Table of Contents

<table>
<thead>
<tr>
<th>Folio</th>
<th>Date</th>
<th>Particulars</th>
</tr>
</thead>
<tbody>
<tr>
<td>37766</td>
<td>08.06.2016</td>
<td>Economic Development and Planning Standing Committee Minutes</td>
</tr>
</tbody>
</table>

Declaration of Potential Conflict of Interest

Nil.
ECONOMIC DEVELOPMENT AND PLANNING
STANDING COMMITTEE

MINUTES

1. COMMITTEE ATTENDANCE:
   Crs A J Camm (Chairperson), K L May, J F Englert, F A Fordham, R C Gee and Mayor G R
   Williamson were in attendance at the commencement of the meeting.

2. NON-COMMITTEE ATTENDANCE:
   Also present were Cr M Bella, Cr Bonaventura, Cr K Casey, Cr A Paton, Cr R Walker, Mr C
   Doyle (Chief Executive Officer), Mr G Carlyon (Director Development Services) and Mrs M
   Iliffe (Minute Secretary).
   The meeting commenced at 1.05 pm.

3. ABSENT ON COUNCIL BUSINESS:
   Nil

4. APOLOGIES:
   Nil

5. CONFLICT OF INTEREST:
   Nil
6. CONFIRMATION OF MINUTES:

6.1 ECONOMIC DEVELOPMENT AND PLANNING STANDING COMMITTEE MINUTES - 11 MAY 2016

THAT the Economic Development and Planning Standing Committee Meeting Minutes held on 11 May 2016 be adopted.

Moved Cr Fordham  Seconded Cr Englert

CARRIED

7. BUSINESS ARISING OUT OF MINUTES OF PREVIOUS MEETING:

Nil

8. CORRESPONDENCE AND OFFICERS’ REPORTS:

8.1 DEVELOPMENT SERVICES - MONTHLY REVIEW REPORT FOR APRIL 2016

Author  Director Development Services

Purpose

To review the attached Development Services Monthly Review Report for the month of April 2016.

Officer's Recommendation

THAT the attached report be received.

Cr Fordham queried what types of applications are being received for the Facilitating Development in the Mackay Region Policy.

The Director of Development Services (DDS) advised there were a few industrial and a retail application received recently.

Cr Fordham queried if the two (2) serious Workplace Health and Safety (WH&S) incidents referred to in the report have had any steps implemented to ensure this type of incident does not reoccur.
The DDS confirmed steps have been put in place to ensure these types of incidents do not reoccur. Risk assessments have been undertaken, Take 5's have been reissued and procedures have been reviewed as the Management Team is committed to WH&S within this area and the whole of Council.

Committee Resolution

THAT the Officer's Recommendation be adopted.

Moved Cr Fordham

Seconded Cr Gee

CARRIED

8.2 INVEST MACKAY EVENTS AND CONFERENCE ATTRACTION PROGRAMS - SARINA BMX, MACKAY MOUNTAIN BIKE CLUB AND SUGAR CITY CON INC.

Author Senior Economic Development Officer - Tourism and Events

Purpose

To assess three applications under the Invest Mackay Events and Conference Attraction programs.

Background/Discussion

The Invest Mackay Events and Conference Attraction programs were established as part of the 2015-16 council budget to stimulate the local economy. A total of $1.8 million was allocated, with $1 million towards events attraction and $800,000 for conference attraction.

The funding has been used to target and support the attraction of major sporting and business events and conferences.

A total of 26 events have been secured and/or supported so far through the Events Attraction program, equating to $968,988 of the budget expended. A total of 14 conferences have been secured and/or supported through the Conference Attraction program equating to $371,000 of the budget expended. There are a large number of other events and conference currently under negotiation.

Each event and conference bid/enquiry is assessed against the programs funding guidelines which include the events ability to attract overnight visitation and expenditure from outside the region, its potential to raise awareness of the Mackay region and foster community pride.
The economic impact of each event is also assessed through REMPLAN’s Tourism Analysis Model, with the total impact of the 40 events and conferences being supported through the program estimated to inject $26 million into the local economy. Key success stories from the program so far include:

- The Australian Orchid Council Conference and Show (September 2015) attracting approximately 6000, injecting an estimated $1.7 million into the local economy
- Mackay’s first Sheffield Shield match (December 2015) attracting approximately 4000 patrons, injecting an estimated $1.7 million into the local economy
- Indoor Netball Supernationals (April 28 and May 8, 2016) attracting 900 players and officials, injecting an estimated $2.1 million into the local economy

Outlined below are three active requests for funding currently being finalised.

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Funding request</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mackay and District Mountain Bike Club</td>
<td>Seeking $14,000 from the Events Attraction Program</td>
</tr>
<tr>
<td>2016 Queensland Cross Country Mountain Bike Titles (October 1-2)</td>
<td></td>
</tr>
<tr>
<td>Sarina BMX</td>
<td>Seeking $10,000 from the Events Attraction Program</td>
</tr>
<tr>
<td>2016 Queensland Country Championships (July 2-3)</td>
<td></td>
</tr>
<tr>
<td>Sugar City Con Inc</td>
<td>Seeking $20,000 from the Conference Attraction Program</td>
</tr>
<tr>
<td>2016 Sugar City Convention</td>
<td></td>
</tr>
</tbody>
</table>

**General Eligibility Criteria**

As per the programs funding guidelines, council seeks to support major events and conferences which will achieve the following outcomes:

- Raising awareness of the Mackay region, contributing to destination image and appeal
- Attracting overnight visitation and expenditure from outside the region and increase length-of-stay
- Contributing to the regional economy by generating new investment and developing business
- Fostering community pride

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Event/Conference impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mackay and District Mountain Bike Club</td>
<td>• Increase awareness of mountain biking in Mackay region</td>
</tr>
<tr>
<td>2016 Queensland Cross Country Mountain Bike Titles</td>
<td>• Event expected to attract 500 visitors from outside the Mackay region including 300 participants from Cairns, Townsville and several Brisbane clubs for minimum 2 nights</td>
</tr>
<tr>
<td></td>
<td>• Estimated economic impact $364,000</td>
</tr>
<tr>
<td></td>
<td>• First time in 10 years that event has been held outside the south east corner of the State</td>
</tr>
<tr>
<td>Sarina BMX</td>
<td>• Event expected to attract 500 competitors from across the State and close to 2000 day visitors for minimum 2 nights</td>
</tr>
</tbody>
</table>

MIN/08.06.2016  FOLIO 37769
<table>
<thead>
<tr>
<th>Applicant</th>
<th>Event/Conference impact</th>
</tr>
</thead>
</table>
| Championships                     | • Estimated economic impact of $438,000 into the local economy  
                                   • Opportunity to showcase Sarina’s quality BMX track and facilities to governing bodies and bid for future State and National events which are usually held in major cities.                                                                                     |
| Sugar City Con Inc 2016 Sugar City Convention | • Increase awareness of Mackay through one of the largest regional event of its kind in Australia  
                                   • Convention estimated to attract 2000 visitors over the weekend to the Mackay Showgrounds, including 500 from outside the region  
                                   • Estimated impact of $438,000 into the local economy.  
                                   • An exciting event for our region’s youth with hundreds dressing in Cosplay                                                                                                                                         |

The first two applications outlined above have had half their funding request already confirmed with the balance being subject to funding agreement conditions being negotiated and met. The third application meets funding criteria and has been funded.

**Consultation and Communication**

Economic Development, in conjunction with the Director Development Services considered the three applications against the funding guidelines and as part of this assessment have also consulted with other relevant sections of council including Sport and Recreation.

**Resource Implications**

Funding of $24,000 will be allocated from the Events Attraction Program and $20,000 from the Conference Attraction Program for the three applications.

**Risk Management Implications**

To mitigate Council’s risk due to association with the various events and conferences being supported through the programs, a funding agreement is established outlining conditions of offer, sponsorship expectations, and council acknowledgment guidelines and an event cancellation policy. This also ensures the desired return on investment is realised.

The Senior Economic Development Officer – Tourism and Events is working directly with each event organiser to ensure appropriate event permits and risk and safety management plans are in place.

**Conclusion**

The Invest Mackay Events and Conference Attraction programs seek to support major events and conferences that will stimulate the local economy by attracting overnight visitation and expenditure from outside the region, and that fosters community pride.
The three applications meet the program’s aims along with Operational and Corporate Plan objectives and therefore have been positively considered for support.

**Officer's Recommendation**

THAT Council note the applications approved for funding under the Invest Mackay Events and Conference Attraction programs:

1. Mackay and District mountain Bike Club's application for $14,000 through the Events Attraction Program to support the 2016 Queensland Cross Country Mountain Bike Titles;

2. Sarina BMX's application for $10,000 through the Events Attraction program to support the 2016 Queensland Country Championships; and

3. Sugar City Con Incorporated's application for $20,000 through the Conference Attraction Program to support the 2016 Sugar City Convention.

Cr May acknowledged the fantastic achievement of attracting these three (3) events to Mackay and asked if the Director of Development Services could thank the officers involved.

**Committee Resolution**

THAT the Officer's Recommendation be adopted.

Moved Cr May  Seconded Cr Fordham  
CARRIED

8.3 **FACILITATING DEVELOPMENT IN THE MACKAY REGION POLICY - CAMILLERI FRUIT AND VEGETABLE OUTLET - 78 MACS TRUCKSTOP SERVICE ROAD, BALBERRA**

**Author**  Acting Principal Economic Development Officer

**Purpose**

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

**Background/Discussion**

The proposed development, the *Camilleri Fruit and Vegetable Outlet*, is located at 78 Macs Truckstop Service Road, Balberra (Lot 2 on RP730001).
The development is a fruit and vegetable retail/wholesale shop and has a gross floor area of 290m². The development provides outdoor seating and shade areas and incorporates fifteen (15) car parking spaces and two (2) caravan parking spaces.

The applicant previously operated the fruit and vegetable outlet (known as Camilleri’s Fresh Fruit) for over 50 years at the intersection of the Bruce Highway and Hay Point Road, Alligator Creek. The relocation of the existing store became necessary given the recent upgrades to this intersection and resumption of land undertaken by the Department of Transport and Main Roads.

The applicant proposes to utilise the relocation of the shop to provide an upgraded facility with an increased tourism focus. The development will seek to achieve this through the sale of additional local products that are unique to the region and providing a greater emphasis on connecting the public to the farm through messaging around the education and history of the farm and the telling of the food story.

A Development Application (Council Ref DA-2015-78) was lodged on the 26 May 2015 and a Council Decision Notice issued approval on the 17 August 2015. The application is currently in the Negotiated Decision Notice stage (as of 17 May 2016).

The applicant has requested the following Specific Incentives under the Facilitating Development in the Mackay Region Policy Schedule 4 – Rural based and Nature based tourism

- 75% concession on infrastructure charges
  - Estimated Infrastructure Charges = $34,000
  - Requested concession = $25,500

- Delayed payment of infrastructure charges
  - Development application fee refund
    - Estimated Development Application Fee: $11,385
  - Service connection fee refund
  - Reduction in Food License and Trade Waste Fees
    - 2015-16 Food business license annual fee = $401

As per the policy, infrastructure charges may be reduced up to 75% based on the net charge amount identified on the Infrastructure Charges Notice for Rural Based and Nature Based Tourism. Council may consider reductions in infrastructure charges beyond 75% for applications that can demonstrate that they will generate significant long-term economic benefits, job creation and have transformative outcomes that will diversify the existing economic base of the region.

Under Schedule 4 of the Policy, delayed payment of the infrastructure charges under the Infrastructure Charges Notice may be considered for a Material Change of Use (MCU) up to 12 months from the commencement of the use, subject to a suitable agreement with Council.

The development application fees relevant to the application may be refunded up to 100%. The refund amount will be calculated as a discount to the outstanding infrastructure charges payable, at the required time of payment. Development application fees must still be paid as part of the development application process.
A discount for the applicable service connections may be provided, as per the table below:

<table>
<thead>
<tr>
<th>Connection fees</th>
<th>Discount</th>
<th>Timing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water</td>
<td>50% discount up to $500</td>
<td>Applied at the time when the fees would be payable for the activity.</td>
</tr>
<tr>
<td>Sewerage</td>
<td>50% discount up to $500</td>
<td>Applied at the time when the fees would be payable for the activity.</td>
</tr>
</tbody>
</table>

A reduction in the annual food license and commercial trade waste fees may be provided for eligible development, as per the table below:

<table>
<thead>
<tr>
<th>Application</th>
<th>Discount</th>
<th>Timing</th>
</tr>
</thead>
<tbody>
<tr>
<td>1st year of operation</td>
<td>100% discount</td>
<td>Applied at the time when the fees would be payable for the activity.</td>
</tr>
<tr>
<td>2nd year of operation</td>
<td>50% discount</td>
<td>Calculated at the anniversary date of the 1st year of operation, when the fees would be due for the activity.</td>
</tr>
</tbody>
</table>

General Eligibility Criteria

Based on information provided by the applicant in the Stage 1 Expression of Interest, the proposal satisfies all requirements under the General Eligibility Criteria for consideration under the policy.

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Eligibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>Timing of development Estimated Commencement of Use within 2 years</td>
<td>Estimated commencement of use December 2016.</td>
</tr>
<tr>
<td>Non-Government Development</td>
<td>Yes</td>
</tr>
<tr>
<td>Infrastructure capacity</td>
<td>Additional council infrastructure is not required to service the development.</td>
</tr>
</tbody>
</table>

Location Specific Eligibility Criteria – Schedule 4

Based on information provided by the applicant in the Stage 2 Application, the proposal satisfies the requirements under the Location Specific Eligibility Criteria.

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Eligibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>Economic Investment The level of economic investment will be assessed on a case by case basis.</td>
<td>• Estimated total capital investment: $1,500,000&lt;br&gt;• Estimated construction cost: $900,000&lt;br&gt;• Based on economic modelling, from a direct injection of $900,000 (construction costs), flow on economic output would be $771,000, totalling $1,670,000 economic output.&lt;br&gt;• The applicant has demonstrated a commitment to use local contractors</td>
</tr>
<tr>
<td>Criteria</td>
<td>Eligibility</td>
</tr>
<tr>
<td>------------------------------</td>
<td>----------------------------------------------------------------------------</td>
</tr>
<tr>
<td></td>
<td>and materials and to source fruit and vegetable products from local farmers.</td>
</tr>
<tr>
<td>Employment Generation</td>
<td>• Economic modelling projected the development will generate an increase</td>
</tr>
<tr>
<td></td>
<td>of approximately 11 jobs.</td>
</tr>
<tr>
<td>Applicable Area</td>
<td>• The project is located on appropriately zoned land.</td>
</tr>
<tr>
<td>Appropriately zoned land</td>
<td>• The project is located on appropriately zoned land.</td>
</tr>
<tr>
<td>located outside established</td>
<td>• The development is defined as a Shop under the Mackay City Planning</td>
</tr>
<tr>
<td>urban areas of Mackay,</td>
<td>Scheme 2006.</td>
</tr>
<tr>
<td>Marian, Mirani, Walkerston</td>
<td>• The applicable land use is not listed under Schedule 4 of the policy but</td>
</tr>
<tr>
<td>and Sarina.</td>
<td>is considered to be consistent with the objectives of the policy as a</td>
</tr>
<tr>
<td></td>
<td>small scale tourism development.</td>
</tr>
<tr>
<td>Applicable Land Uses</td>
<td>• The development is defined as a Shop under the Mackay City Planning</td>
</tr>
<tr>
<td>The policy applies to material</td>
<td>Scheme 2006.</td>
</tr>
<tr>
<td>change of use (MCU) for uses</td>
<td>• The applicable land use is not listed under Schedule 4 of the policy but</td>
</tr>
<tr>
<td>that are consistent with the</td>
<td>is considered to be consistent with the objectives of the policy as a</td>
</tr>
<tr>
<td>“applicable land uses” listed</td>
<td>small scale tourism development.</td>
</tr>
<tr>
<td>in the policy as defined by</td>
<td>• The applicable land use is not listed under Schedule 4 of the policy but</td>
</tr>
<tr>
<td>the relevant planning schemes</td>
<td>is considered to be consistent with the objectives of the policy as a</td>
</tr>
<tr>
<td>in effect at the time of</td>
<td>small scale tourism development.</td>
</tr>
<tr>
<td>application.</td>
<td>• The applicable land use is not listed under Schedule 4 of the policy but</td>
</tr>
<tr>
<td></td>
<td>is considered to be consistent with the objectives of the policy as a</td>
</tr>
<tr>
<td></td>
<td>small scale tourism development.</td>
</tr>
</tbody>
</table>

Business and Regional Benefits

Based on information provided by the applicant in the Stage 2 Application, the development has been triggered by the need to relocate the business due to intersection upgrades to the Bruce Highway and land resumption.

The applicant has taken the opportunity to improve the retail component and to enhance the customers experience by providing an increased agritourism focus. It is proposed to achieve this by offering additional local products that are unique to the region and providing a greater emphasis on connecting the public to the farm through messaging around the telling of the food story.

The project aims to attract through-traffic using the Bruce Highway and to capitalise on the site’s co-location with the adjoining service station.

The applicant has proposed that there are significant opportunities for the future expansion of the premises which could further capitalise on the site’s highly visible location and scenic values, including the adjoining wetlands. The proposed expansion of the business and any further future expansions will also benefit the local agricultural industry from which the fresh produce is sourced and supports the region’s agritourism agenda.
Consultation and Communication

Development Assessment has considered the application through the statutory assessment provisions provided by the Sustainable Planning Act 2009. As part of this assessment process Development Assessment has consulted with the other relevant sections of Council.

The application has also been assessed by the Department of Infrastructure, Local Government and Planning as a concurrence agency for the development application.

Resource Implications

The proposed development generated a total infrastructure charge of $34,000 in accordance with the Adopted Infrastructure Charges Notice.

A 75% reduction to the infrastructure charge equates to $25,500 and reduces the infrastructure charge received by Council to $8,500.

A development application fee of $11,385 was paid at the time of the development application’s lodgement. In accordance with the Policy the refund of the development application fee is to be refunded against the applicable outstanding infrastructure charges. In this instance, the application fee refund would exceed the outstanding infrastructure charges, which means that no infrastructure charges would be received by Council.

Under the policy a reduction in the annual food license and commercial trade waste fees is applied over a two year period. The current Food Business License Annual Fee is $401 with a potential discount of $401 for the first year of operation and $200.50 for the second year of operation (based on the Cost Recovery Fees and Charges 2015-16).

It is important to note that the concession would only apply if the development proceeds in accordance with the conditions of the Facilitating Development in the Mackay Region Policy and in particular the recommendations noted in the Officer’s Recommendations below.

Risk Management Implications

If the development is not completed and operational within the recommended timeframe, the concessions will no longer be applicable and 100% of the applicable Infrastructure Charges will be applicable to the development.

There is a risk that granting significant concessions can leave Council exposed to similar claims in future and that a potential infrastructure funding gap could present. These risks are sufficiently mitigated by the fact that infrastructure is available to service the development and by the strict timeframes detailed on claiming any concession grants under the Facilitating Development Policy.

Conclusion

The Facilitating Development in the Mackay Region Policy provides incentives for developments that will deliver significant economic development and growth outcomes in alignment with Council’s policy and planning objectives. This project meets most of the policy
objectives and therefore should be positively considered for support. However, it is acknowledged that while the project spend is nominal the economic benefits are quite considerable and still valuable to the Mackay region.

Officer's Recommendation

THAT the following Specific Incentives are approved under the Facilitating Development in the Mackay Region Policy for Camilleri Fruit and Vegetable Outlet:

a) Concession of 75% on the net charge amount ($34,000 + annual adjustments) identified on the Infrastructure Charges Notice, payable 12 months from the commencement of use;
b) Development application fee refund ($11,385) calculated as a discount to the outstanding net charge amount payable at the required time of payment; and
c) Reduction in applicable food licence and trade waste fees (2015/16 Food business license annual fee = $401).

FURTHER THAT the approval of the concessions is dependent of the development being completed and the use commencing by 8 June 2018.

Cr May queried if the employment generation part of the application of generating approximately 11 jobs would be through the construction phase or would these jobs be ongoing.

The Director of Development Services (DDS) advised the 11 jobs mentioned in the employment generation part of the application would be ongoing positions.

The Mayor queried what the time line placed on this development was.

The DDS advised the applicant had two (2) years from the date of approval for the development to be completed and in use otherwise their concessions are payable in full.

Committee Resolution

THAT the Officer's Recommendation be adopted.

Moved Cr Gee                        Seconded Cr Englert

CARRIED
8.4 FACILITATING DEVELOPMENT IN THE MACKAY REGION POLICY - SCIFLEET - 7 EVOLUTION DRIVE, PAGET

Author Principal Economic Development Officer

Purpose

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

Background/Discussion

The approved development is for General Industry (Pre-Delivery Centre) at 7 Evolution Drive, Paget (Lot 1 on SP239829).

The development was approved by Council on the 21 September 2015 (Council Reference DA-2015-77). A subsequent Operational Works application was submitted to Council on the 1 October 2015 and approved on the 12 February 2016. The Operational Works Development Permit has not been issued due to legislative requirements that require the payment of Q-Leave before a Development Permit for Operational Works can be issued.

The development is contained within two (2) buildings with a total gross floor area of 8,878m². The function of the pre-delivery centre is to prepare imported vehicles for delivery to dealerships and private customers. The development involves a parts showroom and sales area, vehicle storage, administration offices, vehicle workshops, external storage areas and fitting bays.

The applicant has requested the following Specific Incentives under the Facilitating Development in the Mackay Region Policy Schedule 2:

- 50% concession on infrastructure charges:
  - Infrastructure Charges = $443,895.50
  - Requested concession = $221,947.50

As per the policy infrastructure charges may be reduced up to 50% based on the net charge amount identified on the Infrastructure Charges Notice. Council may consider reductions in infrastructure charges beyond 50%, for applications that can demonstrate that they will generate significant long-term economic benefits, job creations and have transformative outcomes that will diversify the existing economic base of the region.

General Eligibility Criteria

The Facilitating Development in the Mackay Region Policy seeks to attract investment in qualifying development to stimulate growth, diversify and add value to the economy of the Mackay region. The policy is discretionary and seeks to support projects that will deliver the greatest economic benefits to the region.
Based on information provided by the applicant in the Stage 1 Expression of Interest, the proposal satisfies all requirements under the General Eligibility Criteria for consideration under the policy.

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Eligibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>Estimated Commencement of Use within 2 years</td>
<td>Note: During the Stage 2 Application, the applicant has provided the following updated construction and commencement dates: Estimated construction in July/August 2016. Estimated commencement of use March 2017.</td>
</tr>
<tr>
<td><strong>Non-Government Development</strong></td>
<td>Yes</td>
</tr>
<tr>
<td><strong>Infrastructure capacity</strong></td>
<td>The development is located within a recently constructed industrial estate with all infrastructure services readily available to the site.</td>
</tr>
</tbody>
</table>

Location Specific Eligibility Criteria – Stage 2

Based on information provided by the applicant in the Stage 2 Application, the proposal satisfies the requirements under the Location Specific Eligibility Criteria.

