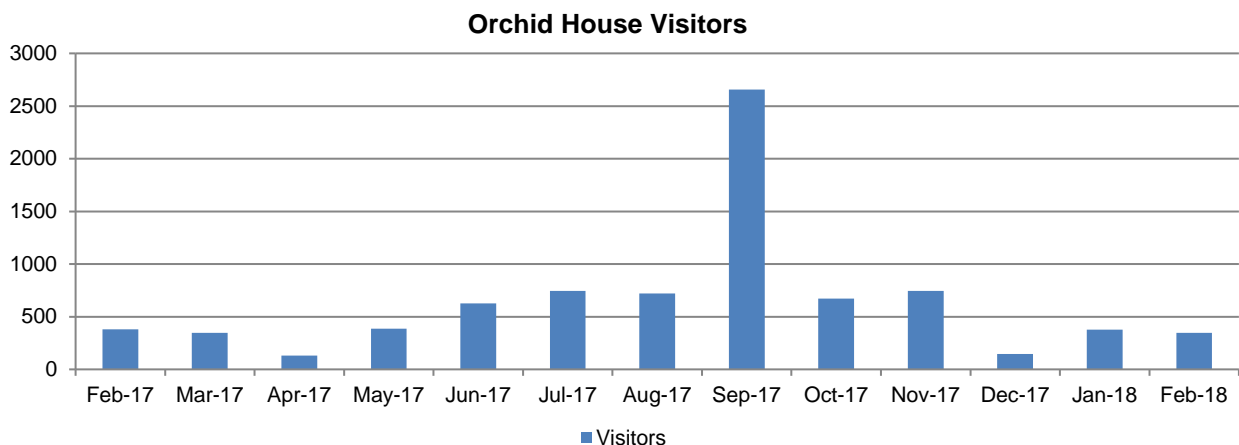
**Park Bookings**



**Grass Maintenance Activities**



**Horticulture**



Natural Environment Projects		
Project	Status	Description / Update of Project
Local Coastal Plans	●	Community consultation is underway on the Draft Local Coastal Plan for Midge Point, with a community session held on Sunday February 25, 2018. Preliminary revision of the draft report for Slade Point is underway, with community consultation scheduled to commence in April 2018.
Vegetation Vandalism Awareness Campaign	●	A new campaign on vegetation vandalism started in February to support the new vegetation vandalism policy. The campaign includes media releases, social media posts, radio and TV advertisements and web content.
Sustainability Executive Group (SEG)	●	The SEG met during February and received updates on the Qld Climate Resilient Council Program, policy reviews, a corporate waste and recycling project, the 2018/19 Environmental Sustainability Strategy Action Plan and a range of other topics.
Kinchant Dam Habitat Enhancement Project	●	A range of meetings were held with stakeholders regarding the creation of additional fish habitats at Kinchant Dam to improve recreational fishing and associated tourism opportunities.
Lagoons Creek Wetlands	●	Additional fish habitats were created at the Lagoons Creek Wetlands, incorporating tree trunks and root balls stabilised in concrete pipes.
Reef Guardian Program	●	Staff attended a networking meeting with teachers from Reef Guardian Schools to discuss support and education activities available, including the Birds in Schools Program.

<b>Capital Works Projects</b>		
<b>Project</b>	<b>Status</b>	<b>Description / Update of Project</b>
Pinnacle Anzac Memorial	●	Construction of the memorial has commenced. To date the memorial stone and footings have been installed. Further works to construct a stepped concrete apron and connecting path are in progress. Community opening has been booked for April 14.
Gooseponds Paths	●	Project involves the removal and replacement of cracked and damaged sections of the path network. Works are currently in progress on the section of path behind Palmview.
Williams Avenue Bucasia	●	Work on the installation of a picnic setting, tree planting and additional native plantings on steep slopes adjacent to the path to prevent erosion have been completed.
Pacific Avenue Park Sarina - Embellishment	●	Embellishments to existing park are now complete. The works involved construction of a seating shelter, drinking fountain, advanced tree plantings, gardens beds and turf.

