



# Development Services

Monthly Review Report

October 2017

## Executive Summary

### DEVELOPMENT SERVICES

It has been a busy month in the development space with some significant applications moving through the planning process including the proposed new RSL care facility adjacent to Breezes Mackay. Residential construction has also continued to strengthen with houses underway in most residential growth estates and several applications for further stages being lodged.

Numerous capital projects are also progressing strongly including the Queens Park mega-playground and the significant upgrade of North Street Park at Eungella.

In October Council staff and the Deputy Mayor official accepted acknowledgement that Mackay will be the host of the 2018 SEGRA Conference. SEGRA is Australia's premier economic development conference and its hosting in Mackay is a major success for our Invest Mackay Events and Conference Attraction Program and will bring significant economic returns to the city next year.



**Gerard Carlyon**  
*Director Development Services*



Councillors potting local native plants at the Mackay Natural Environment Centre.



Construction site at the new Mackay Region Visitor Information Centre

# Development News 10/2017

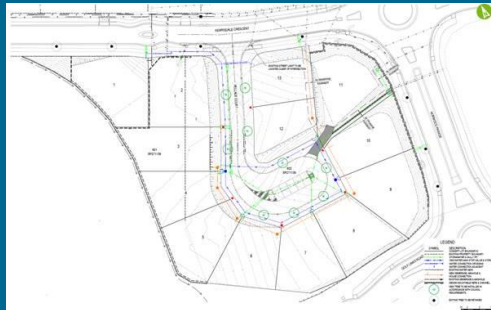
Updates on Significant Developments Currently Being Assessed by Council

## APPLICATION LODGED

DA-2017-105

1A Beaconsfield Road, Beaconsfield

RSL Care have lodged an application for a residential care facility on the site of the existing Breezes Retirement Village. The applicant proposes to develop a facility with 72 higher care rooms in four wings and central facilities.



## APPLICATION LODGED

OW-2017-31

Lot 601 Kerrisdale Crescent, Beaconsfield

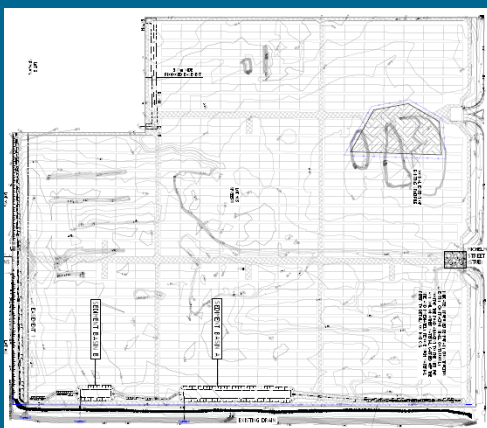
Civil Works for Kerrisdale Estate consisting of 13 lots. Proposed works to be carried out on site include Roadwork, Stormwater, Water Infrastructure, Drainage work, Earthworks, Sewerage Infrastructure and Landscaping

## APPLICATION APPROVED

DA-2017-80

Lot 600 Norwood Parade, Beaconsfield

The development proposes the development of 39 residential lots as Stage 3 of Kerrisdale Estate. The new lots will be located to the east of Kerrisdale Gardens and will involve the extension of Norwood Parade.



## APPLICATION APPROVED

OW-2017-20

53-63 Crichtons Road, Paget

Operational Works Civil Works for General Industry (Solar Farm). Approved works to be carried out on site include Roadwork, Stormwater, Drainage work, Earthworks and Landscaping.



## Monthly Safety Review

### Summary

Eight incidents were reported and no lost time injuries or lost days were recorded in October.

Three injuries to MRC employees were reported:

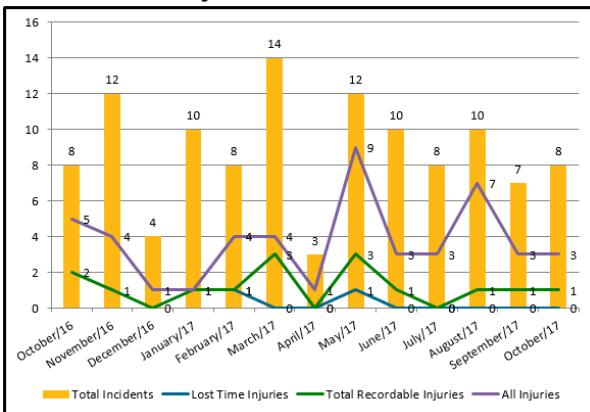
- While hand weeding a garden bed, a worker had a thorn penetrate under their fingernail. Gloves were being worn.
- While hammering in nails a worker hit their finger with a hammer.
- A worker was stung by an unknown insect, causing dizziness and nausea.

Other incidents included:

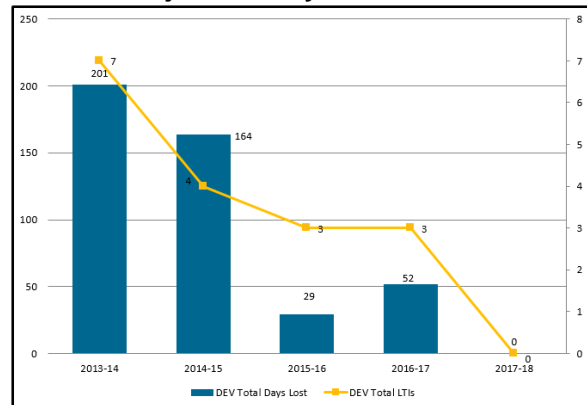
- A trailer “A” frame drawbar failed at the trailer chassis.
- Two instances where a stone has been flicked up from a whipper snipper, hitting the window of a parked car.
- A MRC truck was slowing down approaching a traffic intersection, when a non-staff member vehicle collided with the rear of the truck.
- When changing lanes, a MRC truck collided with a non-staff member vehicle.