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Eligibility</th>
</tr>
</thead>
</table>
| **Economic Investment**         | • Estimated total capital investment: $12.3M  
• Estimated construction cost $8M.  
• Based on economic modelling, from a direct injection of $8M (construction costs), flow on economic output would be $7.129M, totalling $15,129 economic impact.  
• The applicant has committed to utilising local contractors and suppliers where possible. |
| The applicant must demonstrate that the minimum capital investment in the development is equal to or greater than $3M in Paget and $1M in other locations. | | |
| **Employment Generation**      | • The development is projected to generate approximately 30-40 jobs during the construction phase.  
• This was confirmed through economic modelling, the project is projected to generate a total of 47 direct and in-direct jobs. |

|
Criteria          | Eligibility
---               | ---
**Applicable Area**<br>For eligible development located inside the Priority Infrastructure Area in the Paget, Marian, Mirani, Sarina, Slade Point and Glenella urban areas, the policy is applicable to land within the bounds of the industrial zoned areas.  | • The development is located inside the Priority Infrastructure Area in the Paget industrial area.  
**Applicable Land Uses**<br>The policy applies to material change of use (MCU) for uses that are consistent with the “applicable land uses” listed in the policy as defined by the relevant planning schemes in effect at the time of application.  | • The development is defined as General Industry and is consistent with the applicable land uses under the Mackay City Planning Scheme 2006.

**Business and Regional Benefits**

Based on information provided by the applicant in the Stage 2 Application, the development is considered to be value-adding to the regional economy and will generate additional full time employment and business activity.

**Consultation and Communication**

Development Assessment and Development Engineering were consulted during the development application assessment process and the Director Development Services has also considered this matter.

**Resource Implications**

Under the Adopted Infrastructure Charges Resolution, the approved Development Permit for a Material Change of Use (MCU) has a net infrastructure charge of $442,895.50 (+ annual adjustments).

A 50% reduction of infrastructure charges would reduce the charges received by Council by $221,447.75.

**Risk Management Implications**

There is a risk that granting significant concessions can leave Council exposed to similar claims in future and that a potential infrastructure funding gap could present.

These risks are sufficiently mitigated by the fact that infrastructure is available to service the development and by the strict timeframes detailed on claiming any concession grants under the Policy.

If the development is not completed and operational within the recommended timeframe, the concessions will no longer be applicable and 100% of the applicable Infrastructure Charges will be applicable to the development.
Conclusion

The *Facilitating Development in the Mackay Region Policy* provides incentives for development that will deliver significant economic development and growth outcomes in alignment with Council’s policy and planning objectives.

It is considered that a 50% reduction of infrastructure charges from Council of $221,447.75 will ensure the project commences and delivers significant investment of $15.129M and 47 jobs to the Mackay Region.

Officer's Recommendation

THAT the following Specific Incentives are approved under the *Facilitating Development in the Mackay Region Policy* for Scifleet (Council reference DA-2015-77):

a) Concession of 50% on the net charge amount ($443,895.50 + annual adjustments) identified on the Infrastructure Charges Notice.

FURTHER THAT the approval of the concession is dependent on the development being completed and the use commencing by 8 June 2018.

The Chair queried if this was approved what impact it would have on their other service.

The Director of Development Services (DDS) advised it could but it did not form part of their application. There may be other sites the applicant owns that they may look to do other things with.

The Mayor sought reassurance that Council has the infrastructure in place to service the site.

The DDS confirmed there is no additional cost to Council for this application to be put in place.

Cr Englert queried if the concession recommended was consistent with previous applicants.

The DDS confirmed the concession recommended was consistent with previous applicants but this was a very large development and the infrastructure charges reflect this.

Committee Resolution

THAT the Officer's Recommendation be adopted.

Moved Cr Englert Seconded Cr May

CARRIED
8.5 MATERIAL CHANGE OF USE - EXTRACTIVE INDUSTRY (QUARRY) AND ANCILLARY ACTIVITIES AND ERA 16 EXTRACTIVE INDUSTRY AND SCREENING ACTIVITIES - BRW TRANSPORT AND QUARRIES PTY LTD - 85 HENDYS ROAD, BRIGHTLY - DA-2015-97

Application Number: DA-2015-97
Date Received: 8 July 2015
Action Officer: Kathryn Goodman
Applicant’s Details: BRW Transport and Quarries Pty Ltd C/- Groundwork Plus PO Box 1779 MILTON QLD 4064
Proposal: Extractive Industry (Quarry) and Ancillary Activities and ERA 16 Extractive and Screening Activities
Site Address: 85 Hendys Road BRIGHTLY QLD 4741
Property Description: Lot 105 on CI4024
Owner’s Details: Brightly Pty Ltd
Area: 110.5 ha
Planning Scheme: Consolidated Mirani Shire Plan 14 December 2011
Planning Scheme Designations:
Locality: Rural Locality
Zone: Rural Zone
Assessment Level: Impact
Submissions: One (1)
Referral Agencies: Concurrence

Triggers:
Schedule 7, Table 2, Item 1 - Environmentally Relevant Activities - A material change of use for an environmentally relevant activity made assessable under Schedule 3, Part 1, Table 2, Item 1
Schedule 7, Table 3, Item 2 - Development
impacting on State transport infrastructure - Material Change of Use for Extractive Industry which exceeds the threshold in Schedule 9 (10,000t)

Schedule 7, Table 3, Item 10 - Clearing Vegetation - Material Change of Use of a lot that is 5ha or larger for other development that is not sole or community residence clearing.

Attachments:
Attachment A: Locality Plan
Attachment B: Plans of Development
Attachment C: Amended Referral Agency
Attachment D: Response
Environmental Management Plan (EMP)

Recommendation:
Approved Subject to Conditions

ASSESSMENT OF APPLICATION

Purpose

The Material Change of Use application is for an Extractive Industry (Quarry) and Ancillary Activities, and Environmentally Relevant Activities (ERA) 16 Extractive and Screening Activities at 85 Hendys Road, Brightly (refer Attachment A – Locality Plans). Extractive Industry in the Rural zone triggers an impact assessable application requiring the application to be publicly notified. One (1) properly made submission was received objecting to the proposal.

The submitter has raised issues of a planning and environmental nature relating to the proposed use. The submission has not raised any grounds that cannot be appropriately conditioned and given the ability to appropriately condition the proposed development officers should look to consider the application favourably with detailed conditions which address any areas of concern.

The application is therefore recommended for approval subject to conditions.

Background

Prelodgement discussions were undertaken prior to the applicant lodging the application. The subject site was discussed at a Development Assessment Review Team (DART) meeting on 22 October 2013, for a quarry with an extraction of 300,000 tonnes per year and haul route predominantly through Eton. DART supported in principle the proposed location as it appeared to meet the requirements of the current planning scheme codes.

Further prelodgement meetings were held with Council and former Department of State Development, Infrastructure and Planning (DSDIP), now Department of Infrastructure, Local Government and Planning (DILGP) on 23 January 2015, to inform Council and DSDIP of the
proposed development and ensure that all relevant legislative requirements are adequately addressed as part of the application.

Subject Site and Surrounds

The subject site is located at 85 Hendys Road, Brightly, described as Lot 105 on CI4024 (refer Attachment A – Locality Plans). The site is approximately 33km south west of Mackay and 9km west of the township of Eton. Hendys Road is an unsealed road approximately 1.1km in length. Access to the site is located on the north-eastern corner of the site, at the end of Hendys Road. Hendys Road connects to Mirani-Eton Road, a State controlled road. The site is mapped as comprising Remnant Vegetation that is ‘Least Concern’ Regional Ecosystems. The subject site is improved by a dwelling house and shed.

The subject site abuts the Ben Mohr State Forest to the south and west, zoned Open Space and Recreation. Surrounding Rural zoned land is located to the north and east of the site, predominantly utilised for cane farming and grazing purposes.

Proposal

BRW Transport and Quarries Pty Ltd seeks approval for a Material Change of Use (MCU) – Extractive Industry (Quarry) and Ancillary Activities, and Environmentally Relevant Activities (ERA) 16 Extractive and Screening Activities at 85 Hendys Road, Brightly described as Lot 105 on CI4024.

The proposed development seeks to establish an Extractive Industry operation, able to provide necessary construction materials to the region including road and rail construction projects and other major infrastructure projects. The application also involves environmentally relevant activities and vegetation clearing assessed by DILGP.

The proposed ERAs to be conducted on-site are as follows:

- ERA 16 – threshold (2)(b) Extracting, other than by dredging, in a year, the following quantity of material – more than 100,000 tonnes but not more than 1,000,000 tonnes; and
- ERA 16 – threshold (3)(b) Screening, in a year, the following quantity of material – more than 100,000 tonnes but not more than 1,000,000 tonnes.

The ERAs applied for specify “more than 100,000 tonnes but not more than 1,000,000 tonnes” extraction per annum, which is the category of the specific ERAs. However, the planning report includes no discussion about the anticipated annual extraction rates. One million tonne per annum seems unrealistic when considering, as a comparison, Boral Quarry operating at Woodwards Road, Richmond has development approval for extraction up to 750,000 tonnes per year.

The traffic report submitted with the application makes the following statement:

“It is noted that the exact quantity of material to be hauled from the site annually is currently unknown and is expected to vary based on the demand for materials from road construction projects in the surrounding areas. As such the applicant has conservatively adopted an annual haulage quantity of 300,000 tonnes of material, which at this stage is understood to be the maximum haulage quantity expected as part of the proposed quarry operation.”
The applicant was consulted regarding extraction limits and provided the following statement:

“Extractive Industries are a significant contributor to the material need of local and regional development as well as the economic growth of a region. Extractive resources are finite and the available materials are dependent on the geological conditions. As the need of extractive resources are driven by market demand, it will result in a fluctuation of extraction volumes which requires flexibility in the extraction limit. Therefore, whilst the application seeks an approval for extraction up to 1 million tonnes per annum, the actual extraction and distribution of the extractive materials are unlikely to reach its maximum approved threshold.”

It becomes clear that the applicant is seeking approval for up to 1,000,000 tonnes but extraction limits per year will vary and are likely to be up to 300,000 tonnes, however are not expected to reach the 1,000,000 tonne threshold.

The proposed extraction area will be located in the south eastern corner of the subject site with ancillary facilities located within proximity to the site access (refer Attachment B – Plans of Development). Site access is via Hendys Road.

The proposed extractive operation will be carried out via typical quarrying methodologies that involve vegetation clearing, topsoil and overburden stripping, drilling and blasting, extraction, haulage, processing, stockpiling and dispatch. Site operations will comprise the following basic elements:

- Clearing of vegetation and stripping of topsoil and overburden material via mechanical means (i.e. bulldozer or excavator) and stockpiling for later use as; saleable general fill, utilisation in production of processed material, incorporation into on-site rehabilitation works where required, or use in construction of stormwater controls (e.g. perimeter banks, bunds).
- Drilling and blasting the exposed underlying rock from the developed quarry benches to reduce the material into a manageable size for relocation of the materials to the quarry pit or bench below, ready for transfer to the processing area.
- Transferring raw material from the quarry face or pit floor to the designated crushing and screening plant/stockpile hardstand area on site using an off highway haul truck(s) loaded by an excavator or front-end loader.
- Crushing and screening the raw material using a crushing and screening processing plant.
- Stockpiling the final products using a front-end loader and/or off-road haul truck within designated stockpiling area(s) before the material is sold and loaded into road trucks for transportation off-site for use.
- Rehabilitating disturbed areas progressively once extraction is completed where practicable.

Quarry products produced on-site may include, but are not limited to: crushed rock, road base and sub base pavement materials, pre-coated aggregates, asphalt and sealing aggregates, concrete aggregates (fine and coarse) and other products such as armour rock, ballast, erosion control rock, processed fill, landscape materials, and drainage media.
Blasting will typically occur on an ‘as needs’ basis and will be dependent upon the market demand and production requirements for the site. Explosives are not anticipated to be stored on-site, but will be transported on to site for immediate use as required by a blasting contractor.

The proposed development will be supported by ancillary buildings and structures including, but not limited to, temporary demountable buildings for the site office and lunchroom, weighbridge, motor vehicle workshop, truck laydown area and self-bunded storage area for diesel and minor quantities of oils. The existing dwelling house will be utilised as a caretaker’s residence with no renovation works anticipated.

Major plant and equipment to be used on site for the proposed development will include (but not limited to):

- Crushing and Screening Plant
- Low Loader and Service Trailers
- Bulldozers
- Transtanks
- Tractors
- Excavators
- Generators
- Diesel Transfer Unit
- Electric Compressor
- Mobile Scalping Conveyor
- Off-site Haulage Trucks.

The proposed hours of operation are 6am to 6pm Monday to Saturday including haulage. Blasting will be limited to 9am to 3pm Monday to Friday. No operations are proposed on Sundays and Public Holidays.

The proposed development will have approximately 6 -10 employees on site, as well as contractors for special activities.

Proposed haulage routes utilise Council’s Hendys Road and the following State-controlled roads:

- Mirani-Eton Road
- Marian-Eton Road
- Peak Downs Highway
- Mackay-Eungella Road.

Heavy vehicle haulage operation movements identified in the Road Impact Assessment have been calculated up to 300,000 tonne haulage per year and are identified below:

<table>
<thead>
<tr>
<th>Annual Haulage Quantity</th>
<th>Daily Truck &amp; 3-Axle Trailer Round Trips</th>
<th>Daily Truck &amp; 4-Axle Trailer Round Trips</th>
<th>Total Heavy Vehicle Round Trips</th>
</tr>
</thead>
<tbody>
<tr>
<td>100,000t</td>
<td>9</td>
<td>3</td>
<td>12</td>
</tr>
<tr>
<td>200,000t</td>
<td>18</td>
<td>6</td>
<td>24</td>
</tr>
<tr>
<td>300,000t</td>
<td>26</td>
<td>8</td>
<td>34</td>
</tr>
</tbody>
</table>
INFRASTRUCTURE CONSIDERATIONS

Water & Sewer

The subject site is not connected to Council’s reticulated water or sewer services. It is recommended to condition potable water supply for the caretaker’s residence and site office amenities, in addition to firefighting storage requirements. A Bushfire Management Plan is also recommended to be a condition of approval.

Stormwater

No change to existing flow regimes of mapped watercourses or wetlands is anticipated as a result of the site development. All waters within the quarry development area will be directed to the quarry sump and/or sediment basins for treatment prior to release off-site.

The applicant has prepared a Water Quality Management Plan, and it is recommended this plan be a condition of approval.

Roadworks

Internal

Unsealed internal gravel hardstand access roads and associated areas will be utilised to facilitate the movement of personnel, plant, equipment, and light vehicles into and out of the site. Unauthorised vehicle access will be prevented by the use of a wire perimeter fence and clearly displayed signage at the access road entrance.

External

Mirani-Eton Road:
Mirani-Eton Road is a State-controlled road and as such any impacts or requirements are assessed by the State. Conditions of approval are included in the Amended Referral Agency Response (refer Attachment C).

Hendys Road:
Hendys Road is identified as a Rural Access road under Council’s Road Hierarchy. Hendys Road is unsealed and approximately 1.1km in length.

Prelodgement advice provided by Council identified that the applicant would be required to maintain Hendys Road. Maintenance of Hendys Road is to be in accordance with Council’s Maintenance Management System, requiring Road Safety Audits and Council inspections, and it is recommended to be conditioned accordingly. Inspections are triggered by timeframe or tonnage hauled, whichever occurs first.

It has been confirmed with a local farmer, three cane farms utilise Hendys Road for cane haulage. Road Safety Audits will address any potential conflicts with cane haulage trucks/tractors on Hendys Road.
REFERRAL AGENCIES

The application was referred to the DILGP for the following triggers:

- SPR 2009, Schedule 7, Table 2, Item 1 – Environmentally Relevant Activities - A material change of use for an environmentally relevant activity made assessable under Schedule 3, Part 1, Table 2, Item 1;
- SPR 2009, Schedule 7, Table 3, Item 2 – Development impacting on State transport infrastructure – Material Change of Use for Extractive Industry which exceeds the threshold in Schedule 9 (10,000t);
- SPR 2009, Schedule 7, Table 3, Item 10 – Clearing Vegetation – Material Change of Use of a lot that is 5ha or larger for other development that is not sole or community residence clearing.

The State has approved the use subject to conditions (refer Attachment C – Amended Referral Agency Response).

The Environmental Authority (EA) gives approval of extraction and screening up to 1,000,000 tonne but not more than 1,000,000 tonne per year.

A Road Impact Assessment Report for haulage up to 300,000 tonne per year was submitted as part of the application material. Initially DILGP conditioned a limit of 300,000 tonne per year in accordance with the report. The applicant negotiated with Department of Transport and Main Roads (DTMR) and DILGP amended conditions of approval that does not cap haulage, however requires the applicant to seek further confirmation from DTMR of requirements for haulage over 300,000 tonnes. Referral conditions require an amended Road Impact Assessment must be lodged with DTMR to determine monetary contributions or works for haulage of 300,001 – 1,000,000 tonne per year.

MACKAY ISAAC WHITSUNDAY REGIONAL PLAN

While the Regional Plan is no longer a statutory document, the following comments are made. The subject site is located outside of the regional plan urban footprint and within the Rural Production area. Extractive Industry is described as a natural resource under the Regional Plan and is a consistent use in the Rural Production area.

PLANNING SCHEME ASSESSMENT

Preliminary to the detailed assessment of the Planning Scheme, it is considered relevant to review how the Planning Scheme references Extractive Industry overall. The definition is listed as an “Industrial Use Class” which makes it generally inconsistent in the Rural Zone and Rural Locality. However the provisions of the Rural Locality Code state “land suitable for Extractive Industry is used, or protected for use, as such”. Hence it is found that Extractive Industry is suitable in the Rural Zone.

The applicant purports that an Extractive Industry is a “primary production”, however it is the officers opinion that in the case of the Consolidated Mirani Shire Plan this is incorrect because of its classification as an “Industrial Use Class”. Therefore assessment has been undertaken against the provisions protecting land for primary production and approval is found to be justifiable despite the conflict.
The proposed development has been assessed against Council’s Consolidated Mirani Shire Plan and Policies and is considered generally consistent with the intent of the Scheme.

The subject site is zoned Rural and contained within the Rural Locality. The application has been assessed against the Desired Environmental Outcomes (DEO’s), overlays and the following codes of the Planning Scheme.

- Rural Locality Code
- Industrial Use Class Code
- Infrastructure Code.

**Desired Environmental Outcomes (DEO’s)**

**Ecological Processes and Natural Systems**

The proposed development is located within the Rural Zone. The Extractive Industry use is identified as an inconsistent use within all zones under the Consolidated Mirani Shire Plan.

The proposed development is consistent with the intent of the Rural Locality where land suitable for extractive industry is to be used, or protected for use. Geological assessment has been undertaken and confirms that the site comprises valuable extractive resources. As extractive resources are site specific, limited in occurrence by geological conditions and are finite, the location of extractive industry operation is limited to the location of the resource.

The subject site adjoins the Ben Mohr Forest Reserve. The proposed development is to be guided by an Environmental Management Plan (EMP) (refer Attachment D) that ensures the ecological and natural values of the region are protected. Appropriate setback distances have been incorporated to ensure the development will not encroach on the conservation significance of the Ben Mohr Forest Reserve.

Clearing of vegetation for extractive industry is considered a relevant purpose under the Vegetation Management Act. The proposed clearing has been assessed against the relevant State provisions to ensure the environmental values of the site are not compromised. The proposed clearing of remnant vegetation is categorised as remnant vegetation that is “least concern” regional ecosystem and is only proposed to facilitate extraction on the site. Any clearing undertaken will be in accordance with the conditions of approval provided by the State.

Whilst the proposed development involves vegetation clearing, the existing environmental values of the site will not be compromised. The area of the proposed clearing comprises approximately 20% of the overall mapped vegetation on the site. The vegetation patch proposed to be cleared belongs to a larger vegetation group, therefore, the functionality and connectivity of the regional ecosystem is unlikely to be compromised.

The proposed development conflicts with components of the DEO’s for Ecological Processes and Natural Systems. However, given the above, approval is justifiable despite the conflict.
Economic Development

Geological assessment has been undertaken and confirms that the site comprises valuable extractive resources. The proposed development is located on land with identified extractive resources and is appropriately separated from surrounding uses that could potentially encroach the area of impact of the proposed extractive industry.

The north eastern corner of the site is mapped as comprising Good Quality Agricultural Land (GQAL) on the planning scheme overlay map and GQAL will be lost. The proposed development includes buffers and stormwater quality measures to protect adjacent GQAL from the extractive industry use.

The protection of GQAL is a priority within the desired outcomes of the Consolidated Mirani Shire Plan, therefore, the loss of GQAL is considered very seriously. In this case the loss is found to be justified by the overriding community benefit of a significant Extractive Industry operation.

The proposed operation will provide for the need of construction materials to the region and provide employment opportunities to support economic growth of the region.

The proposed development is inconsistent with the intent of the DEO’s for Economic Development, however can be supported with appropriate conditions.

Cultural, Economic, Physical and Social Wellbeing of People and Communities

The proposed extractive industry operation will provide employment opportunities to support economic growth of the region.

The applicant proposes to minimise potential hazards of the proposed use and location of the site, through the implementation of an EMP (refer Attachment D), to ensure the safety of the community will not be impacted on. The EMP outlines appropriate mitigation measures to manage the associated impacts and to ensure the operation is carried out in accordance with the conditions of approval.

The proposed development is consistent with the intent of the DEO’s for Cultural, Economic, Physical and Social Wellbeing of People and Communities.

Overlays

The subject site is affected by the following Overlays:

- Bushfire Management

  Sections of the subject site is mapped Medium Bushfire Risk, with the balance of the site being low risk.

  The Draft Mackay Region Planning Scheme mapping comprises areas of Medium, High and Very Hire Bushfire Hazard with the balance of the site being low risk.
It is recommended to condition implementation of a Bushfire Management Plan which includes fire breaks and adequate and accessible water supply for fire-fighting purposes to mitigate the risk of bushfire.

- **Good Quality Agricultural Land (GQAL)**

The north eastern corner of the site is mapped as comprising GQAL on the planning scheme overlay map. The proposed development includes buffers and stormwater quality measures to protect adjacent GQAL from the extractive industry use.

To assist further in the protection of adjacent cane farming activities it is recommended to condition maintenance of Hendys Road, which includes Road Safety Audits addressing any potential conflicts with cane haulage trucks/tractors on Hendys Road.

**Rural Locality Code**

**Overall Outcomes and Purpose of the Code**

```
“(2) The overall outcomes sought by the Rural Locality Code are the following:
(i) A range of primary production activities is accommodated.
(ii) Existing and potential primary production operations are not restricted by incompatible development.
(iii) Uses and works are compatible with other uses and works within the Rural Locality.
(iv) Natural environmental and landscape values are maintained and protected.
(v) Rural character and amenity is maintained.
(vi) Tourism activities, consistent with the natural and landscape values of the locality, occur in defined locations suitable for such uses.
(vii) The rural locality is protected from residential encroachment and the potential land use conflicts associated with such encroachment.
(viii) Commercial, industrial or community uses are limited to that which is necessary to support the Rural Locality.
(ix) Rural infrastructure, including aviation facilities, is protected from incompatible development.
(x) Uses are serviced by an adequate standard of Infrastructure, including water supply, effluent disposal, road access, electricity and telecommunications services, stormwater management and waste management.
(xi) Uses and works are located, designed, constructed and operated to minimise the risk and potential effects of natural and other hazards.”
```

The proposed development is consistent with the intent of the Rural Locality Code, and can be supported with appropriate conditions.