<b>Botanic Gardens Projects</b>		
<b>Project</b>	<b>Status</b>	<b>Description / Update of Project</b>
Pathway Upgrades	●	Major pathway upgrades complete. Minor pathway repair works ongoing in February and March.
Operational Depot & Nursery	●	Nursery building being erected and services to be run in.
Furniture, Fixtures and Shelters	●	Signage design manual being updated and new signage being fabricated. All bins installed across the site. Administration refurbishment planned and programmed for April.
Irrigation Upgrades	●	Irrigation upgrade works due to take place in the Cloud Garden and the screens and hedges collection

## **ECONOMIC DEVELOPMENT & TOURISM**

<b>Strong Local Businesses with a Global Reach</b>		
<b>Strategy / Project</b>	<b>Status</b>	<b>Description / Update of Project</b>
Resources Industry Network (RIN) Export Group	●	Council attends the monthly meetings of the export group and support is provided to members as required.
International Education and Training	●	The consultancy for the Study Greater Whitsunday Cluster Feasibility project has been awarded to Successful Graduate Pty Ltd. A survey was sent to key stakeholders and a workshop was held on February 16 which was attended by 20 regional stakeholders. A draft feasibility report is expected early March. Partners on the project include GW3, CQ University and Whitsunday, Isaac and Mackay Regional Councils.
Resource Centre of Excellence	●	The pre-feasibility study and business case for the Resource Centre of Excellence was awarded in December and has now commenced. Targeted stakeholder engagement is currently being undertaken. The project is expected to be finalised in the first half of 2018. The business case supports the State Government's \$3.6 million funding announcement for construction of the facility.

<b>Revitalise the City Centre</b>		
<b>Strategy / Project</b>	<b>Status</b>	<b>Description / Update of Project</b>
Marketing	●	<p><b>Flavours of the World Campaign</b> Commenced January 8 and included a six-week campaign to help promote Mackay City Centre eateries. Mackay City Centre partnered with Helloworld Travel who sponsored and organised the amazing prize which was an eight-day luxury Mekong River cruise for two, worth over \$10,000. The campaign finished on February 17 and the winner of the prize was drawn at the Helloworld Travel Expo. There were 350 entrants in the competition.</p> <p><b>Television Commercial Campaign (TVC)</b> Continued in February, featuring 1 x 30 second generic TVC, and 1 x 30 Flavours of the World TVC on Channel 7, WIN and Channel 10.</p> <p><b>Professional Services Campaign</b> Commenced July 3, 2017 and includes a weekly press advertisement in the Daily Mercury featuring a different category each week. Articles published in February included air-conditioning, refrigeration, electrical and home maintenance, beauty services, hairdressers, health, audio, dental and optical.</p>
Events	●	<p><b>Chinese New Year Celebrations</b> Was held on February 24. Due to wet weather the event had to be moved to The Dome. The event was still successful with approximately 3,000 of people in attendance.</p> <p><b>Easter Event</b> In the planning stages with help from the MECC and Events Program for event delivery.</p>
Facade Improvement Scheme - City Centre	●	Expressions of interest are currently being considered as received. One application has been approved.
City Centre Digital Subscribers	●	<ul style="list-style-type: none"> <li>• Facebook – 5,785</li> <li>• Instagram – 1,212</li> <li>• City Centre WiFi Sessions – 1879</li> </ul>

<b>Working to Support Local Business</b>		
<b>Strategy / Project</b>	<b>Status</b>	<b>Description / Update of Project</b>
Mackay Events & Conference Attraction Program	●	<p><b>Events / conferences approved in February</b> Five new events/conferences were approved through the program.</p>
Mackay Pride Facade Improvement Scheme - Expressions of Interest	●	Expressions of interest opened in August and are currently being assessed as received. Two applications have been approved.