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

### Incidents and Injuries



### Lost Time Injuries & Days Lost



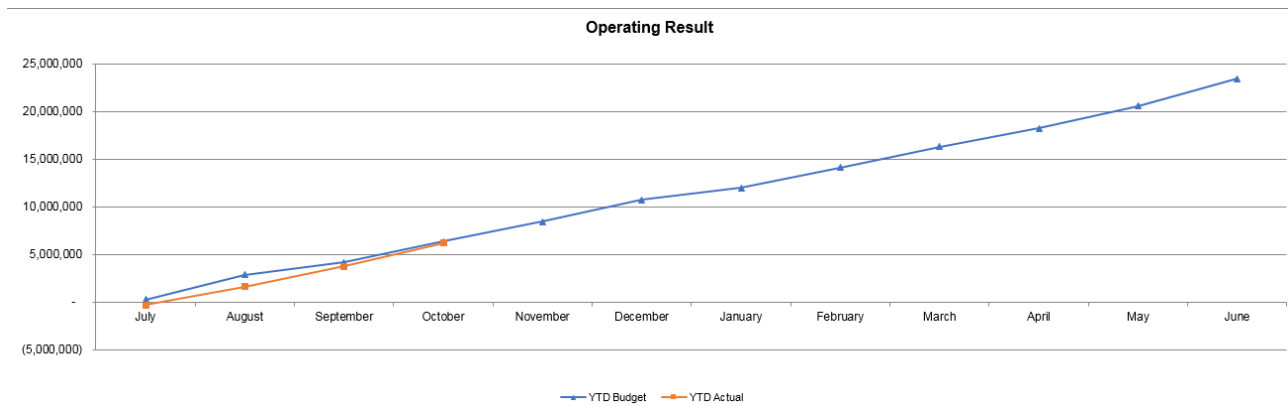
Department	2013-14		2014-15		2015-16		2016-17		2017-18	
	LTI	Days Lost	LTI	Days Lost	LTI	Days Lost	LTI	Days Lost	LTI	Days Lost
Development Engineering										
Development Assessment										
Parks, Environment & Sustainability	6	179	4	164	3	29	3	52		
Strategic Planning										
Economic Development	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>52</b>	<b>0</b>	<b>0</b>

# Financial Report

The directorates budget is tracking well for this time of year with revenue being slightly ahead in several programs which is offset by additional expenditure elsewhere in the directorate. The Development Engineering budget is significantly underspent due to several key staff vacancies which have been challenging to fill.

Operating Results	YTD budget	YTD actual	Variance	%	Status
Development Services Management	118,052	116,080	(1,973)	98%	●
Strategic Planning	707,013	600,762	(106,250)	85%	🚩
Development Assessment	(30,081)	(103,216)	(73,135)	343%	●
Development Engineering	135,351	48,211	(87,141)	36%	🚩
Economic Development	662,847	729,523	66,675	110%	●
Parks, Environment & Sustainability	4,765,908	4,819,545	53,637	101%	●
<b>TOTAL OPERATIONAL</b>	<b>6,359,091</b>	<b>6,210,905</b>	<b>(148,186)</b>	<b>98%</b>	<b>●</b>
<b>Legend</b>	<span style="color: red;">●</span> Actuals more than 10% <b>over Budget</b> <span style="color: orange;">●</span> Actuals between 5% & 10% <b>over Budget</b> <span style="color: green;">●</span> Actuals between 5% over & 10% <b>under Budget</b>		<span style="color: orange;">🚩</span> Actuals between 10% & 50% <b>under Budget</b> <span style="color: red;">🚩</span> Actuals more than 50% <b>under Budget</b>		