**Use Class Codes and General Codes**

A detailed assessment has been undertaken against the following codes:

- Industrial Use Class Code
- Vehicle Parking and Movement Code
- Infrastructure Code.
Only the areas of non-compliance and provisions requiring management of conflicts are discussed below.

**Industrial Use Class Code**

“Location
Specific Outcome:

O2  An Extractive Industry or a Noxious or Hazardous Industry is located to minimise adverse impacts on public safety and amenity.”

**Probable Solutions:**

“S2.2 An extractive industry is separated from any residential use, urban locality or public road by the following minimum horizontal distances:

1. If involving blasting operations – 1,000 metres, or
2. otherwise – 500 metres.”

**Public Safety and Amenity**

The northern boundary of the subject site is approximately 250m to the nearest residential dwelling house (refer Attachment A – Locality Plans for distances). The proposed extraction area is over 900m to any residential dwelling. The applicant has undertaken an Environmental Assessment Report (EAR) and produced an EMP (refer Attachment D).

The EAR identifies potential environmental impacts and risks and includes an environmental objective assessment to manage these impacts.

The EMP is the principal management tool for guiding environmental management at the site by providing the framework for environmental management at the operational level to prevent or minimise environmental impacts.

The EMP includes the following Management Plans:

- Air Quality (Dust) Management Plan
- Water Quality Management Plan
- Noise Management Plan
- Blasting Management Plan
- Hydrocarbons and Chemical Management Plan
- Waste Management Plan
- Weed Management Plan, and
- Rehabilitation Management Plan.

The objective of the EMP is to meet the requirements of any Development Approvals once issued by the Mackay Regional Council and the Environmental Authority (EA) issued by the Department of Environment and Heritage Protection (EHP), and will be updated as necessary to include any requirements, of a development approval condition.

An EA includes conditions that regulate air quality, noise (including blasting), water management and other related environmental issues associated with a quarry development.
It is recommended to condition implementation of the EMP including management plans, hours of operation, environmental reporting and rehabilitation.

It is considered the applicant has satisfactorily addressed public safety and amenity relating to the Specific Outcomes of the Industrial Use Class Code.

“Specific Provisions for an Extractive Industry
Specific Outcome:
  O13  All Infrastructure accommodate the use without any adverse effects on the function or operation of such infrastructure.”

Probable Solution:
  “S13.1  All external haul roads are sealed and of an arterial or sub-arterial standard.”

Hendys Road
Hendys Road is unsealed and approximately 1.1km in length.

Council has identified that the applicant should maintain Hendys Road. Maintenance of Hendys Road is to be in accordance with Council’s Maintenance Management System, requiring Road Safety Audits and Council inspections, and it is recommended to be conditioned accordingly. Inspections are triggered by timeframe or tonnage hauled, whichever occurs first.

DRAFT MACKAY REGION PLANNING SCHEME (MRPS)

The subject site is zoned Rural under the Draft MRPS. The proposed Extractive Industry development is considered compliant with the Purpose and Performance Outcomes of the Rural Zone Code and Extractive Industry Code.

INFRASTRUCTURE CHARGES

Extractive Industry is identified within the Specialised Uses category of the Adopted Infrastructure Charges Resolution 2014, and as such Infrastructure Charges are applicable to this use and will be levied in accordance with the Resolution.
SUBMISSIONS

The application was publicly notified in accordance with the requirements of the Sustainable Planning Act (2009), and as a result of this process, one (1) individually prepared properly made submission was received.

The submission received, expressed opposition to the proposal. The principle concerns raised from the submission are summarised and discussed below.

1. Extractive Blasting

The submitter is concerned with the use of incorrect blast techniques occurring, and thereby injuring people, livestock and property. They have identified concerns with livestock on their property being frightened and causing damage to themselves or injuring people. Also of concern is vibrations damaging their dam located near the boundary of the subject site causing dam walls to burst, which may cause loss of water and injuring people.

Applicant’s Response:

“An Environmental Authority (EA) has been issued by the Department of Environment and Heritage Protection (EHP) and includes conditions that regulate blasting. It is the operator’s responsibility to ensure all blasting carried out on the Site will comply with the EA conditions. The blasting limits authorised by the EA are consistent with the relevant Australian Standards and represent levels which would not be considered to cause environmental nuisance to nearby sensitive places.

It is also noted that a Blasting Management Plan is included in section 3.4 of the Environmental Management Plan (EMP) to guide future blasting activities on Site. Blasting will only be carried out by a suitably experienced and qualified blasting personnel. Monitoring of blasting will also be carried out to ensure compliance with the conditions in the approval.”

Officers Comments:

The application material submitted includes an EAR, Noise Management Plan and Blasting Management Plan addressing noise and vibration impacts. Blasting, vibration, air and noise management are conditioned in the EA (refer Attachment C – Amended Referral Agency Response).

It is recommended to condition the following:

- Hours of blasting - limited to 9am to 3pm Monday to Friday, excluding public holidays.
- Blasting to be carried out by suitably experienced and qualified blasting personnel.
- Blasting activities must be undertaken in accordance with the Blasting Management Plan.

Surrounding residents must be notified in writing prior to a blast. Notification should be given at least 48 hours prior but can be longer and must include at a minimum all adjoining owners.

2. Suitable Infrastructure
The submitter has raised concerns with the capability of Mirani-Eton Road to withstand a minimum of 100,000 tonnes of material to be hauled. They identify issues with this road including narrow areas, sub-surface collapses in rain periods and flooding.

**Applicant’s Response:**

“Mirani-Eton Road is a State Controlled Road and is therefore regulated by the Department of Transport and Main Roads (DTMR). The State Concurrence Agency Response will address potential traffic impacts on the State Controlled Road network.

A Road Impact Assessment (RIA) has been prepared by AECOM and was included in the development application package. The purpose of the RIA is to provide an assessment of the potential traffic impacts and provide recommendations on how the impacts can be mitigated. As outlined in the RIA, whilst the daily volume increase is greater than 5% on Mirani-Eton Road, the total traffic volume increase is only 74 vehicles per day, therefore it is considered that it will not have a significant impact on its traffic operation. Pavement impacts on Mirani-Eton Road has also been considered and will be conditioned appropriately.”

**Officers Comments:**

Mirani-Eton Road is a State-controlled road and as such conditioned in the Amended Referral Agency Response (refer Attachment C).

### 3. Traffic

The submitter is concerned with the increase in traffic to Hendys Road, which is unsealed. Issues include dust, and safety at the intersections of Hendys Road and Mirani-Eton Road, and Hendys Road and Vassallos Road.

**Applicant’s Response:**

“As mentioned previously, a Road Impact Assessment (RIA) has been prepared by AECOM and was included in the development application package to address potential traffic impacts. As outlined in the RIA, preliminary discussion with Council confirmed that BRW will take on the maintenance responsibility of Hendy’s Road for the duration of the road haulage operation. Council has also identified a number of preliminary conditions relating to the applicant’s responsibility for the maintenance of Hendy’s Road to ensure any associated impacts are managed. BRW would have no objections to Council’s condition in relation to the maintenance responsibility.

*Previous discussion with DTMR has confirmed that an upgrade and realignment of the Hendy’s Road and Mirani-Eton Road intersection will be required to ensure safety of the traffic movement from the Site. The relevant realignment and upgrade requirements will be included in the State Concurrence Agency Response.*”

**Officers Comments:**

Mirani-Eton Road intersection upgrade is conditioned in the Amended Referral Agency Response (refer Attachment C).

An on-site Air Quality (Dust) Management Plan has been provided. It is recommended to condition the EAR and the EMP be amended to include Hendys Road in relation to Air...
Quality (Dust) Management.

As provided in Prelodgement Advice the applicant is to maintain Hendys Road. Maintenance of Hendys Road is to be in accordance with Council’s Maintenance Management System, requiring Road Safety Audits and Council inspections, and it is recommended to be conditioned accordingly. This includes the intersection of Hendys Road and Vassallos Road.

4. Water Runoff

The submitter raised concerns with stormwater runoff from the subject site through his property. They have identified the siting of the quarry is at the base of the hill and the run off currently fills their dam.

The submitter is concerned with contaminated runoff, or in the case of diversion banks no runoff, and erosion in heavy rain events.

Applicant’s Response:

“Stormwater management systems on Site will be designed and installed to comply with the EA conditions issued by EHP. The features of the stormwater management system will be designed in accordance with the Stormwater Guideline: Environmentally Relevant Activities (EHP, 2014).

Any clean water diversion structures constructed external to the extraction footprint, will be designed and installed to ensure overland flow from clean water catchments (i.e. waters not impacted by Site activities) will be diverted around the perimeter of the extraction area in a controlled manner. Prior to release, these flows will be returned to sheet flow via energy dissipators to ensure overland flow velocities exiting the Site are reduced, so as to prevent any potential impacts to the adjoining land parcel.”

Officers Comments:

The application material identifies there is no change to existing flow regimes of mapped watercourses or wetlands anticipated as a result of the site development. All waters within the quarry development area will be directed to the quarry sump and/or sediment basins for treatment prior to release off-site.

The EA conditions “stormwater runoff from disturbed areas generated by (up to and including) a 24 hour storm event with an average recurrence interval of 1 in 5 years must be retained on site or managed to remove contaminants before release” (refer Attachment C – Amended Referral Agency Response).

Specific strategies/mitigation measures identified in the Water Quality Management Plan include:

- **Ensure the first disturbance activities at the Site are for the installation of stormwater management, erosion and sediment controls to ensure stormwaters are adequately managed.**
- **A general philosophy that any overland flow from disturbed areas is considered to be contaminated with sediment/suspended solids therefore requires treatment prior to release.**
- **Divert overland flow from clean catchments around and away from disturbed areas to**
the extent practicable using a diversion bank and natural contours where practicable.

- Overland flows from the disturbed areas within the quarry area are to be captured in the quarry sump/pit and/or sediment basins for treatment prior to discharging (naturally or pumped) as either concentrated flow into an existing drainage line or as sheet flow over the adjacent grassed buffer area.
- Sediment basins are to be designed to retain overland flow up to, and including, a 24-hour storm event with an average recurrence interval (ARI) of 1 in 5-years.
- Sediment basin outlet structures should be designed and constructed to convey flows for a 50 year ARI critical event.
- Manage stormwater by use of preventative procedures such as using a perimeter bund, diversion banks or drains, containment, recycling, treatment and by use of corrective procedures such as maintenance, de-silting and revegetation of disturbed areas.
- Within 120 hours of the most recent significant rainfall event, the required design capacity of the upper settling volume of designed on-site sediment basins should be reinstated for the capture and storage of stormwater runoff from the next rainfall event.

The Plan also includes strategies and mitigation measures for stormwater contamination management and erosion control measures.

It is recommended to condition implementation of the Water Quality Management Plan and control of ponding and diversion of stormwater.

5. Noise

The submitter is concerned with elevated noise levels through the operation of heavy equipment, crushers and trucks driving in and out 6 days a week. The submitter has concerns with cattle yarded close by, and the animals being unsettled and difficult to negotiate, and lessened sale value causing the submitter considerable loss of income or expensive relocation costs.

Applicant’s Response:

“The EA issued by EHP includes conditions that regulate noise nuisance. The applicant will ensure that noise associated with the operation will comply with the conditions on the EA, and therefore not cause environmental nuisance (noise) to nearby sensitive places.”

Officers Comments:

The application material submitted includes an EAR, Noise Management Plan and Blasting Management Plan addressing noise and vibration impacts. Blasting, vibration, air and noise management are conditioned in the EA (refer Attachment C – Amended Referral Agency Response).

Specific strategies/mitigation measures for the management of noise emissions from the site include:

- “Hours of operation will be restricted to the following:
  - 6am to 6pm Monday to Saturday.
- Hours of blasting will be restricted to the following:
  - 9am to 3pm Monday to Friday.
- No operations are proposed on Sundays and Public Holidays.
- Processing plant and ancillary equipment will be positioned away from adjacent
nuisance sensitive receptors as far as practicable.

- Stockpiles will be positioned between noise generating sources and sensitive receptors to act as a barrier to provide noise attenuation.
- Enclose fixed engines, pumps and compressors where practicable.
- Maintain equipment in accordance with the original equipment manufacturer’s specifications.
- Shut down equipment when not in use.
- Reduce vehicle speed to 40 km/hr on internal access roads.
- Fit broadband reversing alarms, rather than audible sirens or beepers, on mobile equipment where practicable.
- Avoid unnecessary operation of plant or revving of mobile or stationary motors and engines.”

It is recommended to condition the following:

- Hours of operation.
- Surrounding residents must be notified in writing prior to a blast. Notification should be given at least 48 hours prior but can be longer and must include at a minimum all adjoining owners.
- Implementation of the Noise Management Plan.

It is recommended to condition the Noise Management Plan.

6. Ancillary Activities

The submitter has raised concerns with the location of the hard stand and workshop area, as they consider it would cause considerable environmental damage with equipment leaks and fluid losses which would integrate with any water runoff and contaminate water runoff.

Applicant’s Response:

“As mentioned earlier, stormwater management systems on Site, including the hard stand and workshop area, will be designed and installed to comply with the EA conditions issued by EHP. The stormwater management system will be designed in accordance with the Stormwater Guideline: Environmentally Relevant Activities (EHP, 2014).

Accordingly, water from the hard stand and workshop area will be contained within the catchment area and treated prior to release. It is also noted that any fuel storage tanks on Site will be located and stored appropriately within a bunded area to prevent any potential environmental harm. These management measures will provide adequate level of protection to minimise the likelihood of environmental harm to downstream water quality.”

Officers Comments:

The applicant has prepared a Water Quality Management Plan. Performance targets include:

- “To ensure contaminants are not directly, or indirectly, released from the Site to any waters, or the bed and banks of any waters.
- To ensure no environmental nuisance complaints are received.
- To ensure the quality of surface water discharged from the Site meets the release limits outlined in the EA.”
Specific strategies/mitigation measures for stormwater contamination management of hardstand areas include, but are not limited to:

- “Treat access roads and hardstand areas using a base course of gravel where possible.
- Prevent and/or minimise the contact of incidental rainfall and stormwater runoff with wastes or other contaminants.
- Clean up any spillage of wastes, contaminants or other materials as quickly as practicable.
- Store all hazardous materials, chemicals and wastes generated on-site under cover where possible or with appropriate safeguards.”

It is recommended to condition implementation of the Water Quality Management Plan, control of ponding and diversion of stormwater, and hazardous materials to be stored on concrete and undercover.

7. **Lighting**

The submitter is concerned with security lighting causing nuisance with false trips from animal movement as there is considerable wildlife in this area.

**Applicant’s Response:**

“As outlined in the Planning Assessment Report lodged with the original application material, the proposed hours of operation for the quarry is 6am to 6pm Monday to Saturday with blasting limited to 9am to 3pm Monday and Friday. No operations will occur on Sundays and public holidays. As the proposed operation is limited to day light hours only, it is unlikely the security lighting would cause any nuisance as a result of any animal movement.

In addition, any security lighting installed will comply with the illumination levels outlined in the planning scheme ensuring any lighting impacts to the surrounding environment does not cause any nuisance.”

**Officers Comments:**

The submitter’s dwelling house is over 900m away from the proposed development areas. It is recommended to condition external lighting to be designed, baffled and located so as to prevent any adverse effect on adjoining land to the satisfaction of the responsible authority.

8. **Siting**

The submitter has concerns with the siting of the proposed development to his neighbouring property. “The quarry shall cause a lot of negative impacts to our property, with noise, explosive disturbances, environmental unsustainability, water runoff, lack of infrastructure, traffic and possible vehicle interactions, I believe this application should not be approved.”

**Applicant’s Response:**

“The EA includes conditions that regulate air quality, noise, water management and other related environmental issues associated with a quarry development. It is the quarry operator’s responsibility to ensure the operation complies with the conditions of the EA ensuring that it does not cause any environmental nuisance to the nearby sensitive receptors.

In addition, recently EHP has put in place a strong governance approach for the new framework to oversee compliance actions, ensuring a consistent, appropriate and strategic
approach to compliance and enforcement activities across the State."

Officers Comments:

Extractive resources are site specific, limited in occurrence by geological conditions and are finite, the location of extractive industry operation is limited to the location of the resource.

The application material has provided an EMP including Air Quality, Water Quality, Noise, Blasting, Hydrocarbons and Chemicals, Waste, Weed and Rehabilitation Management Plans. The Management Plans have identified strategies and mitigation measures for the operator to apply. The EMP also contains an Incident and Complaint Procedure to ensure that incidents and complaints are reported, investigated and appropriate action is taken.

It is recommended to condition implementation of the EMP and Management Plans.

RESOURCES IMPLICATIONS

- Civil operations staff to undertake inspections and monitoring of Hendys Road maintenance works.
- Development compliance staff to investigate any complaints from neighbouring property owners.

RISK MANAGEMENT IMPLICATIONS

Failure to approve appropriate quarrying operations across the region can leave the region in a position whereby valuable economic projects cannot be progressed or require expensive materials to be brought in from outside the region. Given the requirement for continued access to high quality resources it is important that Council look to approve appropriate facilities where they can be operated effectively and with minimal community impact.

CONSULTATION

External

1. The application was discussed with DILGP regarding BRW’s negotiation of extraction limits and expected timeframe of Amended Referral Agency Response.

2. Extraction limits were discussed with the Consultant.

3. The application was discussed with the submitter, with regard to cane haulage routes and advising of proposed Committee meeting.

Internal

1. The application was discussed with representatives from various departments at the DART meetings on 22 October 2013, 7 July 2015, 1 December 2015 and 19 April 2016, as well as Development Engineering on finalising the recommended conditions of approval.

2. The application was discussed with Civil Operations in relation to road maintenance.
CONCLUSION

The proposed Extractive Industry development complies with the outcomes sought of Consolidated Mirani Shire Plan, and is an economic resource for the Mackay region. The proposed development is recommended for approval subject to conditions.

Officer Recommendation

A. THAT Council approve the application for a Material Change of Use for Extractive Industry (Quarry) and Ancillary Activities and ERA 16 Extractive and Screening Activities located at 85 Hendys Road, Brightly, described as Lot 105 on CI4024, subject to the following conditions:

1. Plan of Development

The approved Extractive Industry (Quarry) and Ancillary Activities development must be completed and maintained generally in accordance with the Plan of Development (identified in the Table below) and supporting documentation which forms part of this application, except as otherwise specified by any condition of this approval.

<table>
<thead>
<tr>
<th>Drawing Number</th>
<th>Drawing Title</th>
<th>Revision</th>
<th>Prepared By</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>1743.019</td>
<td>Figure 5 – Conceptual Site Layout Plan</td>
<td>-</td>
<td>Groundwork Plus</td>
<td>19/06/2015</td>
</tr>
<tr>
<td>1743.032</td>
<td>Example Storage Shed/ Workshop Layout</td>
<td>-</td>
<td>Groundwork Plus</td>
<td>8/07/2015</td>
</tr>
<tr>
<td>1743.031</td>
<td>Typical Temporary Demountable Building 2 Container Configuration</td>
<td>-</td>
<td>Groundwork Plus</td>
<td>8/07/2015</td>
</tr>
</tbody>
</table>

2. Amended Management Plans Required

Prior to the lodgement of the operational works application, the following Management Plans must be provided as follows:

a) Air Quality (Dust) Management Plan to be updated to include Hendys Road in accordance with condition 9
b) Noise Management Plan to be updated to include Hendys Road in accordance with condition 10
c) Bushfire Management Plan to be submitted in accordance with condition 26.

The amended Management Plans must be submitted to Council for approval.
3. Compliance with Conditions

All conditions must be complied with prior to the commencement of the use on the subject site, unless specified in an individual condition.

4. Maintenance of Development

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

5. Conflict Between Plans and Written Conditions

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

6. Notice of Intention to Commence the Use

Prior to the commencement of the use on the site, written notice must be given to Council that the use (development and works) fully complies with the decision notice issued in respect of the use (please see attached notice for your completion).

7. Environmental Management Plan (EMP)

All operations on site must be conducted in accordance with the Environmental Management Plan by Groundwork Plus, dated May 2015, reference 1743.610.002, and the following must apply:

a) Implementation of the EMP will require:
   i. commitment by the owners, managers and employees of the site; and
   ii. access to technical expertise for tasks such as environmental monitoring, modelling or assessment, as needed.

b) Management shall ensure that sufficient funding is provided to implement the EMP.

c) All employees and subcontractors shall be informed of the environmental management objectives and the specifics of the EMP including protection of buffer areas, impact minimisation measures, operational practices, maintenance measures, reporting measures, and individual responsibilities. They shall also be made aware of penalties if development conditions are breached and reporting requirements for incidents involving environmental harm and safety.

d) Each employee shall be responsible for implementing environmental policies within the scope of their duty statement or job description.

e) Site management must be vigilant in implementing the commitments required for environmental management to ensure the timely and effective execution of the required measures.
f) The Quarry Manager shall be responsible for the day-to-day operations and implementation of the EMP. Surveillance, monitoring results and complaints received shall be reported to the Quarry Manager.

g) Various timeframes and/or trigger mechanisms are provided in the EMP to guide environmental management including regular reviews of performance to help the continual improvement of the environmental management system where required.

h) The currency of the EMP should be checked regularly (at least once a year) to ensure up-to-date versions are available and to avoid confusion and mistakes.

i) Management Plans must be made available to Council on request.

8. Environmental Reporting

The operator of the extractive industry must provide to Council a copy of all environmental reports required to be prepared as part of the ERA licensing conditions of this approval. All reports must include an executive summary in lay terms.

9. Air Quality (Dust)

Air quality management must be controlled, maintained and monitored in accordance with 3.1 Air Quality (Dust) Management Plan included in the EMP by Groundwork Plus, dated May 2015.

The Environmental Management Plan by Groundwork Plus, dated May 2015, reference 1743.610.002, must be updated to include air quality management measures for vehicle movements on Hendys Road.

However, if required by an Authorised Person, dust monitoring must be undertaken and the results notified within 14 days to Council following completion of monitoring. Monitoring must include compliance with the Air Quality (Dust) Management Plan.

A copy of the updated Air Quality (Dust) Management Plan must be submitted to Council prior to the lodgement of the operational works application.

10. Noise

Noise management must be controlled, maintained and monitored in accordance with 3.3 Noise Management Plan included in the EMP by Groundwork Plus, dated May 2015.

The Environmental Management Plan by Groundwork Plus, dated May 2015, reference 1743.610.002, must be updated to include noise management measures for vehicle movements on Hendys Road.