<b>Partnerships for Economic Development</b>		
<b>Strategy / Project</b>	<b>Status</b>	<b>Description / Update of Project</b>
Implementation of the Economic Development Strategy	★	<p><b>Mackay Region Fishing Strategy</b> \$100,000 matched grant funding for the delivery of the strategy has been announced by the Department of Agriculture and Fisheries (DAF). The actions to be delivered with this funding are currently being negotiated between council and DAF. The Fishing Strategy Steering Group is planned to meet in March.</p> <p><b>Mountain Bike Strategy</b> The Mountain Bike Strategy was awarded in December and delivery of the strategy has now commenced. Targeted stakeholder engagement was undertaken in February with broader public consultation scheduled for April/May. Delivery of the strategy is expected in June/July.</p> <p><b>General Aviation</b> Economic Development continues to coordinate advice to airstrip operators as requested.</p> <p><b>Driver Education Facility Needs Assessment</b> The Driver Education Facility Needs Assessment was awarded in January and delivery has now commenced. The assessment will involve targeted stakeholder engagement to determine whether there is a demonstrated stakeholder need for the establishment of a driver education facility in the Mackay region. It is expected that the assessment results will be delivered in April.</p>
Recreational Vehicle Attraction	★	The Camping Choices Regulatory review was finalised in February. The recommendations are now being reviewed and considered.
Facilitating Development in Mackay Region Policy	★	Five expressions of interest applications have recently been approved, however the corresponding Stage 2 applications have not yet been received by Council.
Queensland Mining and Engineering Exhibition (QME)	★	Planning for the Mackay region stand at QME 2018 has commenced and regular meetings are being held with stand partners Mackay Tourism and Resource Industry Network (RIN). The Mackay region stand will promote regional innovation within the mining sector. The Economic Development team facilitated a meeting between QME organisers and regional accommodation operators to provide an update on event details and anticipated delegate requirements.
Business Assistance Platform	★	Consultancies for the administration, marketing and website development components of the Business Assistance Platform project commenced this month. The project is an initiative of the region's business assistance providers and aims to establish a coordinated approach to business event co-ordination, collaboration and cross promotion, and will provide information on business assistance available within the region.
Greater Whitsunday Food Network	★	Greater Whitsunday Food Network are holding their Farmer's Markets every Wednesday morning. The Network has also introduced a Friday night Twilight Market on a trial basis which will be held once a month for six months. The Twilight Markets will link in with Paxton Markets and contribute to Mackay City Centre activation with several traders extending their opening hours.

Place Management of Suburbs & Localities		
Strategy / Project	Status	Description / Update of Project
Placemaking	●	Economic Development is facilitating a Placemaking Grants program offering grants to individuals or organisations to deliver projects that enhance the amenity, activity and appearance of a place. A community workshop is being scheduled to launch the event in March. Applications are due to open mid-March.
Sarina Field of Dreams - New Mackay Region Visitor Information Centre (VIC) & Parkland Development	●	<p><b>Railway Station Refurbishment for new Mackay Region VIC</b> Electrical and data of services, pre-paint maintenance work and internal works to the external amenities has been completed. Painting and installation of windows are forecast to be complete in the next fortnight.</p> <p><b>Parkland Masterplan</b> Maintenance and defects period ongoing.</p> <p><b>Signage &amp; Wayfinding</b> Detail design is ongoing, with geotechnical investigations informing final stages of design and footings for signage. The final design package is forecast to be completed for quotes in March 2018.</p> <p><b>Parkland WiFi</b> The scope of services for the Parkland WiFi has been finalised, with tender due to be issued in early March.</p>

Sarina Sugar Shed					
Strategy / Project	Status	Description / Update of Project			
		Item	February	YTD	Annual Target
Business Operations	●	Visitation	130	7257	10,000
		Item	February	YTD	Annual Budget
	●	Ticket Sales	\$5,905	\$131,795	\$185,000
	●	Retail Sales	\$5,378	\$213,450	\$327,000
	●	Total Income (incl. Tickets income)	\$11,238	\$345,246	\$512,000
	●	Total Expenses	\$52,721	\$575,901	\$809,664

e-Statistics						
Subscribers	February	January	November	October	September	August
City Centre Business Network	1,070	1,080	1,098	1,100	1,101	1,111
Regional Focus Business Network	148	150	152	153	153	153
Sarina Businesses Network	173	176	182	182	182	184
Evans Avenue Network	65	65	65	71	71	71
City Deals Club Subscribers	3,693	3,693	3,714	3,695	3,658	3,675
Mackay Region Joblink Analytic Report	494 Users 443 Views	490 Users 552 Views	Not available at time of reporting.	476 Users 933 Views	474 Users 563 Views	497 Users 1,047 Views

**UPCOMING EVENTS**

Date	Event	Location
March 31 – April 2	Champions League Basketball 3x3	Timezone Carpark, Canelands Central
March 31 – April 4	Basketball Australia Opals Pre-Commonwealth Games Camp	Mackay Multisport Stadium
April 14	Pinnacle Anzac Memorial Community opening.	Pinnacle
April 22	Slade Point Local Coastal Plan – Community Consultation	Sea Breeze Tavern 9.30 - 11.30am
April TBC	Camilleri Street District Park Master Plan - Community Consultation / Draft Master Plan Delivery	Blacks Beach Tavern