## Operating Results

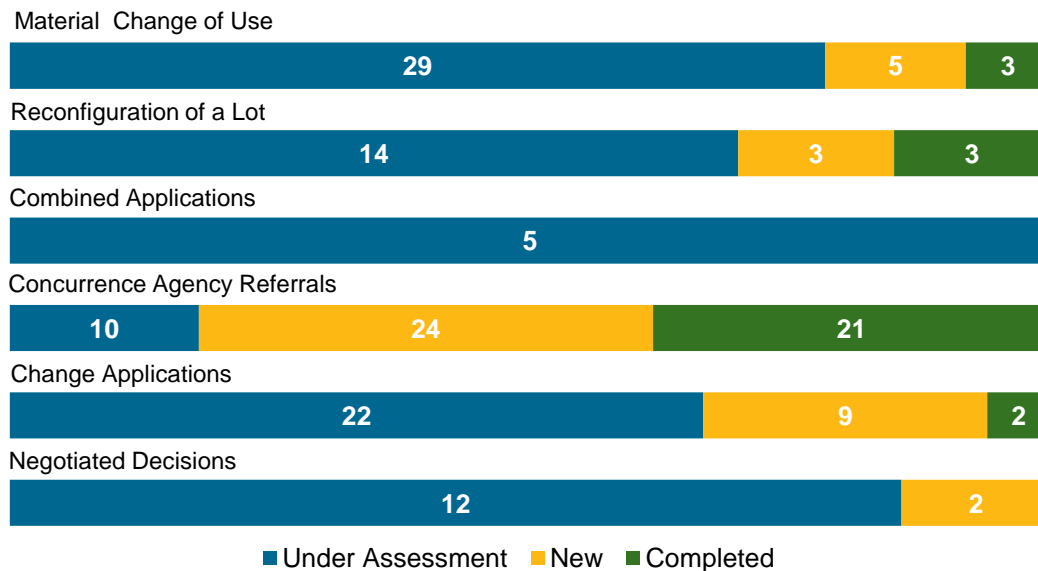


# Review of Operations

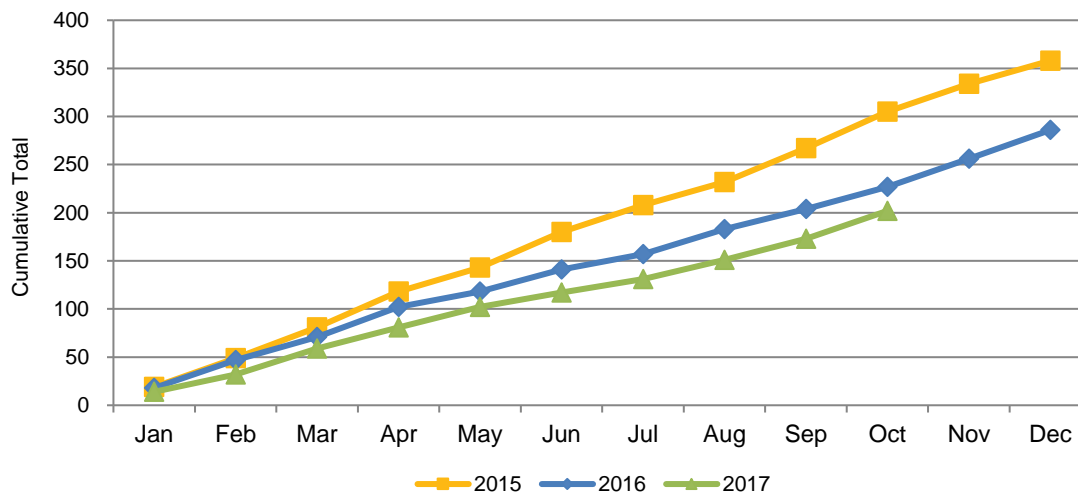
- On Track
- Potential Issue
- Definite Issue

## DEVELOPMENT ASSESSMENT

### Volume of Operations



### Cumulative Number of Approved Development Assessment Applications

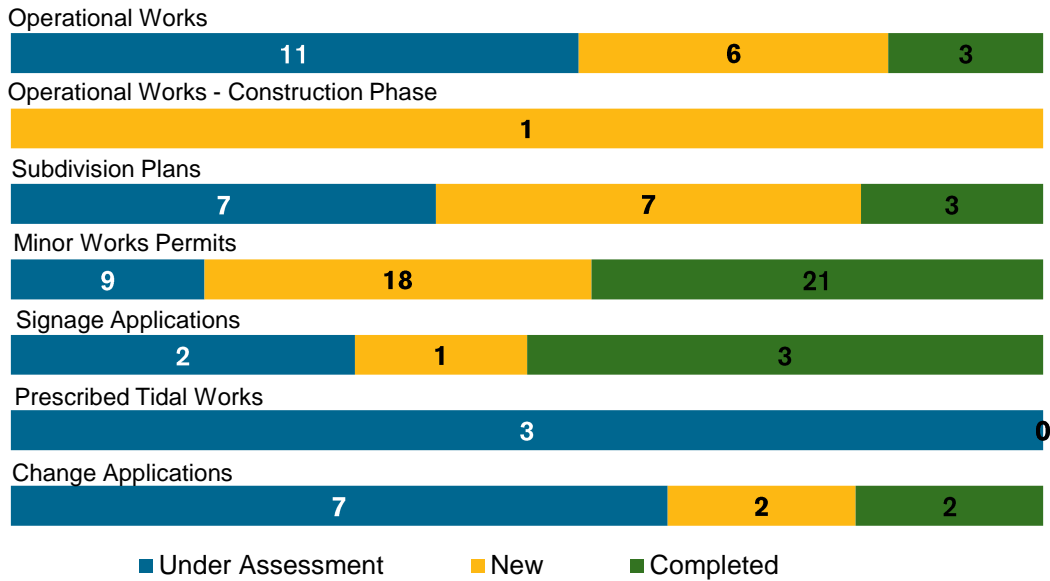


### Development Assessment Performance Against Legislative Timeframes

Application	Status	% Decided
MCU Code (85% in 40 Days)	<span style="color: green;">●</span>	100% decided in 40 days.
MCU Impact (50% in 40 Days)	<span style="color: orange;">●</span>	0% decided in 40 days. One approved application exceeded the KPI timeframe due to mutually agreed extension of decision making period whilst the applicant undertook additional studies.
ROL (85% in 40 Days)	<span style="color: green;">●</span>	100% decided in 40 days.
Concurrence Agency (85% in 10 Days)	<span style="color: green;">●</span>	86% decided in 10 days.