However, if required by an Authorised Person, noise monitoring must be undertaken and the results notified within 14 days to Council following
completion of monitoring. Monitoring must include compliance with the Noise Management Plan.

A copy of the updated Noise Management Plan must be submitted to Council prior to the lodgement of the operational works application.

11. Hours of Operation (excluding Blasting)

The hours of operation are limited to 6am to 6pm Monday to Saturday, excluding public holidays

12. Blasting

Blasting must be undertaken in accordance with the following:

a) The hours of blasting are limited to 9am to 3pm Monday to Friday, excluding public holidays.

b) Blasting must be carried out by only suitably experienced and qualified blasting personnel who shall be employed or contracted to provide the blasting services.

c) Blasting activities must be controlled, maintained and monitored in accordance with 3.4 Blasting Management Plan included in the EMP by Groundwork Plus, dated May 2015.

d) Surrounding residents must be notified in writing prior to a blast. Notification should be given at least 48 hours prior but can be longer and must include at a minimum all adjoining owners.

13. Explosives

No explosives are to be stored on site.

14. Hydrocarbons and Chemicals

Hydrocarbons and chemicals must be controlled, maintained and monitored in accordance with 3.5 Hydrocarbons and Chemical Management Plan included in the EMP by Groundwork Plus, dated May 2015.

Hazardous chemicals and materials must be stored on concrete and undercover.

15. Fencing

Prior to the commencement of the use, security fencing having a minimum height of 1.8 metres must be erected around the site, with a lockable gate and signposted at the entrance points, to the satisfaction of the Council. The gate must be closed and locked outside operating hours to ensure the site is secure. The fencing must be adequately maintained for the duration of the quarry.
16. Water Supply

The Caretakers Residence and Extractive Industry development must have adequate potable and fire fighting water supplies.

Caretakers Residence

a) This supply must comprise the following:

i. 75,000 litre (min) for rainwater supply system as sole source of supply; or

ii. Bore (pump rate of 0.3 litre/sec (min.) verified by 6 hour pump test and meeting Aust. Drinking Water Guidelines requirements verified by independent testing; and

iii. An additional 25,000 litre storage tank with camlock outlet for fire fighting purposes.

Extractive Industry (Office and Amenities)

b) The supply must comprise the following:

i. Rainwater supply system as sole source of supply and calculations on quantity required for proposed office and amenities use; or

ii. Bore (pump rate of 0.3 litre/sec (min.) verified by 6 hour pump test and meeting Aust. Drinking Water Guidelines requirements verified by independent testing; and

iii. An additional 25,000 litre storage tank with camlock outlet for fire fighting purposes.

Details of the potable water supply and evidence of compliance with condition must be provided to Council prior to the submission of the Notice of Intention to Commence the Use.

17. Settlement Ponds

The settlement ponds to be used for retention of discharged water must be maintained to ensure that offensive or noxious odours do not emanate from the site, causing an environmental nuisance.

18. Waste

Waste management must be controlled, maintained and monitored in accordance with 3.6 Waste Management Plan included in the EMP by Groundwork Plus, dated May 2015.

The developer is required to enter into an agreement with Council certified waste collection contractors for the removal of all waste generated on site.
19. Rehabilitation

Rehabilitation management must be controlled, maintained and monitored in accordance with 3.8 Rehabilitation Management Plan included in the EMP by Groundwork Plus, dated May 2015.

All ancillary activity uses associated with the approved use must cease on site on completion of the quarry. The caretaker’s residence will revert to a dwelling house and all buildings relating to the approved use must be removed. The ancillary activity area must be rehabilitated.

20. Compliance with Council Standards

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

21. Ponding and Diversion of Stormwater

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

22. Stormwater

Stormwater from the site must be controlled, maintained and monitored in accordance with 3.2 Water Quality Management Plan - Strategies/mitigation measures and monitoring included in the Brightly Quarry Environmental Management Plan dated May 2015 prepared by Groundwork Plus.

23. Hendys Road – Road Safety Audits and Roadworks

a) Prior to commencing to establish the quarry, the operator must have a road safety audit undertaken by a qualified person to determine what works are required prior to haulage commencing. In particular the audit must examine the intersection with Mirani-Eton Road, the intersection with Vassallos Road, narrow sections of road and the gully crossing at Ch. 0.95km. Any upgrading works identified in the road safety audit must be undertaken prior to major establishment works being commenced.

b) Prior to commencing the initial haulage of gravel from the quarry, Council must undertake a joint inspection of Hendys Road to determine the maintenance required. Should the road condition be higher than the intervention level of 15 as calculated by Council’s Maintenance Management System, these maintenance works must be completed prior tocommencing the initial haulage of gravel from the quarry.

c) During haulage operations, the quarry operator must monitor the road and rectify any safety issues identified as soon as possible, taking into account the risk and consequence of the issue. Any safety issues
identified and rectification works undertaken must be documented and forwarded to Council as soon as possible.

d) If the quarry operator proposes to undertake works on Hendys Road, in addition to those undertaken to rectify safety issues, the proposed works must be approved by Council.

e) The quarry operator must request that Council conduct a maintenance inspection, in accordance with their Maintenance Management System, on an annual basis or after 50,000t of quarry product is hauled from the quarry, whichever occurs first. If this inspection determines the road condition to be higher than the intervention level of 15, maintenance works, as agreed with Council, must be undertaken by the quarry operator.

f) After three years or the haulage of 200,000t of quarry product, whichever occurs later but at no later than 6 years, a road safety audit must be undertaken by a qualified person to assess the haulage operations and to identify any upgrade works. All road safety audits must be submitted to Council’s Development Engineering Department for review. The timing to undertake these works must be agreed with Council.

g) Follow-up audits must be undertaken at five year intervals, unless Council agrees otherwise.

h) The cost of all upgrading and maintenance works undertaken on Hendys Road are at the quarry operators expense.

24. Internal Works

The driveway, car park and truck laydown areas must be constructed and maintained to a gravel hardstand standard.

25. Geotechnical Certification

Produce a geotechnical design report in relation to cessation and rehabilitation of all land where part of a lot, either existing or proposed, has or is proposed to have slope in excess of 15%. The report is to be provided by a suitably qualified geotechnical professional, and shall include certification of the design by a suitably qualified professional engineer and be included in the rehabilitation plan.

At the completion of the development, Council requires the risk level in relation to landslide to be certified as ‘low’ in accordance with ‘Landslide Risk Management’ Australian Geomechanics Journal Vol 42 No.1 March 2007.

26. Bushfire Management

The operator must implement a Bushfire Management Plan which includes fire breaks and adequate and accessible water supply for fire-fighting purposes to mitigate the risk of bushfire. A copy of the Bushfire Management Plan must be submitted to Council prior to the lodgement of the operational works application.
27. Lighting

External lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining land to the satisfaction of the responsible authority.

28. Caretakers Residence

The caretakers residence must only be occupied by persons associated with the use of the site in accordance with the zoning of the land and the provisions of the Town Planning Scheme. This is deemed to include persons such as the manager, caretaker or other employee and the immediate family of any such person.

B. THAT the applicant be provided with the following Assessment Manager Advice:

1. Advertising Sign Approval

No advertising sign and/or advertising device must be erected without separate Council approval. An application to Council under Subordinate Local Law 1.4 must be made and approved prior to any such sign or device being erected.

2. Environmentally Relevant Activity

It is the responsibility of the applicant or future owner/operator/tenant of any of the tenancies to ensure any Environmentally Relevant Activities to take place on the subject site have the appropriate approvals and associated permits before any such activities commence/are performed on site.

3. Local Laws

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

4. General Safety of Public During Construction

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

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

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

6. Infrastructure Charges Notice

Pursuant to the Sustainable Planning Act 2009 and the State Planning Regulatory Provision (adopted charges) an Infrastructure Charges Notice relates to this Development Permit, and accompanies this notice.

7. Further Approvals Required

Any sealing of gravel hardstand areas (i.e. asphalt, bitumen or concrete) will require further approval from Council.

Operational Works Assessment – Development Permit
- Upgrading Works on Hendys Road

Compliance Certificate (Document)
- Internal Driveway, Car Park Area and Truck Laydown Area
- Internal Stormwater Works

Building Works – Development Permit
Plumbing and Drainage – Compliance Permit

Public Participation

The Chair invited attendees in the public gallery who had registered to speak to this item to address the Committee.

Mr Mario Vassallo of Vassallo's Road, Brightly advised he had numerous concerns with the development application and the conditions as noted below:

- 40m buffer zone - would prefer it was extended to 100m with vegetation to reduce the noise and dust.
- The wording "generally in accordance with" - would like this wording removed.
- 300,000 tonne haulage allowance - this will affect the road network and upgrades would be required.
- Hours of operation, is there 24/7 status
- Topography - would like this changed to 1 in 100 year flood
- Lack of engagement - only contacted once, feels he should have been contacted more throughout the process.
Ms Michelle Germotta, on behalf of the BRW Transport & Quarries Pty Ltd provided the Committee with a brief background of the organisation and advised their 60 employees live locally within Eton, Pioneer Valley area. The amount required to be extracted from the site would be 300,000 per annum and there are only two (2) houses in the five (5) km radius which will have little or no impact imposed on them. The licence sought is for operating hours 6 am to 6 pm.

Committee Resolution

A. THAT Council approve the application for a Material Change of Use for Extractive Industry (Quarry) and Ancillary Activities and ERA 16 Extractive and Screening Activities located at 85 Hendys Road, Brightly, described as Lot 105 on CI4024, subject to the following conditions:

1. Plan of Development

The approved Extractive Industry (Quarry) and Ancillary Activities development must be completed and maintained generally in accordance with the Plan of Development (identified in the Table below) and supporting documentation which forms part of this application, except as otherwise specified by any condition of this approval.

<table>
<thead>
<tr>
<th>Drawing Number</th>
<th>Drawing Title</th>
<th>Revision</th>
<th>Prepared By</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>1743.019</td>
<td>Figure 5 – Conceptual Site Layout Plan</td>
<td>-</td>
<td>Groundwork Plus</td>
<td>19/06/2015</td>
</tr>
<tr>
<td>1743.032</td>
<td>Example Storage Shed/Workshop Layout</td>
<td>-</td>
<td>Groundwork Plus</td>
<td>8/07/2015</td>
</tr>
<tr>
<td>1743.031</td>
<td>Typical Temporary Demountable Building 2 Container Configuration</td>
<td>-</td>
<td>Groundwork Plus</td>
<td>8/07/2015</td>
</tr>
</tbody>
</table>

2. Amended Management Plans Required

Prior to the lodgement of the operational works application, the following Management Plans must be provided as follows:

d) Air Quality (Dust) Management Plan to be updated to include Hendys Road in accordance with condition 9
e) Noise Management Plan to be updated to include Hendys Road in accordance with condition 10
f) Bushfire Management Plan to be submitted in accordance with condition 26.

The amended Management Plans must be submitted to Council for approval.
3. Compliance with Conditions

All conditions must be complied with prior to the commencement of the use on the subject site, unless specified in an individual condition.

4. Maintenance of Development

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

5. Conflict Between Plans and Written Conditions

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

6. Notice of Intention to Commence the Use

Prior to the commencement of the use on the site, written notice must be given to Council that the use (development and works) fully complies with the decision notice issued in respect of the use (please see attached notice for your completion).

7. Environmental Management Plan (EMP)

All operations on site must be conducted in accordance with the Environmental Management Plan by Groundwork Plus, dated May 2015, reference 1743.610.002, and the following must apply:

a) Implementation of the EMP will require:
   i. commitment by the owners, managers and employees of the site; and
   ii. access to technical expertise for tasks such as environmental monitoring, modelling or assessment, as needed.

b) Management shall ensure that sufficient funding is provided to implement the EMP.

c) All employees and subcontractors shall be informed of the environmental management objectives and the specifics of the EMP including protection of buffer areas, impact minimisation measures, operational practices, maintenance measures, reporting measures, and individual responsibilities. They shall also be made aware of penalties if development conditions are breached and reporting requirements for incidents involving environmental harm and safety.

d) Each employee shall be responsible for implementing environmental policies within the scope of their duty statement or job description.

e) Site management must be vigilant in implementing the commitments required for environmental management to ensure the timely and effective execution of the required measures.
f) The Quarry Manager shall be responsible for the day-to-day operations and implementation of the EMP. Surveillance, monitoring results and complaints received shall be reported to the Quarry Manager.

g) Various timeframes and/or trigger mechanisms are provided in the EMP to guide environmental management including regular reviews of performance to help the continual improvement of the environmental management system where required.

h) The currency of the EMP should be checked regularly (at least once a year) to ensure up-to-date versions are available and to avoid confusion and mistakes.

i) Management Plans must be made available to Council on request.

8. Environmental Reporting

The operator of the extractive industry must provide to Council a copy of all environmental reports required to be prepared as part of the ERA licensing conditions of this approval. All reports must include an executive summary in lay terms.

9. Air Quality (Dust)

Air quality management must be controlled, maintained and monitored in accordance with 3.1 Air Quality (Dust) Management Plan included in the EMP by Groundwork Plus, dated May 2015.

The Environmental Management Plan by Groundwork Plus, dated May 2015, reference 1743.610.002, must be updated to include air quality management measures for vehicle movements on Hendys Road.

However, if required by an Authorised Person, dust monitoring must be undertaken and the results notified within 14 days to Council following completion of monitoring. Monitoring must include compliance with the Air Quality (Dust) Management Plan.

A copy of the updated Air Quality (Dust) Management Plan must be submitted to Council prior to the lodgement of the operational works application.

10. Noise

Noise management must be controlled, maintained and monitored in accordance with 3.3 Noise Management Plan included in the EMP by Groundwork Plus, dated May 2015.

The Environmental Management Plan by Groundwork Plus, dated May 2015, reference 1743.610.002, must be updated to include noise management measures for vehicle movements on Hendys Road.

However, if required by an Authorised Person, noise monitoring must be undertaken and the results notified within 14 days to Council following
completion of monitoring. Monitoring must include compliance with the Noise Management Plan.

A copy of the updated Noise Management Plan must be submitted to Council prior to the lodgement of the operational works application.

11. Hours of Operation (excluding Blasting)

The hours of operation are limited to 6am to 6pm Monday to Saturday, excluding public holidays

12. Blasting

Blasting must be undertaken in accordance with the following:

a) The hours of blasting are limited to 9am to 3pm Monday to Friday, excluding public holidays.
b) Blasting must be carried out by only suitably experienced and qualified blasting personnel who shall be employed or contracted to provide the blasting services.
c) Blasting activities must be controlled, maintained and monitored in accordance with 3.4 Blasting Management Plan included in the EMP by Groundwork Plus, dated May 2015.
d) Surrounding residents must be notified in writing prior to a blast. Notification should be given at least 48 hours prior but can be longer and must include at a minimum all adjoining owners.
e) Unless otherwise approved by Council blasting is to be limited to six (6) blasts per year. Confirmation of anticipated blast numbers is to be provided prior to the lodgement of the operational works application.

13. Explosives

No explosives are to be stored on site.

14. Hydrocarbons and Chemicals

Hydrocarbons and chemicals must be controlled, maintained and monitored in accordance with 3.5 Hydrocarbons and Chemical Management Plan included in the EMP by Groundwork Plus, dated May 2015.

Hazardous chemicals and materials must be stored on concrete and undercover.

15. Fencing

Prior to the commencement of the use, security fencing having a minimum height of 1.8 metres must be erected around the site, with a lockable gate and signposted at the entrance points, to the satisfaction of the Council. The gate must be closed and locked outside operating hours to ensure the site is secure. The fencing must be adequately maintained for the duration of the quarry.
16. Water Supply

The Caretakers Residence and Extractive Industry development must have adequate potable and fire fighting water supplies.

Caretakers Residence

c) This supply must comprise the following:

iv. 75,000 litre (min) for rainwater supply system as sole source of supply; or
v. Bore (pump rate of 0.3 litre/sec (min.) verified by 6 hour pump test and meeting Aust. Drinking Water Guidelines requirements verified by independent testing; and
vi. An additional 25,000 litre storage tank with camlock outlet for fire fighting purposes.

Extractive Industry (Office and Amenities)

d) The supply must comprise the following:

iv. Rainwater supply system as sole source of supply and calculations on quantity required for proposed office and amenities use; or
v. Bore (pump rate of 0.3 litre/sec (min.) verified by 6 hour pump test and meeting Aust. Drinking Water Guidelines requirements verified by independent testing; and
vi. An additional 25,000 litre storage tank with camlock outlet for fire fighting purposes.

Details of the potable water supply and evidence of compliance with condition must be provided to Council prior to the submission of the Notice of Intention to Commence the Use.

17. Settlement Ponds

The settlement ponds to be used for retention of discharged water must be maintained to ensure that offensive or noxious odours do not emanate from the site, causing an environmental nuisance.

18. Waste

Waste management must be controlled, maintained and monitored in accordance with 3.6 Waste Management Plan included in the EMP by Groundwork Plus, dated May 2015.

The developer is required to enter into an agreement with Council certified waste collection contractors for the removal of all waste generated on site.
19. Rehabilitation

Rehabilitation management must be controlled, maintained and monitored in accordance with 3.8 Rehabilitation Management Plan included in the EMP by Groundwork Plus, dated May 2015.

All ancillary activity uses associated with the approved use must cease on site on completion of the quarry. The caretaker’s residence will revert to a dwelling house and all buildings relating to the approved use must be removed. The ancillary activity area must be rehabilitated.

20. Compliance with Council Standards

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

21. Ponding and Diversion of Stormwater

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

22. Stormwater

Stormwater from the site must be controlled, maintained and monitored in accordance with 3.2 Water Quality Management Plan - Strategies/mitigation measures and monitoring included in the Brightly Quarry Environmental Management Plan dated May 2015 prepared by Groundwork Plus.

23. Hendys Road – Road Safety Audits and Roadworks

a) Prior to commencing to establish the quarry, the operator must have a road safety audit undertaken by a qualified person to determine what works are required prior to haulage commencing. In particular the audit must examine the intersection with Mirani-Eton Road, the intersection with Vassallos Road, narrow sections of road and the gully crossing at Ch. 0.95km. Any upgrading works identified in the road safety audit must be undertaken prior to major establishment works being commenced.

b) Prior to commencing the initial haulage of gravel from the quarry, Council must undertake a joint inspection of Hendys Road to determine the maintenance required. Should the road condition be higher than the intervention level of 15 as calculated by Council’s Maintenance Management System, these maintenance works must be completed prior to commencing the initial haulage of gravel from the quarry.

c) During haulage operations, the quarry operator must monitor the road and rectify any safety issues identified as soon as possible, taking into account the risk and consequence of the issue. Any safety issues
identified and rectification works undertaken must be documented and forwarded to Council as soon as possible.

d) If the quarry operator proposes to undertake works on Hendys Road, in addition to those undertaken to rectify safety issues, the proposed works must be approved by Council.

e) The quarry operator must request that Council conduct a maintenance inspection, in accordance with their Maintenance Management System, on an annual basis or after 50,000t of quarry product is hauled from the quarry, whichever occurs first. If this inspection determines the road condition to be higher than the intervention level of 15, maintenance works, as agreed with Council, must be undertaken by the quarry operator.

f) After three years or the haulage of 200,000t of quarry product, whichever occurs later but at no later than 6 years, a road safety audit must be undertaken by a qualified person to assess the haulage operations and to identify any upgrade works. All road safety audits must be submitted to Council’s Development Engineering Department for review. The timing to undertake these works must be agreed with Council.

g) Follow-up audits must be undertaken at five year intervals, unless Council agrees otherwise.

h) The cost of all upgrading and maintenance works undertaken on Hendys Road are at the quarry operators expense.

24. Internal Works

The driveway, car park and truck laydown areas must be constructed and maintained to a gravel hardstand standard.

25. Geotechnical Certification

Produce a geotechnical design report in relation to cessation and rehabilitation of all land where part of a lot, either existing or proposed, has or is proposed to have slope in excess of 15%. The report is to be provided by a suitably qualified geotechnical professional, and shall include certification of the design by a suitably qualified professional engineer and be included in the rehabilitation plan.

At the completion of the development, Council requires the risk level in relation to landslide to be certified as ‘low’ in accordance with ‘Landslide Risk Management’ Australian Geomechanics Journal Vol 42 No.1 March 2007.
26. Bushfire Management

The operator must implement a Bushfire Management Plan which includes fire breaks and adequate and accessible water supply for fire-fighting purposes to mitigate the risk of bushfire. A copy of the Bushfire Management Plan must be submitted to Council prior to the lodgement of the operational works application.

27. Lighting

External lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining land to the satisfaction of the responsible authority.

28. Caretakers Residence

The caretakers residence must only be occupied by persons associated with the use of the site in accordance with the zoning of the land and the provisions of the Town Planning Scheme. This is deemed to include persons such as the manager, caretaker or other employee and the immediate family of any such person.

B. THAT the applicant be provided with the following Assessment Manager Advice:

1. Advertising Sign Approval

No advertising sign and/or advertising device must be erected without separate Council approval. An application to Council under Subordinate Local Law 1.4 must be made and approved prior to any such sign or device being erected.

2. Environmentally Relevant Activity

It is the responsibility of the applicant or future owner/operator/tenant of any of the tenancies to ensure any Environmentally Relevant Activities to take place on the subject site have the appropriate approvals and associated permits before any such activities commence/are performed on site.

3. Local Laws

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

4. General Safety of Public During Construction

It is the principal contractor’s responsibility to ensure compliance with Section 19 (2) of the Work Health and Safety Act 2011. Section 19 (2) states that a person conducting a business or undertaking must ensure that the health and safety of other persons is not put at risk from work carried out as part of the conduct of the business or undertaking.
It is the responsibility of the person in control of the workplace to ensure compliance with Section 20 (2) of the Work Health and Safety Act 2011. Sections 20 (2) states that the person in control of the workplace is obliged to ensure that the means of entering and exiting the workplace and anything arising from the workplace are without risks to the health and safety of any person.

5. Contaminated Land

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

6. Infrastructure Charges Notice

Pursuant to the Sustainable Planning Act 2009 and the State Planning Regulatory Provision (adopted charges) an Infrastructure Charges Notice relates to this Development Permit, and accompanies this notice.

7. Further Approvals Required

Any sealing of gravel hardstand areas (i.e. asphalt, bitumen or concrete) will require further approval from Council.

Operational Works Assessment – Development Permit
- Upgrading Works on Hendys Road

Compliance Certificate (Document)
- Internal Driveway, Car Park Area and Truck Laydown Area
- Internal Stormwater Works

Building Works – Development Permit
Plumbing and Drainage – Compliance Permit

Moved Cr May  
Seconded Cr Fordham

Cr Englert queried if the operating hours were Monday to Saturday 6 am to 6 pm.

The Director of Development Services (DDS) advised that blasting was conditioned to Monday to Friday between the hours of 9 am and 3 pm and there was a noise and blast management plan and notice to residents were in place.

Cr May noted that the blasting was a concern with the submitter in respect to the effects it would have on the property, cattle and water quality of the dam. Could the blasting be limited during the year?
The DDS advised conditions placed on this application are the same as other quarries. The blast will be dictated by what type of resource is required and when. The Chair commented that the vegetation and buffer zone were critical when blasting occurs.

The DDS advised the resource is where the resource is located and this will be what dictates the blasting.

Cr Bonaventura asked if consideration could be given to conditioning no blasting to occur on school holidays.

Cr Bella advised his cattle were not affected by the blasting occurring near his property.

Cr May queried if conditions needed to be reviewed to protect the integrity of the water quality in the submitters' dam.

Cr Englert asked if there were any additional concerns raised today that have not been previously investigated.

The DDS advised there were no new concerns raised today.

The Chair asked for clarification on the wording "generally in accordance with".

The DDS advised it was a legalistic planning term used when the project was not 100% locked in but was nearly there, it is a commonly used term used on most approvals.

The Chair asked for clarification on any road upgrades required if this approval was granted.

The DDS advised there were numerous conditions in the approval in relation to roads, but the most relevant condition was condition 23 a) "Prior to commencing to establish the quarry, the operator must have a road safety audit undertaken by a qualified person to determine what works are required prior to haulage commencing. In particular the audit must examine the intersection with Mirani-Eton Road, the intersection with Vassallos Road, narrow sections of road and the gully crossing at Ch. 0.95km. Any upgrading works identified in the road safety audit must be undertaken prior to major establishment works being commenced."

Cr Englert queried if the buffer zone could be readdressed if the approval was approved.

The DDS advised once an approval has been given the operator has their scope of work.

**Committee Resolution**

THAT the Officer's Recommendation be adopted.

Moved Cr Englert

Seconded Cr Fordham
Cr May called for a Point of Order that her original Motion had not been voted on.

Cr May's original Motion moved by Cr May and Seconded by Cr Fordham was then voted on.

**LOST**

Crs Camm, Gee and Williamson recorded their vote against the Motion. Cr Camm as the Chair used her casting vote to vote against the Motion.

Cr Englert's Motion which was seconded by Cr Fordham was then voted on.

**CARRIED**

Crs May and Gee recorded their vote against the Motion.

8.6 MATERIAL CHANGE OF USE PRELIMINARY APPROVAL TO OVERRIDE THE PLANNING SCHEME UNDER S242 FOR RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL, SERVICE CENTRE, HEALTH & MEDICAL AND EMERGENCY SERVICES PRECINCTS - SENTINEL SARINA DEVELOPMENTS PTY LTD - DA-2015-66


Date Received: 1 May 2015

Action Officer: Julie Brook

Applicant’s Details: Sentinel Sarina Development Pty Ltd
c/- RPS
PO Box 1895
MACKAY QLD 4740

Proposal: Material Change of Use Preliminary Approval to override the Planning Scheme under s242 for Residential Precinct, Medium Density Residential Precinct, Service Centre Precinct, Health & Medical Precinct and Emergency Services Precinct ('The Village', Sarina)

Site Address: 7 Brooks Road West and 160 Oswald Street, SARINA QLD 4737

Property Description: Lot 502 on SP249142 and Lot 503 on SP249142
Owner’s Details: Sentinel Sarina Development Pty Ltd

Area: 69.4ha

Planning Scheme: Consolidated Sarina Shire Planning Scheme 2005

Planning Scheme Designations:
Precinct: Rural Precinct
Zone: Town Zone

Assessment Level: Impact

Submissions: Two (2) properly made submissions received

Referral Agencies: Department of Infrastructure, Local Government and Planning - development overriding a planning scheme and development impacting the State Controlled Road network

Attachments:
Attachment A: Locality Plan
Attachment B: Proposal Plan
Attachment C: Referral Agency Response

Recommendation: Approved Subject to Conditions

ASSESSMENT OF APPLICATION

Purpose

The proposal is for a preliminary approval to override the Sarina Shire Planning Scheme as though the sites were already in the Emerging community zone proposed under the draft Mackay Region Planning Scheme.

This type of approval does not permit any development to proceed, but sets up the planning framework for future development under different rules to the existing planning scheme. This type of permit is used when development is expected to take a number of years to evolve; or allows masterplanning over a large site; and gives developers and Council certainty over the future of a large area. Other examples of this type of permit are nearby Pacific Parks Estate, Sarina (approved in 2003) and Andergrove Lakes masterplan (approved in 2007). The proposal is expected to take 10-15 years to develop.

In this case, the proposal for development is impact assessable under the Sarina Shire Planning Scheme. The application proposes to change this assessment level to make development in the future code assessable where in accordance with the draft Mackay Region Planning Scheme.

The application was publicly notified and two properly made submissions were received, both objecting to the proposal. The submissions were identical and raised issues about the inconsistency of the proposal with the current Sarina Shire Planning Scheme.
It is acknowledged that some elements of proposal are inconsistent with the current Sarina Scheme (i.e. the Services Centre precinct); however the proposal is consistent with the intent of the draft Mackay Region Planning Scheme which outlines the future planning intent for this area.

The issues raised in the submissions are not sufficient to warrant refusal of the application given its general consistency with the Sarina Scheme and its consistency with the draft Planning Scheme.

The application is recommended for approval.

**Background**

There is a current Reconfiguration of a Lot approval over a small part of the site for 68 lots, constituting Stage 1 (DA-2008-281/B). This permit provides access to the site from Sarina Coast Road adjacent to the church in the extreme south-eastern corner of the site. The development approval was originally given on 31 March 2008 and changed on 14 May 2014. An application to extend the relevant period was lodged in 2015 and the permit lapse date is now 18 May 2019.

At the same time as the approval for Stage 1 of the development was issued in 2008, a Material Change of Use was issued that permitted the entire site to be treated as if it were located in the Town Zone, Residential Precinct. This permit has since lapsed, however it demonstrates that the site has been considered appropriate for development for urban purposes. This has been reflected by the site being included in the Emerging communities zoning under the draft Mackay Region Planning Scheme.

The current proposal initially included a commercial component for the purposes of a tavern development and local shops or convenience centre. The tavern was located on the corner of the entrance to the Bruce Highway while the commercial aspect covered approximately 8,000m² also bordering on to the highway. Due to the lack of support for this component from Council it has been removed from the plans in response to the Information Request and revised plans provided.

**Subject Site and Surrounds**

The site comprises two allotments located on the north side of Sarina. Lot 503 has an Oswald Street address and is 59.78ha and Lot 502 is 9.63ha in the south western corner with a Brooks Road West address. The site is flat and currently under cane. The site is improved by two farm sheds on the western boundary. The site is encumbered by overhead power lines and several drainage easements. See Attachment A – Locality Plan.

There is a 5m wide drainage path along the rear boundary of the Oswald Street houses which flows south to the open drain. That open drain runs east west across the site in a 25m wide easement which flows east to the beginnings of Bells Creek. This naturalised drainage path is also covered by an easement benefitting Council, approximately 40m wide and runs from Brooks Road West in the south, directly north, curving east into Pacific Parks Estate.
The site has direct access form State Controlled Roads on both frontages: Sarina Coast Road and the Bruce Highway. To the north, the property shares a boundary with the Sarina Showgrounds and further farming land. To the east is the balance land of Pacific Parks Estate.

The site is currently in the Town Zone, Rural Precinct under the Sarina Shire Planning Scheme, but is proposed to be zoned Emerging community in the draft Mackay Region Planning Scheme. Also, the site had the benefit of a previous Material Change of Use approval (now expired) that in effect amended the zoning of the site to Town Zone, Residential Precinct.

Proposal

The proposal is for a master-planned estate which is principally for residential purposes, but features some areas designated for health care, associated emergency services and a service centre on the highway. See Attachment B for the proposal plans.

At the time the application was lodged it is understood that the developer may have been in discussion with the State regarding relocation of key health infrastructure in the Sarina area including the hospital. The precise status of these discussions is unknown; however it is believed that this is no longer the vision in the short-term.

The final proposal plan includes:

- 8,000m² ‘Service Centre’ which may include a service station and ancillary food outlet
- 1 hectare ‘Emergency Services’ precinct
- 3 hectare ‘Health and Medical’ precinct
- 2.4 hectare ‘Medium Density’ super lot
- trunk parkland including linkages along the creek line and a central park; and
- the balance 50ha for residential uses and associated road network

The estate will have direct access to the Bruce Highway and Sarina Beach Road. The estate will also connect to Pacific Parks Estate to the east in two locations. A more lengthy currency period than the standard four years has not been requested as it is anticipated that the draft scheme will be adopted within the four year period, which will confirm the development rights and regime being sought in this application.

The application is essentially seeking to bring forward the operation of the proposed draft Mackay Region Planning Scheme as it relates to the subject site.

If the proposal is approved, any subsequent applications lodged before the adoption of the draft Scheme, would be assessed in accordance with the Tables of Assessment and the applicable codes, overlays and other criteria contained in the draft Scheme as advertised in May 2013 or subsequently advertised versions of the draft Scheme.

In general, the Emerging communities zoning makes the proposed uses in the application Code Assessable, removing the need for public notification of applications for these uses and utilises more contemporary assessment codes as part of the review of applications.
PLANNING SCHEME ASSESSMENT

Due to the nature of the application, the proposal is considered contrary to the scheme zones and codes as the application seeks to over-ride the existing Scheme in relation to its intention for the development of these sites. However, the development of the subject site is generally supported by currently applicable Planning documents, including the Scheme.

The development of the site for urban purposes is supported by the Mackay, Isaac and Whitsunday Regional Plan, which included the subject site in the Urban Footprint. Areas within the Urban Footprint were considered generally suitable for urban development; though it is noted that the Regional Plan is no longer a statutory document.

Further, it is considered that the current Sarina Shire Planning Scheme supports the development of the subject site for residential purposes, as evidenced by the following elements of the Scheme:

The Strategic Framework of the Sarina Scheme states that:

1.4  Broad Strategies for Sarina Shire
    (1) Residential, commercial, industry, community and recreation uses are:

        (a) primarily located in the Sarina town, ....; and
        (b) ...

    (2) Sarina town is the main commercial and community centre in the Shire.

...

1.5 Strategies for Sarina Town:
    (1) Residential, commercial, community and recreational uses and tourist facilities are located within the existing town area, except that residential expansion is encouraged in the northern part of the town (between the Bruce Highway and Sarina Beach Road)

    ....

Also, under the Sarina Shire Planning Scheme the subject properties are included in the Town Zone, Rural Precinct. The Specific Outcome for the Rural Precinct of the Town Zone is:

    Residential expansion occurs in areas adjacent to and consolidates existing residential areas and; lots are above the 1 in 100 year flood event level.

It is considered by approving the 2008 Material Change of Use application to allow the site to be treated as if located in the Town Zone, Residential Precinct, the Council of the day considered the development of the site for urban purposes to be generally consistent with the Sarina Scheme.

In relation to the aspects of the application that are not residential in nature, the following comments are made:
- ‘Emergency Services’ precinct

While it is questionable whether the State will indeed relocate all emergency services providers to this site, the location is an appropriate place for such activities; with direct access to the Bruce Highway.

The preferred location of such services is generally not defined in any detail in Planning Schemes; though generally they are expected to be close to major centres and have excellent access to higher order roads.

Emergency Services (or ‘Community Facilities’ as defined under the Sarina Scheme) are considered to be ‘consistent uses’ under the Town Zone, Rural Precinct and therefore able to be supported on this site under the current Sarina Scheme.

- ‘Health and Medical’ precinct

Similar to the Emergency Services precinct, it is questionable if the State is likely to relocate the Sarina Hospital from its current location due to the cost involved and considering some upgrading has recently occurred to the existing Hospital buildings.

If the hospital was to relocate, the site is considered well located due to its proximity to major roads and infrastructure.

However, this precinct could also be utilised for a small private hospital or an aged care facility. The area required for this precinct will depend on the likely end user, so it could become smaller by time subsequent applications are lodged.

A Hospital (or ‘Community Facilities’ as defined under the Sarina Scheme) is considered to be a ‘consistent use’ under the Town Zone, Rural Precinct and therefore able to be supported on this site under the current Sarina Scheme.

If this precinct is utilised for more ‘residential’ type uses, this is also supported under the Sarina Scheme.

- ‘Service Centre’ which may include a service station and ancillary food outlet

The proposed Service Centre has been described primarily as a service station and food outlet which is to service the travelling public. The applicant has stated that the site is intended to provide significant facilities to the travelling public with lots of parking and manoeuvring areas.

The Sarina Scheme outlines that commercial uses, which include retail uses, are to be consolidated within existing commercial areas on Broad Street and Central Street. This proposal does not comply with that intent.

A service station and food outlet are considered to be ‘inconsistent uses’ under the Town Zone, Rural Precinct and are not supported in this location by the Sarina Scheme.

However, it is considered that the extent of the ‘retail’ component of the Service Centre is not likely to have a major impact on the existing commercial area of Sarina, as the retail aspect is to be ancillary to the primary activity of a service station. Therefore it is
considered that the Service Centre would be an acceptable use on the subject property as part of the overall development of the site.

**Overlays**

In terms of physical constraints on the land, the subject site is affected by three overlays under the Sarina Scheme:

- the Economic Resources Overlay for Good Quality Agricultural Land,
- the Natural Hazards Overlay for bushfire hazard matters, and
- the Major Transport and Energy Overlay for the State Controlled Road.

**Good Quality Agricultural Land**

The proposal asks for an alternative solution for the Good Quality Agricultural Land Overlay as the development of the site as proposed will result in the land not being able to be utilised for agricultural purposes. However, the future loss of this land from agricultural production is acknowledged in the Sarina Schemes’ Strategic Framework (Strategies for Rural Area), where it states that ‘Urban Residential expansion is encouraged for the rural area immediately adjoining the northern part of Sarina town, between the Bruce Highway and Sarina Beach Road’, where this site is located.

Also, as the site is proposed to be zoned Emerging community under the draft Mackay Region Planning Scheme, the need for residential expansion has been demonstrated through the scheme drafting process and the State has agreed to the annexure of this agricultural land for urban purposes. Thus, the proposal does not conflict with the long-term intention for the land.

**Bushfire Hazard**

The subject sites are shown in the Overlay mapping to have a ‘low’ bushfire hazard and the development of the sites for urban purposes will not increase this risk level. It is noted that all areas of the Shire not mapped as Medium or High Bushfire risk are shown as low risk, including the existing urban areas of Sarina town.

**State Controlled Roads**

The transport corridors and impacts on them is the jurisdiction of the Department of Transport and Main Roads (DTMR). DTMR have assessed the proposal and have provided conditions approving access for the proposed development to both the Bruce Highway and Sarina Beach Road.

**DRAFT MACKAY REGION PLANNING SCHEME**

The draft Mackay Region Planning Scheme identifies the site for urban expansion and proposes the site be zoned Emerging community. Therefore, the proposal does not conflict with the intent of the future scheme as the application seeks to adopt the assessment regime and applicable codes as contained in the draft scheme.

All the uses proposed by the application would be Code Assessable uses under the draft Scheme and therefore supportable if complying with the relevant assessment codes.
When assessed against the Emerging community zone code, the proposal submitted does not comply with the provisions of the code in terms of the depth of information required in order to make future applications code assessable.

The philosophy of the draft Mackay Region Planning Scheme is that once a Development Framework Plan is established and approved, in the Emerging community zone, all future development is relatively straightforward. The development must present an appropriate Development Framework Plan as described on the recommended conditions of approval in order all future development can be assessed as though it were in the Emerging community zone.

**INFRASTRUCTURE CHARGES**

Infrastructure charges do not apply to this type of application as it does not approve a land use to commence. Infrastructure charges will be applied to future applications for a development permit subsequent to this approval, under the regime in effect at the time of approval.

**INFRASTRUCTURE CONSIDERATIONS**

**Water and Sewer**

There is sufficient capacity in the current water and sewerage networks to accommodate the full extent of the development.

**Stormwater**

Drainage paths currently traverse the site and design of the development will take these paths into account. The developer will need to secure downstream drainage easement rights through Pacific Parks to Cemetery Road for the ultimate development.

**Roadworks**

*Internal*

The internal road network will be designed to comply with Councils Standards, which will be assessed as part of the review of the Development Framework Plan and future applications. Connectivity to Pacific Parks estate will be required and has been demonstrated in the Masterplan for the development.

*External*

The external roads and access to them is a matter for the State, via Department of Transport and Main Roads.

Conditions have been applied to the Referral Agency response approving access to both the Bruce Highway and Sarina Beach Road.
REFERRAL AGENCIES

The application was referred to the Department of Infrastructure Local Government and Planning who approved the proposal subject to conditions.

SUBMISSIONS

The proposal was advertised in accordance with the Sustainable Planning Act 2009 requirements for 6 weeks (30bd) excluding any public holidays from 14 January 2016 to 26 February 2016. During that time Council received two identical submissions. The key planning issues raised are outlined briefly below.

The submissions were provided to the applicant to review and comment; however no response was received.

1. Demonstrated Need

“This application should NOT be considered as a s.242 Preliminary Approval as it comprehensively conflicts with the Planning Scheme without any grounds to justify the application despite the conflict.

This application does not recognise or respect the statutory role of Council as the local planning authority but rather proposes its own plan in complete conflict with the Planning Scheme and offers no credible grounds to justify the conflicts.

There are opportunities that comply with the Planning Scheme for an existing Service Station in Sarina to accommodate a food and drink outlet if there was a future demonstrated need.”

Applicant’s Response:

No response provided.

Officers Comments:

The nature of preliminary approvals is that they conflict with the scheme.

While the proposal does have some conflict with the current Sarina Shire Planning Scheme, it is in accordance with the draft Mackay Region Planning Scheme and the long-term intent for this area.

2. Proximity to the Highway, Safety and Traffic

“To reflect the real negative impact on the safety and function of this proposed intersection on the National Bruce Highway the application should remodel its traffic study without access through the adjacent Estate.

The obvious conclusion is that without traffic access through the adjacent Estate, 100% of the traffic movements are via the proposed Bruce Highway intersection thereby dramatically increasing the negative impact on both safety and function at this proposed intersection.”

Applicant’s Response:
No response provided.

Officers Comments:

The approval DA-2008-281 and the masterplan shows access also off Sarina Beach Road. Both access points are the jurisdiction of the State. Conditions of approval are provided in Attachment C.

Accesses through the adjacent estate provide appropriate connectivity between residential areas and are not intended as the major traffic routes.

3. Consistency with Elementary Planning Principals

"The proposed incompatible use of this land for purposes (e.g. Service Station) compatible with other areas (i.e. Industrial Precinct) in the Planning Scheme ignores the intent and integrity of the Planning Scheme.

The proposed development does not contribute but rather detracts from the local business community through the development of unneeded facilities including a Service Station. Ultimately, the proposed development represents poor outcomes for the future of the local community. The Planning Scheme is designed to protect the community from such outcomes and establish a precedent for future applications to respect elementary urban design and planning principles."

Applicant’s Response:

No response provided.

Officers Comments:

The proposal is generally aligned with the draft Mackay Region Planning Scheme and will allow for the orderly growth of Sarina to the north.

RESOURCES IMPLICATIONS

The approval of this permit and further development within this stormwater catchment highlights the need for drainage rights for the full extent of the drainage corridor to the legal point of discharge. The approval conditions impacting the downstream drainage rights have been noted for the Local Government Infrastructure Plans and future capital works for the purposes of easement acquisition (not works) to legal point of discharge being Bell’s Creek.

RISK MANAGEMENT IMPLICATIONS

Nil, with the exception of potential costs involved if an appeal is lodged.

CONSULTATION

Internal

The application was discussed with representatives from various Departments at the Development Assessment Review Team (DART) meetings.
Council had initial issues with the lodged application that included significant commercial areas, however with the removal of those aspects general support for the proposal was provided.

External

Numerous discussions have been held with the applicant and their consultants over time, including consultant meetings, various pre-lodgement meetings and informal contact.

Draft conditions were issued to the applicant and some minor amendments made prior to finalisation of this report.

CONCLUSION

The majority of the submitted application is considered to be consistent with the general intent of the Sarina Shire Planning Scheme for the development of the subject site.

The Service Centre component conflicts with the Sarina Shire Planning Scheme, as a Service Station and ancillary food outlet are considered inconsistent uses on this site in the Rural Precinct of the Town zone.

It is considered that the Service Centre component will not detract from the existing commercial area of Sarina town as the commercial and retail aspect of the Service Centre will be limited and will not directly compete with the core commercial area of Sarina.

The application as submitted is consistent with the intent of the draft Mackay Region Planning Scheme and the Emerging community zone code, subject to more detailed master planning being undertaken.

It is considered that the application should be supported, despite the conflict with the existing Planning Scheme, as the proposal is consistent with the future intent of the subject site as expressed by the draft Scheme.
Officer Recommendation

THAT Council approve the application for a Preliminary Approval under s242 affecting the Planning Scheme to regulate development as though it were in the Emerging Community Zone located at 7 Brooks Road West and 160 Oswald Street, Sarina, described as Lot 502 on SP249142 and Lot 503 on SP249142, subject to the following conditions:

1. Plan of Development

The approved Preliminary Approval for The Villages Sarina development must be completed and maintained generally in accordance with the Plan of Development (identified in the Table below) and supporting documentation which forms part of this application, except as otherwise specified by any condition of this approval.

<table>
<thead>
<tr>
<th>Project Number</th>
<th>Drawing Number</th>
<th>Rev</th>
<th>Title</th>
<th>Prepared by</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>120681</td>
<td>P03</td>
<td>A</td>
<td>Master Plan “The Village” Sarina</td>
<td>RPS Group</td>
<td>04/05/2016</td>
</tr>
</tbody>
</table>

Cr May commented that the approval of this development application would cause increased stress at the intersection of Sarina Coast Road and the Bruce Highway and queried if the Department of Transport and Main Roads (DTMR) had considered this in their application.

The Director of Development Services (DDS) advised DTMR had considered this and there has been a monetary condition included for this intersection but there was no clear timeframe in place.

Cr Bella agreed with Cr May's concerns in relation to the intersection and feels the monetary condition imposed will not be enough to adequately improve the intersection.

The Chair queried what action Council could undertake in relation to the intersection as part of this approval or otherwise.

The DDS advised his officers have similar concerns with the intersection and suggested Council correspond with DTMR requesting further information.

Cr Bella queried whether Brooks Road would be closed or would access be available.

The DDS advised there would be no access via Brooks Road from the development.

Cr Bella advised the Sarina Showgrounds hosted cattle sales and access was via the Bruce Highway and what would happen to these sales if access to the site became too difficult.

The DDS advised this was a preliminary approval only and officers have concerns with the preferred intersection and would prefer the intersection be located further North. However DTMR have advised this is their preferred site but it would have to be a controlled intersection with lights or a roundabout.
Cr May queried how often have DTMR allowed renegotiations once Council given their approval.

The DDS advised DTMR are usually the risk aversion party and once they have Council's approval it would be difficult to renegotiate.

Cr Bella advised local residents use the Showgrounds as a de facto cycling and walking track and if this approval was granted these types of activities would be affected.

**Procedural Motion**

THAT the motion lie on the table until the CEO writes to the Department of Main Roads seeking confirmation of the Departments plans for upgrading the intersection of the Bruce Highway and Sarina Coast Road and its desired intersection treatment for the entry to this development from the Bruce Highway given the potential impacts on surrounding land uses.