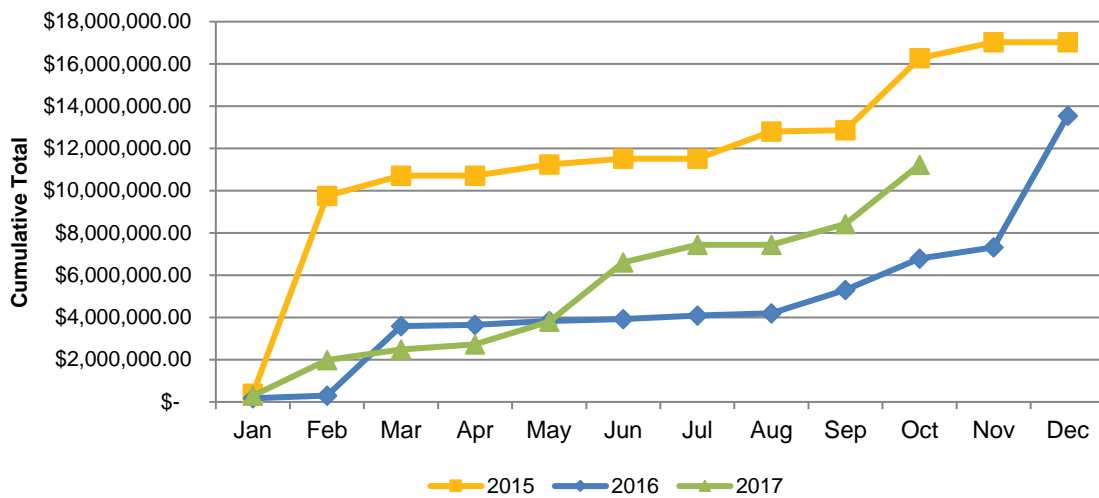
## DEVELOPMENT ENGINEERING

### Volume of Operations



### Cumulative Value of Approved Operational Works

Three Operational Works applications were approved in October with a total value of works of \$2,798,840.00.



### Development Engineering Performance Against Legislative Timeframes

Application	Status	% Decided
Minor Works (85% in <10 Days)	🟢	95% decided in 10 days.
Signage Applications (85% in <20 Days)	🟢	100% decided in 20 days.
Operational Works (85% in 40 Days)	🟡	66% decided in 40 days. One of three approved applications exceeded the KPI timeframe due to mutually agreed extension of decision making period.
Plan Sealing (85% decided in 20 days without action notice)	🟢	100% decided in 20 days without Action Notice.

- ★ On Track
- ★ Potential Issue
- ★ Definite Issue

**STRATEGIC PLANNING**

Regional and Local Area Planning		
Projects	Status	Description / Update of Project
Mackay Region Planning Scheme	★	The new Mackay Region Planning Scheme became effective in July. Investigations into potential amendments to improve dwelling house provisions have commenced.
Sarina Town Centre Revitalisation Study	★	Broad concepts were presented to Council and further investigation on design options are underway. Expected reporting back to Council in early 2018.
Mackay Region Industrial Land Provision Study	★	Long term study to consider infrastructure options for developing industrial precincts identified in the Mackay Region Planning Scheme. Study will be ongoing for 2017/18.
Planning Scheme Policy – Open Space Policy	★	Draft policy to set service standards for open space provisions under the Mackay Region Planning Scheme. Consultation on the draft policy planned to commence in late 2017.
Mackay Waterfront Redevelopment	★	Potential redevelopment opportunities at the Pioneer River and Binnington Esplanade waterfronts are being investigated. Consultation on initial concepts is now complete. A report for Council to consider requesting to Economic Development Queensland that the area be declared as a Priority Development Area is being prepared. Infrastructure issues papers are being prepared to inform further concept designs for various precincts in the study area.

Transport & Infrastructure Planning		
Projects	Status	Description / Update of Project
Growth Allocation Model	★	A model to allocate and map future urban growth over a 20 year projection period based on growth scenarios. Further modelling scheduled to be undertaken following the impact of 2016 Census data and updated projections which will be released by the State in early 2018.
Transport Modelling	★	Transport model developed and further scenario testing complete. Model updates and further updates will be investigated in 2017/18 after updating the growth allocation model.
Development of a Local Government Infrastructure Plan (LGIP)	★	Council has adopted the proposed draft version of the LGIP and it has been submitted to the Appointed Reviewer for its first statutory compliance check
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.
Amendments to the Adopted Infrastructure Charges Resolution (AICR)	★	A review of the existing AICR has commenced, with a view to prepare an amended AICR late in 2017.
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 in early 2018.



Waterways		
Projects	Status	Description / Update of Project
Mackay Region Coastal and Inland Flood Hazard Adaptation Strategy (CIFHAS)	★	The project will identify the Mackay regions coastal and flood hazards and identify adaptation options to minimize the adverse impacts of these hazards. Two of the three projects have been completed – the erosion prone area review and urban seawall risk assessment. The third project, the terrestrial LiDAR (street view image and property details such as floor levels, type etc.) is in the final stages of verification.
Mackay Floodplain Management Plan	★	Project is in Phase 1 – existing conditions data review awaiting the receipt of the verified terrestrial LiDAR. This is expected to be finalised in November with the flood damages assessment by the end of 2017. Phase 2 and 3 of the project, the floodplain management study and plan will be undertaken in the first half of 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. The study 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	★	Study will update the existing stormwater studies in the South Mackay and Paget areas. Quotes for the study have been received and are being assessed. It is anticipated that the study will be completed in mid-2018.

**Project Update – Bakers Creek South Mackay Trunk Stormwater Study**

Mackay Regional Council (Council) is seeking to understand local flood behaviour and assess potential options to reduce existing and future flood risk for the Bakers Creek South Mackay stormwater catchments. These stormwater systems are located in the suburbs of Ooralea, South Mackay and Paget and have previously been referred as the South Mackay Main Drain, South West Mackay Main Drain and Milton Street drainage. The area covered by the study is shown in the Figure below. The study is expected to be completed by mid-2018.