Moved Cr Williamson

**CARRIED**

### 8.7 MATERIAL CHANGE OF USE - MAJOR UTILITY (TELECOMMUNICATION FACILITY) - NBN CO. - 26 SONNY BOY CREEK ROAD, EUNGELLA - DA-2016-8

- **Application Number:** DA-2016-8
- **Date Received:** 29 January 2016
- **Action Officer:** Brogan Jones
- **Applicant’s Details:** nbn Co.
c/- Visionstream Pty Ltd
PO Box 5452
WEST END QLD 4101

- **Proposal:** Major Utility (Telecommunication Facility)
- **Site Address:** 26 Sonny Boy Creek Road
EUNGELLA QLD 4757

- **Property Description:** Lot 88 on HLN129
**Owner’s Details:** Cecil C Lowry and Valarie Lowry

**Area:** 3.086 ha

**Planning Scheme:** Consolidated Mirani Shire Plan 14 December 2011

**Planning Scheme Designations:**
- **Locality:** Rural
- **Zone:** Rural

**Assessment Level:** Impact

**Submissions:**
- Four (4) properly made
- One (1) not properly made
- One (1) properly made petition with 18 signatures

**Referral Agencies:** Nil

**Attachments:**
- Attachment A: Locality Plan
- Attachment B: Plans of Development
- Attachment C: ARPANSA Report
- Attachment D: Visualisations and Profile

**Recommendation:** Approved Subject to Conditions

**ASSESSMENT OF APPLICATION**

**Purpose**

The Material Change of Use application is for a Major Utility (Telecommunications Facility) at 26 Sonny Boy Creek Road, Eungella (refer Attachment A – Locality Plans). A Major Utility in the Rural Zone triggers an impact assessable application requiring the application to be publicly notified. Four (4) properly made submissions were received objecting to the proposal, one (1) not properly made submission was received objecting to the proposal, and one (1) properly made petition with eighteen (18) signatures was received objecting to the proposal.

The submitters have raised concerns regarding the proposals impact on the natural landscape of the Eungella area, as well as safety and wellbeing concerns associated with the electromagnetic energy (EME) and radiofrequency (RF) levels emitted by the facility. Whilst noting the submitters concerns, the submissions have not raised any planning grounds that cannot be appropriately conditioned. In considering whether to recommend an application for approval or refusal officers can only consider valid planning grounds in their assessment and if planning grounds are raised but in the officers assessment they can be appropriately conditioned the officer should look to recommend approval of the application with conditions.

This application is recommended for approval.
Background

The material submitted as part of the application included a commentary of alternative sites that were considered to service the Eungella area. Two other candidate sites were identified. Candidate A is located at 26 North Street, Eungella and offered co-location potential on the existing 22.9m high telecommunications facility. The existing tower’s available capacity for additional antennae and equipment meant that nbn could not co-locate. Further, the costs involved in extending the height of the tower to meet nbn’s coverage requirements whilst maintaining the structural integrity of the structure was also too costly. Candidate B is a greenfield site along North Street closer to the Goodes Lookout. This site was not chosen given its proximity to a childcare centre as well as the potential visual impacts to the nearby lookout. Candidate C, the subject site, was chosen by the applicant as the proposal in this location would have less of a visual impact than the other two candidate sites.

On 16 February 2016 nbn Co. held an information session at the Finch Hatton Town Hall to brief the community on the proposed nbn towers to be located at Eungella, Finch Hatton, and Pinnacle. The applicant has since provided the anonymous feedback forms from the event in which only one resident present raised concerns. The remainder of the feedback was in favour of the towers and the service they would provide to the Pioneer Valley.

The proposal was discussed at the Development Assessment Review Team (DART) meeting on 22 March 2016 as a new application and again on 19 April 2016 once the public notification of the application had been finalised and submissions received. At both meetings the proposal was supported at the proposed location.

At the time of writing the report, a community meeting was scheduled for the 7th of June 2016, to be held at the Eungella township. Invitees included the community’s elected representatives, relevant Council staff, submitters, and the applicant. The matters raised by submitters in their formal written submissions (detailed below) formed the basis of the agenda.

Subject Site and Surrounds

The subject site is located at Eungella and is located approximately 40km west of the Mirani town centre. The site is zoned rural under the Mirani Planning Scheme, has an area of 3.086ha, and is irregular in shape.

The site is bordered to the north and west by a larger rural lot containing significant mature vegetation, to the east by a continuation of the North St road reserve (vacant road reserve), and borders residential zoned lots to the south.

Aerial photography and the plans of development show three existing dwelling houses onsite along with associated residential storage sheds. The dwellings are accessed by existing tracks from both Sonny Boy Creek Road and North Street. The site is not connected to reticulated water or sewer infrastructure.

The site has marked topographical variations, with the highest area at the southern end of the lot where the existing dwellings are located. The maximum level onsite is RL 710m adjacent North Street and the lowest levels are located in the centre of the property and are at RL 688m.
Proposal

The applicant proposes a 60.0m high lattice tower in accordance with Attachment B – Plans of Development to provide nbn services to the area. The base of the structure will be a 168m² compound, fenced by a 2.4m high security fence. Within the compound will be an outdoor cabinet housing all electronics associated with the operation of the tower (GPS unit, cables, metering etc.). At the top of the tower will be three parabolic antennas and two panel antennas and a platform for servicing and maintenance purposes.

The proposed tower is expected to directly service 120 local premises and households in Eungella and further down the Pioneer Valley.

MACKAY ISAAC WHITSUNDAY REGIONAL PLAN

It is noted that the Mackay Isaac Whitsunday Regional Plan (MIWRP) is no longer a statutory document.

The subject site is located outside of the Urban Footprint and within the Regional Landscape and Rural Production Area and the following assessment against the MIWRP is made:

Part C – Section 9

9.1 – Infrastructure planning
9.1.2 Infrastructure is planned, coordinated, sequenced and delivered in a timely manner to support regional growth.

9.4 – Information and communication technology
9.4.1 All communities in the region are provided with modern, reliable, accessible, and affordable information and communication services.
9.4.2 Residents and visitors have access to reliable connectivity, coordination and delivery of the digital network, including telecommunications such as mobile access, throughout the region.

The provision of the fixed-wireless towers making up the nbn is consistent with the above infrastructure and communication technology requirements of the MIW Regional Plan.

PLANNING SCHEME ASSESSMENT

The proposed development has been assessed against Council’s Consolidated Mirani Shire Plan and Policies and is generally consistent with the intent of the Scheme.

The subject site is zoned Rural and is within the Rural Locality. The application has been assessed against the Desired Environmental Outcomes (DEOs), applicable overlays, and the following codes of the Planning Scheme.

- Rural Locality Code
- Community Use Class Code
- Infrastructure Code
- Vehicle Parking and Movement Code
- Filling and Excavation Code
Desired Environmental Outcomes (DEOs)

(2) The ecological and natural values of the Shire, including the Eungella National Park, State Forests and other areas of natural or conservation significance, are protected and enhanced.

The proposal will not have a detrimental impact on any areas of natural or conservation significance. The nbn tower will stand in isolation of these significant areas within an urban area.

(6) Areas displaying significant landscape values, such as the many hillsides present in the Shire, are protected from encroachment by incompatible development.

The proposal will be on land that has existing forms of urban development, which includes dwellings and sheds. There is existing telecommunications infrastructure in the immediate area, infrastructure that is in a more prominent and visible location than the location proposed. The dense vegetation around the northern area of Eungella township will screen the base of the structure with only the lattice section being visible, however the applicant has located the tower within generally undulating topography to ensure the facility can be naturally screened by established mature vegetation and hillsides as much as possible. Attachment D shows a rendering of how the lattice tower can be viewed from three prominent locations around the Eungella township. These perspectives shown in Attachment D should be read in conjunction with any response to landscape value/character provisions below to provide further context.

(17) The Shire as a whole, and the urban locality in particular, contains a wide range of land uses, facilities and social and community resources reflecting the needs of the Shire and surrounding population.

The proposal represents a facility that can contribute towards the resources available to the Eungella township and the wider community.

(25) The provision and safe operation of necessary infrastructure, including water and sewerage systems, roads, electricity supply network and transmission grid, telecommunications system, cane tramways and rail networks, in accordance with the differing needs of the urban and rural localities of the Shire.

The proposal represents the provision of infrastructure that can service the needs of the urban and rural locality. In terms of the safe operation of the infrastructure, the applicant demonstrates that the facility will operate at less than 1% of the maximum allowable electromagnetic energy (EME) and radiofrequency (RF) levels as prescribed by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA). Further detail is provided below.

Rural Locality Code

The proposal is generally consistent with the provisions of the code. It is noted that the subject site is within the Rural Locality, however it is acknowledged that there is existing urban development (dwelling houses and associated sheds) onsite. The lot is considered on the fringe of the urban township of Eungella. The land is not identified as quality agricultural land or as land for primary production. Any discrepancies or further justifications are below.
Overall Outcome 2(iv)

Natural environmental and landscape values are maintained and protected.

The proposal is located on the fringe of the Eungella township, adjacent existing urban development. The proposed tower is not considered unreasonable in this location given its urban form and function. The bulk of the facility is at ground level and will be screened by existing dense vegetation in the northern areas of the township. The proposal is considered to be in a location that impacts the landscape values of the area less so than the existing location of other telecommunications towers within Eungella township proper, nearer to Goodes Lookout. Also, the applicant has located the tower within undulating topography to ensure the facility can be naturally screened by established mature vegetation and hillsides as much as possible.

Specific Outcome O4

The values of areas with significant natural features, including rainforest areas, areas of remnant vegetation, vegetation corridors, wetlands and rivers, creeks, and associated riparian zones, are protected from any adverse impacts.

The proposal will not have adverse impacts on any of the above. As stated above the site is urban in nature and the proposed structure will be located immediately adjacent an existing/recent shed and other urban buildings.

Specific Outcome O5

Areas of significant landscape values, such as hillsides, are protected from incompatible development.

There is existing telecommunications infrastructure in the immediate area, however it is in a more prominent and visible location than the location proposed. The dense vegetation around the northern area of Eungella township will screen the base of the structure with only the top of the lattice section being visible. It is considered that the proposal will not have detrimental impacts on the landscape character of Eungella given it will have a less intrusive impact than the existing telecommunications infrastructure nearby. Also, the applicant has located the tower within generally undulating topography to ensure the facility can be naturally screened by established mature vegetation and hillsides as much as possible.

Probable Solution S7.1

Uses and works do not generate adverse amenity impacts of significance, including:

- visual impact
- noise emissions
- hazards
- reduction of air or water quality, or
- illumination or other electro-magnetic emissions

In terms of the EME and RF levels associated with the operation of the tower, the applicant demonstrates that the facility will operate at less than 1% of the maximum levels as prescribed by ARPANSA. Refer to Attachment C – ARPANSA Report for details. The visual impact of the structure has been discussed as per the comments above.
Specific Outcome O16
Permanent or temporary physical obstructions within 4,000m of the radar facility at Swampy Ridge as shown on Map 2 in Part 9, do not affect the functioning of this facility.

The proposal is located greater than 4,000m from the Swampy Ridge facility and will not have any adverse impacts on the functioning of the facility.

Community Use Class Code

The proposal is generally consistent with the provisions of the code. Any discrepancies or further justifications are below.

Overall Outcome 2(b)
Community uses are safely and conveniently accessible to all users.

The facility allows for the community to access high speed internet services. In terms of safety, the applicant demonstrates that the facility will operate at less than 1% of the maximum levels as prescribed by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA).

Overall Outcome 2(e)(ii)-(v)
Community uses are located, designed, and managed to:

ii. maintain or enhance aspects of the character of the area, including style of buildings, local character, landmark features and views of the rural landscape;

iii. maintain or enhance the prevailing amenity, including through the operation of machinery, light, noise, dust, odour, or other physical conditions;

iv. maintain the safety of people and works; and

v. avoid significant adverse effects on the natural and cultural heritage values of the environment.

The proposed tower will not form an overbearing structure with respect to the semi natural surroundings. The tower is proposed to be located on a block that has existing urban uses and the surrounding topography and mature dense vegetation ensures that the bulk of the structure will remain largely unseen from surrounding roads and will therefore have minimal impact on amenity, local character, and views of the rural landscape. The proposal will not emit noise that is considered to be overbearing i.e. noise will not be above and beyond the output of any of the nearby dwelling house uses. In terms of safety, nbn have their own maintenance schedules to ensure employee safety as well as the safety of those living nearby during times of maintenance. Resident safety with regards to EME and RF is assessed, monitored, and policed by the federal authority on the matter, ARPANSA. As such, the proposal is deemed to comply with the provision.

Probable Solution S1.1 and S1.2
S1.1 Community uses are located in the community purposes zone.
S1.2 Compatible community uses are, wherever possible, co-located or integrated with one another.

The proposal is not located within the community purposes zone nor is it co-located with nearby infrastructure. Each nbn proposal includes an assessment of various candidate sites as well as a statement as to why these sites were not pursued as a location (discussed above). In
this instance the applicant identified the existing community purposes zoned lot to the south of the subject site. It already contains telecommunications infrastructure however the existing 22.9m lattice tower was not high enough to meet nbn coverage objectives. It is expected that a 60m high lattice tower in the existing community purposes zoned lot (224 on CI3477), which is more centrally located to the centre of the Eungella township, would be met with more objections than a 60m tower largely covered by existing mature vegetation and topography. On this basis, the proposal is considered consistent with the provision.

Specific Outcome O3, O4, and O6

O3 A community use contributes positively to the visual qualities of the built environment.
O4 The scale and design of buildings and structures are consistent with other uses on surrounding land.
O6 The community use does not adversely affect the amenity of associated land uses.

The proposal does not contribute positively to the visual qualities of the built environment, however as discussed at length above the proposal is not considered to detract from the visual qualities of the Eungella township. The proposal is not consistent with the existing structures on the subject site, however there are existing telecommunications structures in the vicinity that are of a similar build. The amenity of the subject site is unaffected as the proposal is not immediately adjacent any dwellings. As such, the proposal is considered consistent with the provisions.

Infrastructure Code

The proposal is generally consistent with the provisions of the code. Any further justifications or discretions are discussed below.

Overall Outcome 2a
Uses and lots are serviced by infrastructure of a standard that meets community needs, construction and maintenance cost constraints, public health standard, and environmental management responsibilities.

The proposal is considered to meet the needs of the public in the sense that it is providing an upgraded urban service that is generally desired in the region. Public health standards for telecommunications facilities are assessed, monitored, and policed by the federal authority ARPANSA.

Overall Outcome 2b
Adverse impacts are avoided or, where avoidance is not possible, are effectively mitigated.

The applicant has demonstrated, via an ARPANSA report specific to the operations of the structure, that there are no adverse impacts on public safety given the facility will emit less than 1% the allowable EME and RF emissions. As such, the proposal is consistent with the provision.

Vehicle Parking and Movement Code

The proposal is generally consistent with the provisions of the code where applicable. The applicant proposes to access the facility via the existing access track that runs within the North
Street road reserve. The track will be extended by the applicant to create an all-weather access through to the facility. As such, no new access points to the subject site are to be created.

Filling and Excavation Code

The proposal is generally consistent with the provisions of the code. Any discrepancies with provisions relating to maintaining the visual character and landscape values of the Eungella area have been addressed in full above.

DRAFT MACKAY REGION PLANNING SCHEME (MRPS)

The subject site is zoned Rural under the draft MRPS. The proposal would be defined as a Telecommunications Facility under the draft MRPS and would trigger a code assessable application to be assessed against the Rural zone code, Telecommunications facility code, and General development requirements code.

The proposal is generally consistent with the overall outcomes of the relevant codes. Similar assessment matters arise with regards to impacts on rural amenity and landscape character, however the same justifications argued above can be applied for the draft MRPS.

On this basis it is considered the proposal would be recommended for approval under the draft MRPS.

INFRASTRUCTURE CHARGES

A Major Utility is identified within the Minor Uses category of the Adopted Infrastructure Charges Resolution 2014, and as such Infrastructure Charges are not applicable.

INFRASTRUCTURE CONSIDERATIONS

Water and Sewer

The subject site is not connected to Council’s reticulated water or sewer services.

Stormwater

No change to existing flow regimes of mapped watercourses or wetlands is anticipated as a result of the site development. All water runoff regimes within the subject site and adjoining sites will be unaffected by the proposed tower.

Roadworks

Internal

An access track will be constructed from the North Street road reserve through the subject site to the proposed facility. This access is proposed to be all-weather.
External

North Street forms the eastern boundary of the subject site. At the point where the North Street road reserve adjoins the site, the roadway is gravel hardstand and not sealed. The road is defined as an Access Street as per Council’s road hierarchy and has a 40.0m reserve width, which is in excess of the required 20.0m reserve width as per Council’s Standard Drawing #A3-3606. As such, there are no widening or upgrade implications for Council as part of this proposal. The applicant will construct the access track described above, which will connect the facility to the existing gravel hardstand road within the road reserve.

Sonny Boy Creek Road doesn’t form a frontage to the subject site; however a dwelling onsite gains its primary access from this road to the southwest. Sonny Boy Creek Road is defined as an Access Street as per Council’s road hierarchy and has an average road reserve width of 15.0m, which is less than the required road reserve width for an Access Street, which is 20.0m as per Council’s Standard Drawing #A3-3606. Sonny Boy Creek Road is an access track consisting of compacted dirt. There are no widening or upgrade implications for this road as part of the proposal. The facility’s access will be provided via an access track to be constructed from North Street.

REFERRAL AGENCIES

As per the Sustainable Planning Regulations 2009 no triggers for referral to the State Government were identified. As such, the application process included no referral agencies.

SUBMISSIONS

The application was publicly notified in accordance with the requirements of the Sustainable Planning Act (2009), and as a result of this process, four (4) properly made submissions, one (1) not properly made submission, and one (1) petition (with eighteen (18) signatures) were received.

The submissions received expressed opposition to the proposal. The principle concerns raised from the submission are summarised and discussed below.

1. Amenity, landscape values and visual impacts

<table>
<thead>
<tr>
<th>Submitters’ concerns:</th>
</tr>
</thead>
<tbody>
<tr>
<td>“Clearly the proposal breaches sections I, Visual impact [Specific Outcome 07 of the Rural Locality Code]. The tower is 60m high and ugly. The proposal claims to have taken steps to minimise the visual impact but details are very limited. Drawings of what the tower would look like in situ from various surrounding areas have not been supplied.”</td>
</tr>
<tr>
<td>“The low level noise from the ongoing operation of air conditioners at the existing Dalrymple Heights telecommunications tower is extremely loud…I believe that effective measures to eliminate or mitigate such noise at the nbn tower should include regular reports that show ongoing compliance to prescribed noise levels met and continue to be met.”</td>
</tr>
</tbody>
</table>
| “…60mt tower in full view of the whole town only 400mt approximately from the geographical and town centre…The tower in the location you are proposing will go along way to destroying why we and many others live here and any low key tourism potential it may
have.”

“This tower, being 60 metres high will have a massive impact on the famous beauty of this location. The tower will be seen from down the valley looking up at our beautiful mountain, from the main township, and worst of all from our famous lookouts Sky Window and Peases Lookout.”

“We do not want the landscape changed to have an eyesore of a 60 mtr tower in the central location or the associated health risks that go with having a tower so close to a residential area.”

Applicant’s comments:

“Given that clear line of sight is integral to the functioning of any radio communications antennas, it is not possible to completely mitigate all impacts on surrounding viewsheds. nbn appreciates that a balance must be struck between amenity and service, without undue to compromise to either, and we have sought to implement this balance at Eungella.”

“nbn endeavours to minimise the visual prominence of the facility wherever it is possible to do so. There are restrictions in lowering the height of a telecommunications facility, as the panel antennas must be at a height where there are no obstructions to the signal transmission and transmission dishes must achieve a direct line of sight between upstream and downstream facilities.”

“In this instance, nbn has proposed the facility at the minimum height capable of achieving the technical requirements for the sites. A height of 60m is the minimum height required to clear a ridgeline directly east of the proposal and ensure the transmission link to Finch Hatton is not disrupted.”

“At Eungella, nbn is proposing a visually permeably lattice design. As the proposed structure will be viewed against a heavily vegetated and mountainous back drop, it is anticipated that the proposed structure will assimilate with the vegetated landscape. This is demonstrated by the artist impression photos provided [Attachment D] and confirms the proposal will not be visually obtrusive or dominate the existing landscape when viewed from local or surrounding vantage points.”

“In this instance, a threatened flora survey has been undertaken in accordance with the Nature Conservation Act. The vegetation survey confirms that no endangered, vulnerable or near threatened plant species will be impacted as a result of the required vegetation clearing.”

“There is expected to be some low level noise from the ongoing operation of air conditioning equipment wholly contained within the equipment shelter, once installed. Noise emanating from the air conditioning equipment is expected to be at a comparable level to a domestic air conditioning installation, and should generally accord with the background noise levels prescribed by relevant guidelines. Furthermore, the proposal is set back approximately 190m from the closest adjoining lot. No noise impacts resulting from the ongoing operation of the facility are anticipated.”

Officer’s comments:
Attachment D shows a series of perspectives demonstrating the visual impact of the proposed tower from three locations around Eungella. The two perspectives from within the township show that the visual impact of the tower on landscape values are minimal. The structure does not have an overbearing impact on the existing landscape character of the area. The structure will be visible above the treeline however it will not dominate or adversely affect natural values. The proposal cannot be seen from the floor of the valley on the approach to Eungella township on Mackay-Eungella Road.

2. Community health and wellbeing

Submitters’ concerns:

One submitter has provided references to numerous articles linking EMEs and RFs to ill-health. Internet articles and videos provided:

- Health effects from cell phone tower radiation by Karen J. Rogers


- YouTube video series: Cell phone tower radiation pollution
  [https://www.youtube.com/watch?v=M43AWNFq8Xs](https://www.youtube.com/watch?v=M43AWNFq8Xs)

Academic papers provided:


- The California Study: Executive study of the California EMF risk evaluation for policy makers and the public [could not locate full text].

“Overexposure to EME can certainly result in death…The applicant has failed to meet the criteria of showing how the design effectively manages risks and hazards specifically in the proposed location. Stating that it will meet Australian standards simply does not address the issue…The proposal has not clearly demonstrated that it meets the criteria of the rural locality code and shows a complete lack of understanding of the significant value of the Eungella National Park. A value that is clearly documented in Council’s paperwork. Therefore the applicant has failed to meet the requirements of the code.”

“Clearly the proposed development does produce EMEs. Despite the fact that nbn claim ‘all nbn installations are designed and certified by qualified professionals in accordance with Australian standards.’ professionals do make errors and it appears in this case errors have been made…the report does not detail any extra measures other than meeting the Australian standards to eliminate such impacts or to mitigate and manage and offsite effects to acceptable levels.”

“It should also be noted that the childcare facility is located at a distance from the tower where emissions are likely to be at maximum levels.”

“There is also plenty of evidence supporting the health affects (wireless radiation!) which many in this community are deeply concerned about.”