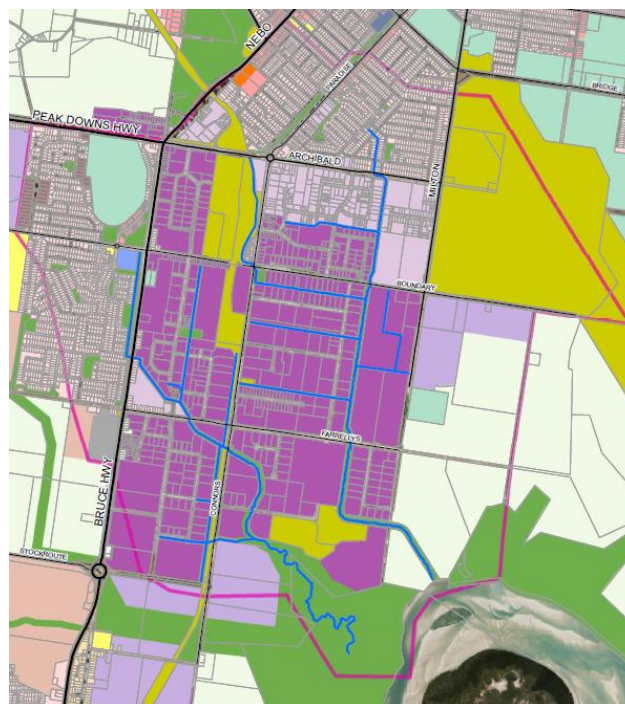
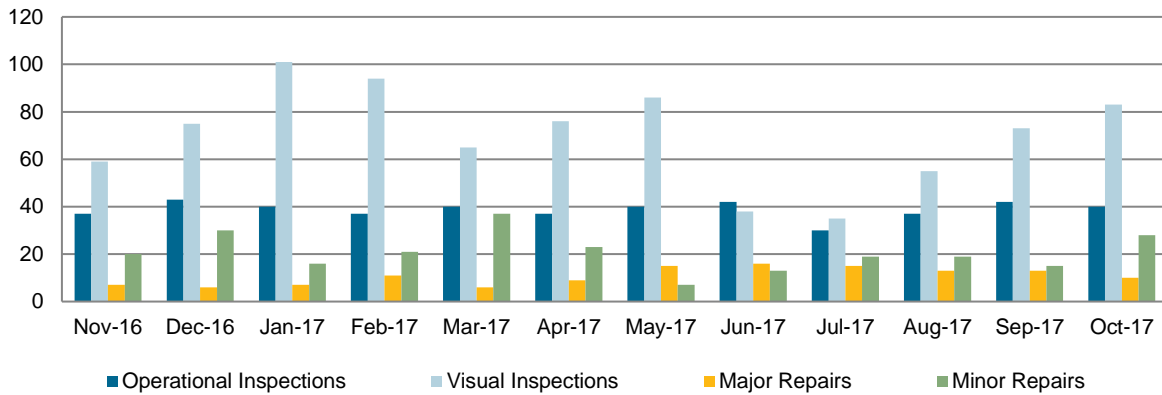