“The submitter finds that concerns raised by entities who question what is generally accepted in this field [EME and RF emissions] are overwhelming, and is alarmed at the potential long term public health risks posed by this proposed development.”

“The negative health effects have been well documented and studies have proven living up close to such concentrated electromagnetic frequencies, and microwave radiation can have such serious side effects on not only humans and animals but every biological organism within 1 square kilometre! For humans it has been linked to stress, sleep disorders, birth defects, cancer, Alzheimers, headaches, memory loss, Low sperm count, heart conditions, and the list goes on….concerns for the small children who attend the childcare facilities in the close proximity to this tower.”

Applicant’s comments:

“Specifically, the EME Report is again attached (Appendix A), and shows that the maximum Radio frequency signal strength (or EME) from the proposed facility would equate to 0.084% of the safety limit - more than 1,100 times below the safety limit. This is a significant level of compliance with the relevant national safety standard, and demonstrates that nbn always operates its Fixed Wireless network safely and responsibly, at power levels considerably below safety thresholds.”

“Importantly, the report supplied to Council demonstrates the maximum or worst-case signal strength that the facility is capable of. In reality, the facility will typically operate at signal strengths well below the maximum (because the facility will not always be coping with maximum demand).”
“Additionally, contrary to fears expressed in one of the submissions, the transmission links between the proposed facility at Eungella and adjoining proposed facilities in the Pioneer Valley will not impact on public health and safety. This is because the transmission links create a highly directional signal, akin to a laser beam, that does not produce a radiofrequency signal that can be detected at ground level.”

“nbn advises Council that is has properly disclosed its compliance with national safety levels, in keeping with regulator’s requirements. Furthermore, we highlight that our compliance with those safety standards is significant. nbn respectfully asserts that operating a network at signal strengths more than 1,100 times below the safety threshold we have adopted a genuine precautionary approach to the design and operation of our network.”

“The national public health and safety regulations protect public health by imposing a limit on the strength of the radio signal that we transmit 24-hours a day, seven-days a week. They do not impose any distance-based restrictions limiting the placement of antennas in relation to surrounding communities.”

“The current standard, Radiation Protection Standard for Maximum Exposure Levels to Radiofrequency Fields – 3 kHz to 300 GHz (RPS3), was introduced to Australia in 2002, and in June 2014, an independent, expert Review Panel reconfirmed the adequacy of the standard following a detailed assessment of recent scientific literature. The Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) advises that its Review Panel considered more than 1300 separate pieces of scientific literature as well as the results of 72 major panel reviews.”

Officer’s comments:

The provision the submitter refers to regarding the emission of EMEs states that ‘uses and works do not generate amenity impacts of significance, including electromagnetic emissions.’ The proposal does emit EMEs, however they achieve compliance with the provision given that no significant amenity impacts will be generated. Further, the applicant has demonstrated that the facility will operate at less than 1% of the allowable emissions levels as per ARPANSA standards.

It is noted that the EMEs will be at their maximum (0.084% of maximum allowable level) 274m from the proposed location. It is noted that the childcare centre is over 500m from the location of the facility and the EME levels drop the further away from the 274m mark one measures.

It is not clear what the submitter means by ‘extra measures other than meeting the Australian standards.’ It is the opinion of the assessing officer that ARPANSA is the federal authority on the matter of regulating EME and RF emissions to ensure they are maintained and operated at safe levels. Any departure from these standards (or nomination of alternative standards) through Council conditions would be to vary from the experts and the national authority.

Further, the applicant’s detail regarding the transmission of the EMEs from tower to tower is instructive. The EMEs will be concentrated into a laser beam style configuration as they are transmitted, which ensures no detection of RFs at ground level. The applicant has reiterated that signal strength, not signal proximity, is the key factor. The applicant states that the signal strength of the proposed tower will be 1,100 times below safe levels of transmission signal.
strength.

With regards to the individual articles cited by the submitters, they would only form the smallest percentage of the overall body of scientific literature consulted when expert authorities establish safety limits.

### 3. Miscellaneous

**Submitters’ concerns:**

“The being built on north Street side on one of the highest points of the property, and being stated as being located on Sonny Boy Creek Road is in fact deceptive to the local residents and has caused deliberate confusion and anger amongst the local community.”

A number of submitters raised the point that they are not opposed to the service nbn will provide, however they emphasise that there must be a way to locate the source of this service away from the outskirts of the township.

**Officer’s comments:**

The formal address of the subject site is 26 Sonny Boy Creek Road. Access to the site has always been proposed from North Street. No deception has occurred.

### RESOURCES IMPLICATIONS

Nil.

### RISK MANAGEMENT IMPLICATIONS

Nil.

### CONSULTATION

**External**

The application was publicly notified from 16 February to 7 March 2016 in the Daily Mercury newspaper.

**Internal**

The application was discussed with representatives from various Council departments at DART meetings on 22 March 2016 and 19 April 2016. Each time the proposal was supported.

### CONCLUSION

The proposed Major Utility (Telecommunications Facility) complies with intent of Consolidated Mirani Shire Plan and Draft Mackay Region Planning Scheme. The proposed development is recommended for approval subject to the following conditions.
Officer Recommendation

A. THAT Council approve the application for a Material Change of Use - Major Utility (Telecommunications Facility) located at 26 Sonny boy Creek Road, Eungella, described as Lot 88 on HLN129, subject to the following conditions:

1. Plan of Development

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

<table>
<thead>
<tr>
<th>Drawing #</th>
<th>Title</th>
<th>Rev</th>
<th>Prepared by</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>4MRN-51-10-DALR-T1</td>
<td>Cover Sheet</td>
<td>A</td>
<td>Visionstream</td>
<td>20.1.16</td>
</tr>
<tr>
<td>4MRN-51-10-DALR-C1</td>
<td>Site Specific Notes</td>
<td>A</td>
<td>Visionstream</td>
<td>20.1.16</td>
</tr>
<tr>
<td>4MRN-51-10-DALR-C2</td>
<td>Overall Site Plan</td>
<td>A</td>
<td>Visionstream</td>
<td>20.1.16</td>
</tr>
<tr>
<td>4MRN-51-10-DALR-C3</td>
<td>Site Setout Plan</td>
<td>A</td>
<td>Visionstream</td>
<td>20.1.16</td>
</tr>
<tr>
<td>4MRN-51-10-DALR-C4</td>
<td>Site Elevation</td>
<td>A</td>
<td>Visionstream</td>
<td>20.1.16</td>
</tr>
<tr>
<td>4MRN-51-10-DALR-C5</td>
<td>Allotment Plan</td>
<td>A</td>
<td>Visionstream</td>
<td>20.1.16</td>
</tr>
<tr>
<td>4MRN-51-10-DALR-A1</td>
<td><strong>nbn</strong> Antenna Configuration &amp; Setout Plan</td>
<td>A</td>
<td>Visionstream</td>
<td>20.1.16</td>
</tr>
</tbody>
</table>

2. Compliance with Conditions

All conditions must be complied with prior to the commencement of the use on the subject site, unless specified in an individual condition.

3. Maintenance of Development

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

4. General Amenity Provision

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

a) the transport of materials or goods to or from the subject site;
b) the emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil; &

c) the locating of all service equipment, lighting, and air-conditioning units as to not cause nuisance to neighbouring properties.

5. Conflict between plans and written conditions

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

6. Damage

Any damage which is caused to Council’s infrastructure as a result of the proposed development must be repaired immediately.

7. Access

Access to the facility is to be in accordance with the existing access as shown on the approved plans of development. No other access to the facility is to be used.

8. Ponding and Diversion of Stormwater

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

9. Safety and Warning Signage

A safety and warning sign/signs must be provided, which communicates information about the facility-related safety issues and discourage unauthorised access. All signs must:

a) be satisfactorily visible, legible;

b) maintained at all times; &

c) located on the proposed security fence.

10. Fencing

A security fence must be erected around the infrastructure in accordance with the approved plans. This fence is to be locked at all times.

11. Height

The structure at no point shall exceed a height limit of 60.0m to the top of the lattice tower measured from natural ground level.

12. Decommissioning & Site Rehabilitation

If the use is abandoned, the site must be rehabilitated to a level that achieves the following:
a) the lattice tower and associated infrastructure must be removed from the site;
b) the site is made suitable for other uses compatible with the locality; &
c) the visual amenity of the site is to be restored.

B. THAT the applicant be provided with the following Assessment Manager Advice:

1. Infrastructure Charges Notice

   The approved use is considered as a minor use as per Council’s Infrastructure Charges Resolution. Accordingly, no Adopted Infrastructure Charge will be levied.

2. Local Laws

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

3. Hours of Work

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

4. Dust Control

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

5. Sedimentation Control

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

6. Noise During Construction and Noise in General

   It is the applicant/owner’s responsibility to ensure compliance with Chapter 8, Part 3B of the Environmental Protection Act 1994.
7. General Safety of Public During Construction

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

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

8. Contaminated Land

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

Public Participation

The Chair invited attendees in the public gallery who had registered to speak to this item to address the Committee.

Ms Jacqueline Crompton, representing NBN, provided the Committee with a brief background as to why this project was so important to the Pioneer Valley community. If approved NBN would be offered to the communities of Eungella, Pinnacle and Finch Hatton via a fixed wireless network. The fibre network model is not viable in these areas. There are approximately 500 services in the Pioneer Valley who will benefit from connection to the fixed wireless network. Currently these three (3) communities have the lowest rating of Broadband service in the country.

Committee Resolution

THAT the Officer’s Recommendation be adopted.

Moved Cr Gee Seconded Cr May

CARRIED

9. TENDERS:

Nil
10. CONSIDERATION OF NOTIFIED MOTIONS:

Nil

11. PUBLIC PARTICIPATION:

Nil

12. LATE BUSINESS:

Nil

13. CONFIDENTIAL REPORTS:

THAT the meeting be closed to the public in accordance with the Local Government Act 2009 (Section 275 (1) of the Local Government Regulation 2012) to discuss matters relating to:

<table>
<thead>
<tr>
<th>Confidential Item</th>
<th>Reason for Meeting Closure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development Services Monthly Legal Report - May 2016</td>
<td>(f) starting or defending legal proceedings involving Council</td>
</tr>
</tbody>
</table>

Moved Cr Englert  
Seconded Cr Fordham

CARRIED

2.38 pm - The meeting be closed to the public.

THAT the meeting be reopened to the public.

Moved Cr Englert  
Seconded Cr Gee

CARRIED

2.43 pm - The meeting was reopened to the public.
13.1 DEVELOPMENT SERVICES MONTHLY LEGAL REPORT - MAY 2016

Confidential Legal Report - subject to Legal Professional Privilege

Committee Resolution

THAT the report be received.

Moved Cr May  Seconded Cr Fordham

CARRIED

14. MEETING CLOSURE:

The meeting closed at 2.44 pm.

15. FOR INFORMATION ONLY:

15.1 DEVELOPMENT APPLICATION INFORMATION - 01.05.16 TO 31.05.16

For Council Information Only - No Decision Required.

Development Applications Received

<table>
<thead>
<tr>
<th>App No.</th>
<th>Code / Impact</th>
<th>Address</th>
<th>Applicant</th>
<th>Description</th>
<th>Officer</th>
</tr>
</thead>
<tbody>
<tr>
<td>DA-2007-181/C</td>
<td>Code</td>
<td>61 Whitsunday Drive, BLOOMSBURY</td>
<td>Mt Tyson Holdings Pty Ltd</td>
<td>Permissible Change - Request to Extend Relevant Period (4 Years) Reconfiguration of a Lot for 33 Rural Residential Lots over Stages 1-3</td>
<td>Josephine McCann</td>
</tr>
<tr>
<td>DA-2014-160/A</td>
<td>Code</td>
<td>7 Mezin Road, HABANA</td>
<td>Peter S Murray</td>
<td>Request to Extend Relevant Period (2 Years)- 1 Rural Residential Lot into 2 Lots</td>
<td>Helle Jorgensen Smith</td>
</tr>
<tr>
<td>DA-2016-34</td>
<td>Code</td>
<td>2 Carl Murray Street, BEACONSFIELD</td>
<td>Carlisle Adventist Christian College</td>
<td>Conversion from Dwelling House to Educational Establishment (Early Learning Facility)</td>
<td>Brogan Jones</td>
</tr>
<tr>
<td>DA-2016-36</td>
<td>Code</td>
<td>23 Eyre Place, ERAKALA</td>
<td>James G Mogford</td>
<td>Residential Storage Shed &gt;85m2</td>
<td>Helle Jorgensen Smith</td>
</tr>
<tr>
<td>DA-2016-37</td>
<td>Code</td>
<td>750 Mirani-Mount Ossa Road, MOUNT MARTIN</td>
<td>Cheryl A Allan</td>
<td>Boundary Realignment - 3 Rural Lots into 3 Lots</td>
<td>Darryl Bibay</td>
</tr>
<tr>
<td>DA-2016-38</td>
<td>Code</td>
<td>L 3 Bruce Highway, MOUNT PLEASANT</td>
<td>Leffler Simes Pty Ltd Architects</td>
<td>Retail Showroom (Expansion of Existing Showroom)</td>
<td>Darryl Bibay</td>
</tr>
<tr>
<td>DA-2016-39</td>
<td>Code</td>
<td>29 Bjelke Circuit, RURAL VIEW</td>
<td>Kristopher P Bramble and Kristen M Davies</td>
<td>Boundary Realignment 2 Urban Residential Lots into 2 Lots</td>
<td>Kathryn Goodman</td>
</tr>
<tr>
<td>DA-2016-41</td>
<td>Code</td>
<td>8 Boddington Street, MACKAY</td>
<td>Handiplan Drafting Service Pty Ltd</td>
<td>Dwelling House Extension (Flood and Inundation &amp; Residential Character Overlay)</td>
<td>Brogan Jones</td>
</tr>
<tr>
<td>DA-2016-42</td>
<td>Code</td>
<td>3 Willoughby Crescent, EAST MACKAY</td>
<td>Thomas G Galt and Shakira L</td>
<td>Combined Application - Reconfiguration of a Lot - 1 Lot into 3 Lots &amp; Material Change of Use -</td>
<td>Helle Jorgensen</td>
</tr>
</tbody>
</table>
### Development Applications Entering Decision Making Period

<table>
<thead>
<tr>
<th>App No.</th>
<th>Code / Impact</th>
<th>Address</th>
<th>Applicant</th>
<th>Description</th>
<th>Officer</th>
</tr>
</thead>
<tbody>
<tr>
<td>MCUC-2016-41</td>
<td>Code 8 Boddington Street MACKAY</td>
<td>Handiplan Drafting Service Pty Ltd</td>
<td>Dwelling House Extension (Flood and Inundation &amp; Residential Character Overlay)</td>
<td>Brogan Jones</td>
<td></td>
</tr>
<tr>
<td>MCUC-2016-22</td>
<td>Impact 147 Andrew Fordsyce Road MOUNT JUKES</td>
<td>Peter M Schofield</td>
<td>Undefined Use (Function Facility)</td>
<td>Brogan Jones</td>
<td></td>
</tr>
<tr>
<td>MCUC-2016-25</td>
<td>Impact 84 Macs Truckstop Service Road BALBERRA</td>
<td>BP Australia Pty Ltd</td>
<td>Service Station &amp; Catering Shop</td>
<td>Brogan Jones</td>
<td></td>
</tr>
<tr>
<td>ROLC-2014-160A</td>
<td>Code 7 Mezin Road HABANA</td>
<td>Peter S Murray</td>
<td>Request to Extend Relevant Period (2 Years) - 1 Rural Residential Lot into 2 Lots</td>
<td>Helle Jorgensen Smith</td>
<td></td>
</tr>
<tr>
<td>ROLC-2015-70</td>
<td>Code 0 Friedmans Road HABANA</td>
<td>Habana Springs</td>
<td>1 Rural Residential Lot into 11 lots and 1 Balance Lot</td>
<td>Josephine McCann</td>
<td></td>
</tr>
<tr>
<td>ROLC-2016-39</td>
<td>Code 29 Bjelke Circuit RURAL VIEW</td>
<td>Kristopher P Bramble and Kristen M Davies</td>
<td>Boundary Realignment 2 Urban Residential Lots into 2 Lots</td>
<td>Kathryn Goodman</td>
<td></td>
</tr>
</tbody>
</table>

### Development Applications Finalised

<table>
<thead>
<tr>
<th>App No.</th>
<th>Code / Impact</th>
<th>Address</th>
<th>Applicant</th>
<th>Description</th>
<th>Officer</th>
</tr>
</thead>
<tbody>
<tr>
<td>MCUC-ASPA-2016/1</td>
<td>Code 90752 Bruce Highway SARINA QLD 4737</td>
<td>Louie P Keating</td>
<td>Second House</td>
<td>Helle Jorgensen Smith</td>
<td></td>
</tr>
<tr>
<td>MCUC-ASPA-2016/27</td>
<td>Code 85-89 Michelmore Street PAGET QLD 4740</td>
<td>Piff Properties (Queensland) Pty Ltd</td>
<td>General Industry (Wheel Refurbishment Workshop and Office)</td>
<td>Brogan Jones</td>
<td></td>
</tr>
<tr>
<td>MCUC-ASPA-2016/33</td>
<td>Code 21-23 Branscombe Road WALKERSTON QLD 4751</td>
<td>Toni-Maree Dodd</td>
<td>Home Based Business (Hairdresser) and Residential Storage Shed</td>
<td>Helle Jorgensen Smith</td>
<td></td>
</tr>
<tr>
<td>MCUC-ASPA-2016/36</td>
<td>Code 23 Eyre Place ERAKALA QLD 4740</td>
<td>James G Mogford</td>
<td>Residential Storage Shed &gt;85m2</td>
<td>Helle Jorgensen Smith</td>
<td></td>
</tr>
<tr>
<td>ROLC-ASPA-2016/29</td>
<td>Code L 2 Eton Homebush Road OAKENDEN QLD 4741</td>
<td>Shane M Sievers</td>
<td>Boundary Realignment - 2 Rural Lots into 2 Lots and Access Easement</td>
<td>Helle Jorgensen Smith</td>
<td></td>
</tr>
<tr>
<td>MCUC-ASPA-2011/210A</td>
<td>Code 3 Wellington Street MACKAY QLD 4740</td>
<td>Marcus Ng</td>
<td>Request to Extend Relevant Period (4 Years) - Multiple Dwelling Units (8)</td>
<td>Josephine McCann</td>
<td></td>
</tr>
<tr>
<td>MCUCI-ASPA-2014/257</td>
<td>Impact L 193 Pinevalle Road PINEVALE QLD 4741</td>
<td>Clanville Sugar Pty Ltd</td>
<td>Extractive Industry (Sand Extraction - Quarry) and ERA 16 Extractive and screening activities</td>
<td>Kathryn Goodman</td>
<td></td>
</tr>
<tr>
<td>MCUCI-ASPA-2015/181</td>
<td>Impact L 30 Yakapari-Seaforth Road SEAFFORTH QLD 4741</td>
<td>NBN Co Limited</td>
<td>Telecommunication Facility</td>
<td>Brogan Jones</td>
<td></td>
</tr>
</tbody>
</table>
Confirmed on Wednesday 13 July 2016

Chairperson - Cr Camm
APPENDIX / ATTACHMENTS
Development Services

Executive Summary

Development Services

Following on from last month’s approval of a number of developments under the Council’s Facilitating Development Policy it is pleasing to see a number of additional applications up for consideration this month. These developments which Council is advertising are creating significant additional economic impact when it is sorely needed.

The process for the progression of the Draft Mackay Region Planning Scheme is becoming clearer following recent discussions with the State Government. The State has had the Draft since December 2014 and has recently confirmed a process they would be willing to agree to to finalise this important matter.

In addition to a way forward on the planning scheme, Council has also embarked on the planning for significant waterfront PDA which will be a visionary project designed to guide and deliver cornerstone waterfront development over coming years, in the Parks program it is good to see the regions parks looking good following the end of the peak growing season. Capital projects and in particular the two major projects at Fairmeadow and Ron Anderson Park are close to completion.

Gerald Carlyon
Director Development Services
Development News 04/2016

Updates on Significant Developments Currently Being Assessed by Council

APPLICATION APPROVED

DA-2015-107

12-36 Cooks Lane, BAKERS CREEK

Proposal to develop 9 lots for industrial purposes on a rural lot at Bakers Creek. Land is currently zoned Rural, but included in the Industry Investigation zone of the draft Mackay Region Planning Scheme. Development will require provision of buffers and landscaping to the existing residential land to the west of the site and further investigation of traffic movements for B-double vehicles. Development cannot proceed until either the draft Planning Scheme has been adopted or a separate approval to permit industrial activities has been obtained.

OWL LODGED

CW-2016-10

91 George Street, West Mackay

Civil works for sewer, stormwater, footpath and vehicle cross-over for Bluecare Homefield Aged Care re-development project.

APPLICATION APPROVED

DA-2007-568

391 Kellys Road, WALKERSTON

Proposal to develop 21 lots for residential purposes on a rural residential lot on Kellys Road. Lot sizes range from 421m² to 805m². Application lodged in 2007, however a flood study was required to demonstrate filling of land would not create any increased flooding impact on surrounding residential areas. The need for and preparation of the flood study has contributed to the timeframe for approval of the application.

PLANS SEALED

SPCOM-2015-128/2

Richards Estate Stage 2B – Partial Release 3, Rural View

Endorsed – 14 April 2016

Plan of Lots 41, 53, 54 & 405

OW APPROVED

OW-2016-8

23706 Peak Downs Highway, Eton

Compliance permit Operational work application for landscaping and stormwater for extension of BRW Transport and Quarries.
Review of Operations

**STRATEGIC PLANNING**

<table>
<thead>
<tr>
<th>Regional and Local Area Planning</th>
<th>Projects</th>
<th>Status</th>
<th>Description / Update of Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>Draft Mackay Region Planning Scheme</td>
<td>Subject to State and Council review.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>City Centre Heritage Register</td>
<td>Statement of significance for each property on the local heritage register is being compiled in accordance with the Queensland Heritage Act.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mackay Region Industrial Land Provision Study</td>
<td>Long term study to consider infrastructure options for developing industrial precincts identified in the draft planning scheme.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Planning Scheme Policy – Open Space Policy</td>
<td>Draft policy to set service standards for open space provisions under the draft scheme.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mackay City 3D Model Project</td>
<td>3D model for the Mackay City Centre currently being developed.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Growth Allocation Model</td>
<td>A model to allocate future urban growth over a 20 year projection period.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Communities Facility Strategy</td>
<td>Communities Facility Strategy.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>RV Friendly Status</td>
<td>Project with Economic Development to establish ‘RV Friendly Status’ for the Mackay Region.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Project Update:**

Strategic Planning has commenced creation of formal historic citations for the local heritage register in accordance with the Queensland Heritage Act. The purpose of the project is to create a publicly accessible register which articulates, through a formal statement of significance, the heritage values of currently listed properties and places. A local heritage register will accurately reflect the heritage significance of a place, landmark or building in accordance with the criteria set by the Burra Charter and the International Council of Monuments and Sites (ICOMOS). The citations will be completed in June. Recent twilight heritage walks in the city were a huge success.
### Transport & Infrastructure Planning

<table>
<thead>
<tr>
<th>Projects</th>
<th>Status</th>
<th>Description/Update of Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>Growth Allocation Model</td>
<td></td>
<td>A model to allocate and map future urban growth over a 20 year projection period based on growth scenarios.</td>
</tr>
<tr>
<td>Infrastructure agreements</td>
<td></td>
<td>Ongoing discussions/negotiations relating to potential new agreements.</td>
</tr>
<tr>
<td>Transport Modelling</td>
<td></td>
<td>Transport model developed and further scenario testing to be undertaken.</td>
</tr>
<tr>
<td>Development of a Local Government Infrastructure Plan</td>
<td></td>
<td>Project planning and preparation for the project is underway. Development of the Draft LGIP is scheduled to commence in the fourth quarter of 2016. Application for extension to finalise the LGIP to be submitted to DILGP in May.</td>
</tr>
<tr>
<td>Road Hierarchy Review Project</td>
<td></td>
<td>A review of the Mackay Regional Council road hierarchy in the context of current road use and transport planning framework across Council.</td>
</tr>
</tbody>
</table>

### Waterways

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

### Project Update:

The Queensland Government, in association with the Local Government Association of Queensland, has announced a program to provide funding to assist coastal Queensland councils prepare a Coastal Hazard Adaptation Strategy for their region. QCoast2100 will contribute funding and provide tools and technical support to enable coastal Queensland Councils to progress the preparation of plans and strategies to address climate change related coastal hazard risks over the long-term. Mackay Regional Council is currently considering appropriate projects to submit for the program.
DEVELOPMENT APPROVALS

DEVELOPMENT ASSESSMENT

Volume of Operations

| Material Change of Use – Code, Impact & Compliance | 20 | 3 | 8 |
| Reconfiguration of a Lot – Code, Impact & Compliance | 6 | 5 |
| Combined Applications – Code and Impact | 2 | 1 | 1 |
| Concurrency Agency | 1 | 9 | 16 |
| Amended Applications | 14 | 4 | 2 |

| Status | Under Assessment | New | Completed |

Development Services Performance Against Legislative Timeframes

<table>
<thead>
<tr>
<th>Application</th>
<th>Status</th>
<th>% Decided</th>
</tr>
</thead>
<tbody>
<tr>
<td>MCU Code (85% in 40 Days)</td>
<td>✔️</td>
<td>100% decided in 40 days</td>
</tr>
<tr>
<td>MCU Impact (50% in 40 Days)</td>
<td>✔️</td>
<td>100% decided in 40 days</td>
</tr>
<tr>
<td>ROL (85% in 40 Days)</td>
<td>✔️</td>
<td>57% decided in 40 days</td>
</tr>
<tr>
<td>Concurrency Agency (35% in 10 Days)</td>
<td>✔️</td>
<td>94% decided in 10 days</td>
</tr>
</tbody>
</table>

DEVELOPMENT ENGINEERING

Volume of Operations

| Development and Compliance Permits | 8 | 1 | 2 |
| Plan Sealing | 12 | 13 | 7 |
| Minor Works | 31 | 21 | 11 |
| Signage Applications | 2 | 2 | 2 |
| Prescribed Total Works | 2 | | |

| Status | Under Assessment | New | Completed |

Value of Approved Operational Works

Cumulative value of works to date

Three Operational Works applications were approved in April 2016 quarter with a total value of works of $450,000.

<table>
<thead>
<tr>
<th>Application</th>
<th>Status</th>
<th>% Decided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minor Works (85% in &lt;10 Days)</td>
<td>✔️</td>
<td>95% decided in 10 days</td>
</tr>
<tr>
<td>Signage Applications</td>
<td></td>
<td>Two applications received, one decided within 10 days</td>
</tr>
<tr>
<td>Operational Works (85% in 40 Days)</td>
<td>✔️</td>
<td>100% decided in 40 days</td>
</tr>
<tr>
<td>Plan Sealing (% decided in 20 days without action notice)</td>
<td>✔️</td>
<td>100% decided in 20 days without action notice</td>
</tr>
</tbody>
</table>
PARKS AND ENVIRONMENT

Parks Building Services Activities

Play Equipment Inspection and Maintenance

Cemeteries

Burial/Ashes in Mackay Region

Administration – Parks Bookings

Park Bookings

Operational Inspections
Visual Inspections
Major Repairs
Minor Repairs
Grass Maintenance Activities

Parks Maintenance Activities

Horticulture

Orchid House Visitors

Plants Grown in the Nursery and Planted out by Horticulture Staff:
149mm Plants – 5495
Leaves Plants – 525

Natural Environment Projects

<table>
<thead>
<tr>
<th>Project</th>
<th>Status</th>
<th>Description of Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lagoons Creek Rehabilitation</td>
<td></td>
<td>Rehabilitation of the lower sections of Lagoons Creek</td>
</tr>
<tr>
<td>Coastcare Community Program</td>
<td></td>
<td>Ten community volunteers helped control weeds in the dunes at Euasia and a Coastcare day was held at Grima Beach where locals helped collect marine debris.</td>
</tr>
<tr>
<td>Reef Guardian Council Program</td>
<td></td>
<td>Stakeholder workshop held.</td>
</tr>
<tr>
<td>Green Arts Grants</td>
<td></td>
<td>Grants awarded to four local artists/groups.</td>
</tr>
<tr>
<td>Conservation and Environment Grants</td>
<td></td>
<td>Grants awarded to Mackay Conservation Group and Birdlife Mackay to undertake a survey on the Eungella Honeyeater and to Conservation Volunteers Australia to undertake work at DeMoleyns Lagoon.</td>
</tr>
<tr>
<td>Schools Program</td>
<td></td>
<td>Activity held with Whitsunday Anglican School.</td>
</tr>
<tr>
<td>Little McCauley’s Creek Project</td>
<td></td>
<td>On track, successful community day held.</td>
</tr>
<tr>
<td>Capital Works Projects</td>
<td>Project</td>
<td>Status</td>
</tr>
<tr>
<td>------------------------</td>
<td>---------------------------------</td>
<td>----------</td>
</tr>
<tr>
<td></td>
<td>Ron Anderson Park Enhancement</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Farneadow Dr Park Enhancement</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Centenary Park Walkerston</td>
<td>Completed</td>
</tr>
<tr>
<td></td>
<td>Quota Park Paths and Car Park Fencing</td>
<td>Completed</td>
</tr>
<tr>
<td></td>
<td>Blue Water Trail Burnt Ramp Replacemnet</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Buffly Landscaping Salina</td>
<td>Completed</td>
</tr>
<tr>
<td></td>
<td>Avenue Project</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Botanic Gardens Projects</th>
<th>Project</th>
<th>Status</th>
<th>Description of Project</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Amphitheatre upgrades</td>
<td>Complete</td>
<td>Installation of AC in green rooms and step upgrades.</td>
</tr>
<tr>
<td></td>
<td>Pathway upgrade below Water Treatment Plant</td>
<td>Complete</td>
<td>Pathway upgrades and bank stabilisation.</td>
</tr>
<tr>
<td></td>
<td>Regional Forest Boardwalk Installation</td>
<td>In progress</td>
<td>Upgrade of broken concrete pathway to boardwalk.</td>
</tr>
<tr>
<td></td>
<td>Detailed Design Project</td>
<td>In progress</td>
<td>Detailed design project for remaining area of the gardens.</td>
</tr>
<tr>
<td></td>
<td>Eslmorale Sector – Waterways</td>
<td>In progress</td>
<td>Creek line completed and planted. Remaining in-pond works to be completed in June.</td>
</tr>
<tr>
<td></td>
<td>Cremorne Sector</td>
<td>Complete</td>
<td>Installation of feature wall at the admin building.</td>
</tr>
<tr>
<td></td>
<td>Botanic Collection upgrades</td>
<td>In progress</td>
<td>Remaining planting to be carried out in May/June.</td>
</tr>
</tbody>
</table>
# ECONOMIC DEVELOPMENT

**Overview April 2016**

<table>
<thead>
<tr>
<th>Program</th>
<th>Activity</th>
<th>Report Period</th>
<th>YTD</th>
<th>Target</th>
<th>Status</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Investment Facilitation and Business Support</td>
<td>Meetings facilitated with developers / property owners / business owners</td>
<td>3</td>
<td>54</td>
<td>-</td>
<td>✔</td>
<td>Meetings were held with two potential new businesses and one business relocation facilitation meeting.</td>
</tr>
<tr>
<td></td>
<td>Applications processed under Facilitating Development Policy</td>
<td>3</td>
<td>3 Appd</td>
<td>-</td>
<td>✔</td>
<td>Three applications will be assessed at the May Economic Development and Planning Standing Committee Meeting.</td>
</tr>
<tr>
<td>Industry Development and Networking</td>
<td>Meetings with local businesses/industry representatives</td>
<td>24</td>
<td>93</td>
<td>100</td>
<td>✔</td>
<td>Numerous meeting were held such as:</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>o Advancing Small Business Queensland Strategy 2016-2020 consultation session</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>o Bowen Basin Mining Club Lunch</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>o Defence White Paper Information Briefing</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>o Digital Economy Reference Group Meeting</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>o Digital Economy Reference Group meetings</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>o DTI Regional Innovation Hub Research Consultation Session</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>o Façade Improvement Scheme business espoirs enquiry meetings</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>o Greater Whitsunday Food Network – Farmers Market Development Meetings</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>o Greater Whitsunday Food Networking and sub-committee meetings</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>o Mackay Region Chamber of Commerce – Meet ‘n Mingle</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>o Mackay Region Tourism and Events Leadership Program</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>o Presentation of the Botanic Gardens Masterplan to Tourism and Events Queensland and the Department of Tourism, Major Events, Small Business in conjunction with Mackay Tourism and Council’s Park’s, Environment and Sustainably Program</td>
</tr>
<tr>
<td></td>
<td>Presentations to forums / conferences</td>
<td>1</td>
<td>5</td>
<td>-</td>
<td>✔</td>
<td>Mackay Regional Council and CQU hosted a representative from Softbank to meet with technical and project staff to discuss progress on the Pepper project.</td>
</tr>
<tr>
<td></td>
<td>Pepper – The robot</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>✔</td>
<td>Mackay Regional Council and CQU hosted a representative from Softbank to meet with technical and project staff to discuss progress on the Pepper project.</td>
</tr>
<tr>
<td>Northern Queensland Capitals Alliance Program</td>
<td></td>
<td>1</td>
<td>3</td>
<td>-</td>
<td>✔</td>
<td>Attended the Northern Queensland Capitals Alliance Meeting – Townsville. Work continued in partnership with Cairns, Rockhampton and Townsville Council’s on the Northern Queensland Capitals Alliance. A review of existing policy and advocacy groups in Northern Australia being undertaken during May.</td>
</tr>
<tr>
<td>Advance Queensland – Startup Mackay</td>
<td></td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>✔</td>
<td>Co-facilitated 13 Mackay Startup representatives to attend the inaugural Innovation and Investment Summit and Startup Festival in Brisbane in 27-28 April 2016. Two “tech start-ups” from the</td>
</tr>
</tbody>
</table>
## Development Services Monthly Review April 2016

<table>
<thead>
<tr>
<th>Program</th>
<th>Activity</th>
<th>Report Period</th>
<th>YTD</th>
<th>Target</th>
<th>Status</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>QME – Mackay Region Stand</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>Mackay region were showcased during the Startup Festival.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>- Coordinating a stand at the 2016 QME in conjunction with Mackay Tourism, Resource Industry Network and the Mackay Airport, with support from State Development.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>- Ongoing support provided to REED Exhibitions and Bowen Basin Mining Club as part of Invest Mackay Conference Attraction agreements.</td>
</tr>
<tr>
<td></td>
<td>J&amp;MS Mining Services Delegation from India</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>A delegation of three representatives from J&amp;MS Mining Services (India) will be visiting Mackay in mid-June.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>- Supporting J&amp;MS in sponsoring a reception for a visiting delegation from coal India (of around 20 persons).</td>
</tr>
<tr>
<td></td>
<td>Coal India Delegation from India</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>Preparation has commenced on an investment prospectus for the Mackay Region and is currently being scoped.</td>
</tr>
<tr>
<td></td>
<td>Investment Prospectus</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Caravan Motorhome Club of Australia (CMCA RV Friendly Town)</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>In February 2016 the Council approved the 2015-2016 fees and charges amendment of the Urani Caravan Park on the condition that CMCA RV Friendly accreditation is achieved.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>- In April Mackay Regional Council submitted an application to the CMCA for RV Friendly Town application for Mirani, with the approval status due to be received in May 2016.</td>
</tr>
<tr>
<td>Placemaking</td>
<td>Sarina</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>Blvdly, the iconic metre-high cane toad statue was temporarily removed from its Broad Street location for clearing, maintenance and a fresh lick of paint.</td>
</tr>
<tr>
<td>Mackay Pride Facade Improvement Scheme</td>
<td>Applications approved</td>
<td>4</td>
<td>8</td>
<td>10</td>
<td>-</td>
<td>One applicant from Round One has withdrawn their application due to unforeseen personal circumstances. This changes the Round One figure from five approvals to four.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>- Round Two has seen strong enquiries and is gaining momentum. Four applications were approved in April.</td>
</tr>
<tr>
<td>Invest Mackay Events Attraction and Conference Attraction</td>
<td>Number of events/conferences confirmed or held</td>
<td>5</td>
<td>40</td>
<td>0</td>
<td>-</td>
<td>Negotiations continue with a further 20 conferences and several significant events.</td>
</tr>
<tr>
<td></td>
<td>T20 All Stars match between Bulls Masters and Baggy Blues</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>Event announced on April 20. Diner scheduled for June 16, match June 17. Funds raised go towards establishing Brathreanth’s Office.</td>
</tr>
<tr>
<td></td>
<td>Indoor Netball Supernationals</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>Event launched from April 26-May 7 attracting 900+ players and officials to region for 9 nights.</td>
</tr>
<tr>
<td></td>
<td>Mackay Airport Beach Horse Racing Festival</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>Event launched at Mackay Turf Club on April 33.</td>
</tr>
<tr>
<td></td>
<td>Australian Sugar Cane and Technology Conference (ASSCT)</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>Conference took place at MECC April 27-30 attracting 350+ delegates for four nights.</td>
</tr>
</tbody>
</table>

---

**Page | 11**
### Development Services Monthly Review April 2016

<table>
<thead>
<tr>
<th>Program</th>
<th>Activity</th>
<th>Report Period</th>
<th>YTD</th>
<th>Target</th>
<th>Status</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Marian Soil Heath Field Day</td>
<td>Ongoing meetings with events to provide support and ensure funding obligations are met;</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>▶️</td>
<td>○ Conference took place on from April 26-28, attracting 200 delegates for two nights. ○ Bulls Masters ○ Sarina Beach Coconut Festival ○ Beach Horse Races ○ Sarina Bird Club (Northern Avian Conference)</td>
</tr>
<tr>
<td>Greater Whitsunday Farmers Market</td>
<td>Planning and preparation for the establishment of the inaugural Greater Whitsunday Farmers Market continues. On track to commence June 2016.</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>▶️</td>
<td></td>
</tr>
<tr>
<td>Yantai Sister Region</td>
<td>Coordination of delegations</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>▶️</td>
<td>○ Work continues on planning an itinerary for 20 students and four teachers from Yantai, China to visit Mackay in July ○ Coordinating a delegation of government officials and businesses to visit Mackay during QME.</td>
</tr>
</tbody>
</table>

### City Centre Coordination

<table>
<thead>
<tr>
<th>Program</th>
<th>Activity</th>
<th>Report Period</th>
<th>YTD</th>
<th>Target</th>
<th>Status</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>City Centre Taskforce</td>
<td>Number of Meetings</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>▶️</td>
<td>○ New genera meeting with new Council to be held June 2016.</td>
</tr>
<tr>
<td>City Centre Events / Community Participation</td>
<td>Chinese New Year</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>▶️</td>
<td>○ Completed. Held in February, a brief session was held amongst organisations, entertainers &amp; service providers.</td>
</tr>
<tr>
<td>MLC Advice</td>
<td>Easter Carnival</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>▶️</td>
<td>○ Completed. Held in March, a brief session is planned for mid-May.</td>
</tr>
<tr>
<td>Heritage Walks</td>
<td>Tours</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>▶️</td>
<td>○ As part of Heritage Week, the City Centre produced flyers to promote the Heritage Walks hosted by Mackay Regional Council &amp; held in the City Centre on April 21 &amp; 22.</td>
</tr>
<tr>
<td>Bike Week</td>
<td>Activities</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>▶️</td>
<td>○ In conjunction with Sport &amp; Rec, planning for Bike Week 15 – 22 May has been undertaken. Two events will take place in the City Centre.</td>
</tr>
<tr>
<td>Twilight City Spooktacular</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>▶️</td>
<td>○ Twilight City Street Party in the City Centre to be held August 20.</td>
<td></td>
</tr>
<tr>
<td>Fashion Week Mackay</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>▶️</td>
<td>○ Fashion Week Mackay to be held on 6, 7, 8 October. Planning progressing.</td>
<td></td>
</tr>
</tbody>
</table>

### City Centre Development / Marketing Campaigns

<table>
<thead>
<tr>
<th>Program</th>
<th>Activity</th>
<th>Report Period</th>
<th>YTD</th>
<th>Target</th>
<th>Status</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Event Marketing Calendar</td>
<td>A planning session was held on April 21 to layout all planned events across the next financial year and to identify any gaps across the business genres. An event calendar for distribution to City Centre businesses is now in progress.</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>▶️</td>
<td>○ Activation of vacant buildings in the City Centre. ○ Planning in progress. Artwork designed. Booking / cost structure to be determined.</td>
</tr>
<tr>
<td>Window Activation Strategy</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>▶️</td>
<td>○ Promotion and delivery of marketing opportunities via the FREE City Centre Wi-Fi platform.</td>
<td></td>
</tr>
<tr>
<td>WiFi Strategy</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>▶️</td>
<td>○ Promotion and delivery of marketing opportunities via the FREE City Centre Wi-Fi platform.</td>
<td></td>
</tr>
<tr>
<td>City Centre Active Kids and City Centre Active in the City</td>
<td>○ Weekly activities undertaken: - Lazy Runners Club - Zumba - City Dog walking ○ Active Kids Easter Holiday program ran in March/April</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>▶️</td>
<td></td>
</tr>
<tr>
<td>City Centre Façade Improvement</td>
<td>Round 1</td>
<td>4</td>
<td>22</td>
<td>26</td>
<td>▶️</td>
<td>○ Grants of $41,000 will result in $400,000 of capital improvements with local contractors.</td>
</tr>
</tbody>
</table>
## City Centre Coordination

| Scheme | Round 2 | 2 | 5 | 7 | Grants of $21,000 will result in $140,000 of capital improvements with contractors. |

## City Centre Digital Statistics

<table>
<thead>
<tr>
<th>Facebook</th>
<th>April</th>
<th>March</th>
<th>February</th>
</tr>
</thead>
<tbody>
<tr>
<td>Likes</td>
<td>4,032</td>
<td>3,985</td>
<td>3,678</td>
</tr>
<tr>
<td>Total Reach</td>
<td>21,699</td>
<td>81,672</td>
<td>130,508</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Mackay City Centre Instagram</th>
<th>April</th>
<th>March</th>
<th>February</th>
</tr>
</thead>
<tbody>
<tr>
<td>Followers</td>
<td>609</td>
<td>590</td>
<td>579</td>
</tr>
<tr>
<td>Following</td>
<td>111</td>
<td>111</td>
<td>111</td>
</tr>
</tbody>
</table>

## City Centre WiFi

| Total Users | 986 | 962 | 814 |
| Total Sessions | 2,384 | 2,264 | 2,637 |
| Average Session Time | 15 mins 22 secs | 12 mins 24 secs | 1 min 52 secs |

## Sarina Sugar Shed

<table>
<thead>
<tr>
<th>Program</th>
<th>Activity</th>
<th>Report Period</th>
<th>YTD</th>
<th>Target 2015/16</th>
<th>Status</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Ticket Sales</td>
<td>$12,070.09</td>
<td>$10,2972</td>
<td>$175,000</td>
<td></td>
<td>January - $8,180.15 February - $3,834.13 March - $3,677.24</td>
</tr>
<tr>
<td></td>
<td>Total Income (excl. Tickets income)</td>
<td>$33,790</td>
<td>$244,159</td>
<td>$275,000</td>
<td></td>
<td>January – $22,956 February – $17,381 March – $16,692</td>
</tr>
<tr>
<td>Business and Product Development</td>
<td>Farm Tour Wagins</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td></td>
<td>Work is nearly complete on the farm tour wagins. Tours will commence in 2010. Expected to increase visitation and revenue</td>
</tr>
<tr>
<td>Marketing and Media</td>
<td>What’s up Down Under</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td></td>
<td>Sarina Sugar Shed had a visit from Macca and Tanya Kernigan from Channel Ten’s television Show “What’s up down under” organised by Caravanning Queensland.</td>
</tr>
<tr>
<td></td>
<td>Australian Distilling Awards</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td></td>
<td>Sarina Sugar Shed entered the Rum and Rum Liqueur in the Australian Distilled Spirits Awards held in Melbourne. The Rum Liqueur received a Bronze Medal for the second consecutive year and have been invited as a medal winners to showcase the liqueur in the Winning Tastes Pavilion at the Royal Melbourne Show in</td>
</tr>
</tbody>
</table>
### Sarina Sugar Shed

<table>
<thead>
<tr>
<th>Program</th>
<th>Activity</th>
<th>Report Period</th>
<th>YTD</th>
<th>Target 2016/16</th>
<th>Status</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>ASRF Conference</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>September 2016</td>
<td></td>
</tr>
</tbody>
</table>

- Sarina Sugar Shed held a display at the Australian Society of Sugar cane Technologists conference at the MECC.

### e-Statistics

<table>
<thead>
<tr>
<th>Program</th>
<th>January subscribers</th>
<th>February subscribers</th>
<th>March subscribers</th>
<th>April subscribers</th>
</tr>
</thead>
<tbody>
<tr>
<td>City Centre Business Network</td>
<td>737</td>
<td>819</td>
<td>808</td>
<td>788</td>
</tr>
<tr>
<td>Regional Focus Business Network</td>
<td>302</td>
<td>304</td>
<td>304</td>
<td>304</td>
</tr>
<tr>
<td>Sarina Businesses Network</td>
<td>283</td>
<td>287</td>
<td>287</td>
<td>287</td>
</tr>
<tr>
<td>Evans Avenue Network</td>
<td>122</td>
<td>122</td>
<td>122</td>
<td>122</td>
</tr>
<tr>
<td>City Deals Club Subscribers</td>
<td>2,958</td>
<td>3,014</td>
<td>3,473</td>
<td>3,396</td>
</tr>
</tbody>
</table>

Mackay Region Joblink Analytic Report

- 362 Total users
- 3,484 Job views
- 313 Total users
- 1,751 Job views
- 320 Total users
- 1,321 Job views
- 338 Total users
- 1,825 Job views