Figure – Bakers Creek South Mackay Stormwater Trunk Infrastructure Study area

## PARKS, ENVIRONMENT & SUSTAINABILITY

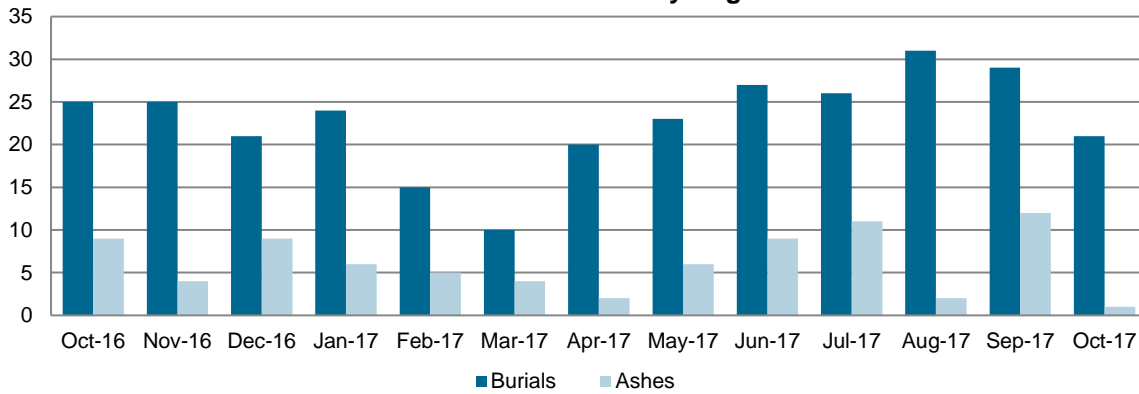
### Parks Building Services Activities

Play Equipment Inspection and Maintenance



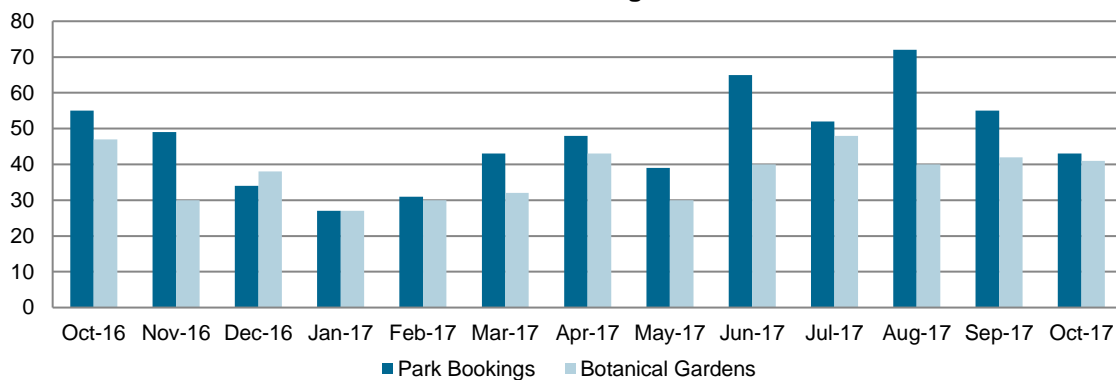
### Cemeteries

Burials / Ashes in Mackay Region



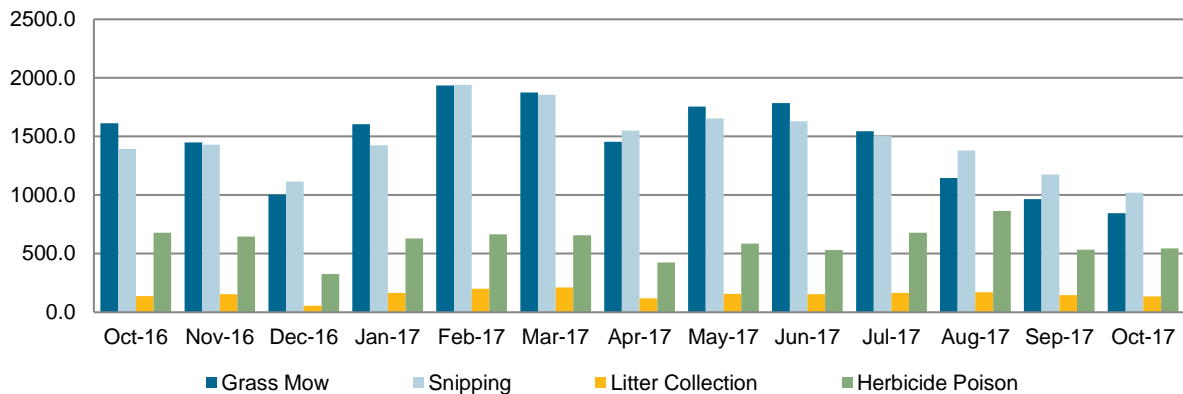
### Administration – Parks Bookings

Park Bookings



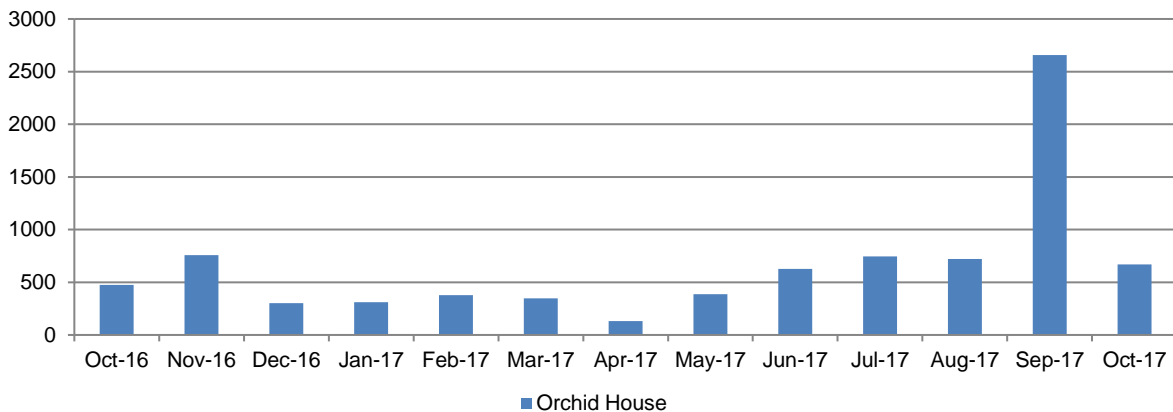
**Grass Maintenance Activities**

**Parks Maintenance Activities**



**Horticulture**

**Orchid House Visitors**



Natural Environment Projects		
Project	Status	Description / Update of Project
Nursery Accreditation Mackay Natural Environment Centre	★	A final inspection was conducted at the nursery and the auditor was happy to recommend nursery industry accreditation. The recommendation needs to be approved by the relevant committee prior to formalisation. Congratulations to staff on all their hard work to bring the nursery up to such a high standard.
Cyclone Debbie Recovery works	★	Plans are in place to conduct interim repairs at Midge Point, Lamberts Beach and Cape Hillsborough and to repair the swimming enclosures at Holiday Bay and McEwens Beach. Works at Lamberts Beach have commenced.
Local Coastal Plans	★	The Local Coastal Plan for Midge Point is in development and a community consultation event is planned for early December.
Northern Beaches Safe Swimming Options	★	A pop up stall was held at the Northern Beaches Shopping Centre regarding safe swimming options for the Northern Beaches. Consultation closed at the end of the month of October and results are currently being analysed.
Coastcare Events	★	A Welcome to the Waders Event was held at Shellgrit Creek. Attendees saw hundreds of birds including Eastern Curlews.
Schools Program	★	Over 60 students from Beaconsfield State School attended a tour of the Mackay Natural Environment Centre.
Healthy Rivers to Reef Program	★	Staff attended the launch of the Healthy Rivers to Reef Report Card.

<b>Capital Works Projects</b>		
<b>Project</b>	<b>Status</b>	<b>Description / Update of Project</b>
North Street Park Eungella	★	The upgrade of North Street park has commenced. A picnic shelter has been constructed and block retaining walls and steps almost complete. Construction of concrete paths has commenced.
Shelter Roofing Replacement Blacks Beach Park	★	Works involve replacing corroded purlins on the shade structure at this park and applying a protective coating to the structure to prevent a reoccurrence. Planning for the works has been completed, components and materials have been sourced and onsite works are about to commence.
W4Q Queens Park Play Equipment	★	Works on what will be Mackay's largest playground have commenced. The project involves construction of a large skywalk / slide structure and other play equipment for all ages. Picnic shelters, barbeques, concrete paths, drinking fountain and park fencing will also be constructed as part of the project. Works on the first play area have been completed, concrete paths, drinking fountain and fencing are also complete. Picnic shelters are nearing completion and works have commenced on the installation of the second skywalk play area.

<b>Botanic Gardens Projects</b>		
<b>Project</b>	<b>Status</b>	<b>Description / Update of Project</b>
Pathway Upgrades	★	Upgrades and repairs to the Gymnosperm bridge, Lower Lagoon pathway and Eulamere boardwalk completed. Works due to start shortly on other identified areas
Operational Depot & Nursery	★	Stage 1 - 99% complete. Awaiting As-Constructed Drawings and final certifications Stage 1A, construction has started with underground services being installed and structure awaiting certification prior to fabrication
Furniture, Fixtures and Shelters	★	New bins arrived and to be installed shortly. Quotes being obtained for remaining furniture. Signage strategy under review. New signs expected to be ordered and installed during the first half of 2018
Irrigation Upgrades	★	Irrigation installation taking place in the Balmoral sector. Remaining works to be completed in 2018

**ECONOMIC DEVELOPMENT**

<b>Revitalise the City Centre</b>		
<b>Strategy / Project</b>	<b>Status</b>	<b>Description / Update of Project</b>
Business Attraction	★	Tagline Constructions – Gordon Street
Marketing	★	<p><b>City Centre Style Magazine</b> Launched in late September, distribution of Mackay City Centre's inaugural style magazine, Element: Style in the City, was completed in October. The magazine features articles and business listings, and has been distributed to accommodation providers throughout the region. Aimed at encouraging visitation and spend in the city's fashion, beauty and homewares stores, the magazine is planned to be produced annually.</p> <p><b>Television Commercial Campaign (TVC)</b> Continued in October, featured 1 x 30 second generic TVC, and 1 x 15 Fashion TVC on Channel NINE and WIN.</p> <p><b>Active in the City</b> Continues each week. Zumba (Sundays 10am at Bluewater Quay) attracted approximately 35 participants each week; Tai Chi (Mondays 5pm at Wood Street Park) attracts over 20 people each session.</p> <p><b>Professional Services Campaign</b> Commenced July 3 and includes a weekly press advertisement in the Daily Mercury featuring a different category each week. Articles published in October included Hairdressers, Beauty Services, Fitness, Automotive Repairs, and a planning for Back to School feature.</p>
Events	★	No events were held in the City Centre in October. Planning for various upcoming events such as the Christmas Campaign, Fashion Walking Tours and New Years Eve have commenced.
Facade Improvement Scheme - City Centre	★	Expressions of Interest opened on 8 August 2017 and are currently being assessed as received.
City Centre Digital Subscribers	★	<ul style="list-style-type: none"> <li>• Facebook – 5,576</li> <li>• Instagram – 1,178</li> <li>• City Centre WiFi Sessions – 5,566</li> </ul>

<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	★	The new Trade Commissioner to India, Gitesh Agarwal, and Group Manager for the Mining Equipment, Technology & Service Sector for Trade & Investment Queensland, Anthony Christensen, were guest speakers at the Export Group meeting in October. Gitesh and Anthony spent the day meeting local METS businesses and learning of the capabilities within the region.
International Education and Training	★	GW3's application to Trade and Investment Queensland's Partnership Fund has been successful and the expression of interest for the Study Greater Whitsunday Cluster Feasibility project is being drafted. The project is expected to commence early next year. Partners on the project include GW3, CQ University, Whitsunday, Isaac and Mackay Regional Councils.
Resource Centre of Excellence	★	Request for quotes for the delivery of a pre-feasibility study and business case for the Resource Centre of Excellence have been re-issued. This study will form the first stage of the Resource Centre of Excellence project. A funding application was submitted in July under the Regional Jobs and Investment Package. If successful, this funding application will support the second stage of the project which will investigate detailed design and feasibility.

<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 held in October</b> Four events/conferences were held:</p> <ul style="list-style-type: none"> <li>• Australian Fishing Championships</li> <li>• Sugar City Classic</li> <li>• Waste Q Conference</li> <li>• The Australasian Bioenergy and Bioproducts Symposium</li> </ul> <p><b>Events / conferences approved in October</b> Two new events/conferences were approved through the program include:</p> <ul style="list-style-type: none"> <li>• The Australasian Bioenergy and Bioproducts Symposium</li> <li>• Confidential event to be announced in November.</li> </ul>
Mackay Pride Facade Improvement Scheme - Round 4	*	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> A meeting was held with Strategy stakeholders to discuss the formation of a Steering Group to coordinate the strategy delivery. A Steering Group will now be formed with stakeholders and input relative to their area of expertise will be sought for delivery of relevant actions.</p> <p><b>Mountain Bike Strategy</b> Economic Development is working with Community Lifestyle and other stakeholders to prepare the scope of a Mountain Bike Strategy. Consultant quotes will be sought in the coming months.</p> <p><b>General Aviation</b> Economic Development continues to coordinate advice to airstrip operators as requested.</p> <p><b>Promoting the Mackay Region</b> During October representatives from the Economic Development program and Councillors attended and presented at the National Economic Development Conference (Ballarat), International Cities, Town Centres and Communities (ICTC) Conference (Melbourne) and Sustainable Economic Growth for Regional Australia (SEGRA) Conference (Upper Spencer Gulf). The Mackay Region will be hosting the SEGRA conference in 2018.</p>
Recreational Vehicle Attraction	*	Economic Development has engaged a town planning consultant to undertake a review of Council's regulatory framework related to the approval and operation of caravan parks/camping grounds.
Facilitating Development in Mackay Region Policy	*	Four EOI applications were received during October with one having progressed to a Stage 2 application.
The Australasian Bioenergy and Bioproducts Symposium	*	A delegation of 17 international industry experts within the bio futures industry – including representatives from fuel and energy companies, agricultural companies, investors and funding agencies, transport and airline industry representatives, bioenergy researchers, and program directors – visited Mackay as part of a series of regional satellite events held prior to the Australian Bioenergy and Bioproducts Symposium (TABBS) in Brisbane on 20 October 2017. Council collaborated with the Department of State Development to host the event, prior to their bus trip to the QUT Bio commodities Plant at Racecourse Mill.

Greater Whitsunday Food Network (GWFN)	*	Greater Whitsunday Food Network held their AGM on 27 October. A Forum was held following the meeting between farmers and representatives from Council's Health and Regulatory Services and Planning teams to discuss food licencing options for smaller enterprises.
Queensland Mining and Engineering Exhibition (QME)	*	An initial planning meeting was held with Mackay Airport, Mackay Tourism and Resource Industry Network (RIN) to discuss regional representation at QME 2018.

Attracting & Keeping Young People in the Region		
Strategy / Project	Status	Description / Update of Project
Support and incubate to foster creativity & commercialise ideas and start ups	*	<p><b>Split Spaces Mackay</b> Economic Development will continue to engage with Split Spaces Mackay to discuss future partnership opportunities as requested. Support has recently been provided for the visit by the Queensland Chief Entrepreneur and the delivery of the 12 month Coder Dojo Youth Entrepreneur Program.</p> <p><b>Startup Mackay</b> Economic Development have provided sponsorship support for the Startup Weekend Mackay to be held from 10-12 November 2017.</p> <p><b>Advancing Regional Innovation Program</b> Mackay Regional Council is a key partner to the Greater Whitsunday Alliance application to the Advancing Regional Innovation Program for the delivery of a Regional Collaborative Action Plan. Funding of \$500,000 over three years for the Action Plan was announced in August, and contract negotiations are now being finalised. Council will continue to support the role-out of the Action Plan.</p>

Place Management of Suburbs & Localities		
Strategy / Project	Status	Description / Update of Project
Place Making	*	Economic Development are reviewing possible place making activities in and will implement a place making program in 2017/18.
Sarina Field of Dreams	*	<p><b>New Mackay Region Visitor Information Centre &amp; Parkland Development</b> Possession of site has been awarded to WHF Group Pty Ltd with demolition works commencing. Vassallo Constructions moved into the next stage of the car park works, which included a change in traffic conditions. Landscaping works have also commenced, with the Stage 1 plants for the Parkland inspected and delivered to site. The first new trees as part of the Parkland masterplan were planted on 31 October 2017. Signage &amp; Wayfinding consultants are continuing their site analysis and early concept ideas, which are anticipated to be presented to Stakeholders in November.</p>

Sarina Sugar Shed					
Strategy / Project	Status	Description / Update of Project			
Business Operations		Item	October	YTD	Annual Target
	*	Visitation	917	5,556	10,000
		Item	October	YTD	Annual Budget
	*	Ticket Sales	\$16,012	\$93,412	\$185,000
	*	Retail Sales	\$23,369	\$119,372	\$327,000
	*	Total Income (incl. Tickets income)	\$39,381	\$212,784	\$512,000
	*	Total Expenses	\$79,505	\$273,104	\$809,664

<b>e-Statistics</b>						
<b>Subscribers</b>	<b>October</b>	<b>September</b>	<b>August</b>	<b>July</b>	<b>June</b>	<b>May</b>
City Centre Business Network	1,100	1,101	1,111	1,127	950	960
Regional Focus Business Network	153	153	153	155	171	171
Sarina Businesses Network	182	182	184	186	198	198
Evans Avenue Network	71	71	71	72	88	88 (expired emails & review)
City Deals Club Subscribers	3,695	3,658	3,675	3,668	3,666	3,687
Mackay Region Joblink Analytic Report	476 Users 933 Views	474 Users 563 Views	497 Users 1,047 Views	485 Users 551 Views	478 Users 652 Views	453 Users 625 Views

### UPCOMING EVENTS

<b>Date</b>	<b>Event</b>	<b>Location</b>
Nov 13-15	Caravanning Qld State Conference	MECC
Dec 11-16	Bulls Masters Youth Cup	Harrup Park
December TBC	Midge Point Local Coastal Plan community consultation	Midge Point Beach - TBC
December TBC	Camilleri Street District Park Master Plan community consultation	Blacks Beach Tavern