



# **Development Services**

## **Monthly Review Report May 2017**

## Executive Summary

### Development Services

May, may well be looked back at in coming months and years as the month we started to see a major turnaround of the local economy with several significant industrial applications lodged and approved and construction underway on numerous large developments. Over the last twelve months we have revamped our incentives policy so that it is now the leading development incentive policy in Queensland and it is exciting to see the economic development and jobs the policy is now supporting. With projects like the new blood bank in the city centre, the cancer centre in North Mackay and a major new childcare centre under construction we are seeing a significant increase in local business confidence.

Continuing on the theme of economic growth and development, consultation commences in early June on the Mackay Waterfront PDA project. Community feedback will be sought both online and at numerous events such as the Mackay Show and Paxton's Markets.

A key council project, the Mackay Region Fishing Strategy has also been on consultation during May with strong community response which will be reported to Council shortly.



**Gerard Carlyon**  
*Director Development Services*



**Jim Pearce MP Member for Mirani, Cr Karen May, Mayor Greg Williamson, Assistant Minister for Transport and Infrastructure Glenn Butcher MP, Julieanne Gilbert MP Member for Mackay, turning the sod for the new Mackay Region Visitor Information Centre at the Sarina Field of Dreams Parklands.**

# Development News 05/2017

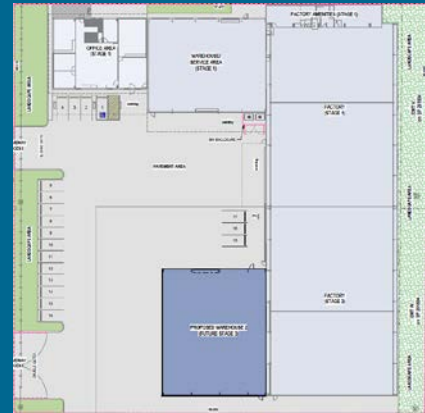
## Updates on Significant Developments Currently Being Assessed by Council

### NEW APPLICATION

DA-2017-48

162-168 Maggiolo Drive, PAGET

The application proposes the construction of a large general industry operation in three stages. Buildings on-site will comprise factory/fabrication area, warehousing and ancillary office facilities. The proposed activities include fabrication of equipment for use in the construction and mining industries.

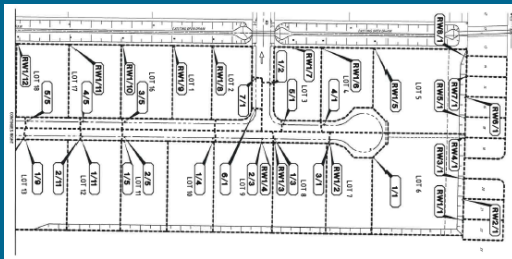


### APPLICATION LODGED

OW-2017-14

7 Production Drive, PAGET

Civil Works for Evolution Estate Stage 3A consisting of ten industrial lots. Proposed works to be carried out on the site are roadworks, drainage works, stormwater, earthworks, water infrastructure and sewerage infrastructure.

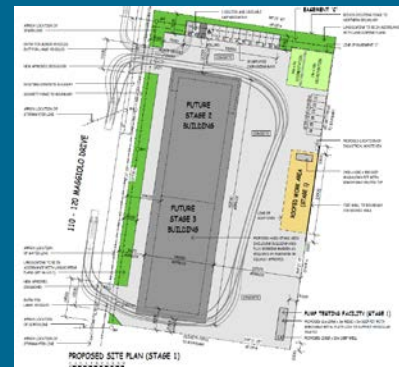


### APPLICATION APPROVED

DA-2017-17

110-120 Maggiolo Drive, PAGET

The approved general industry development is proposed to be occupied by a pump testing business. The construction of the approved development will be undertaken over three stages.

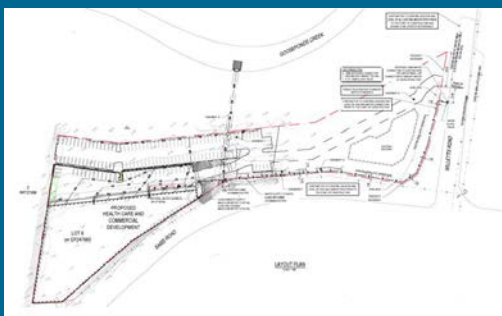


### APPLICATION APPROVED

OW-2017-10

148 Sams Road, NORTH MACKAY

Civil works for a healthcare centre/commercial premises with ancillary pharmacy, gymnasium and associated car parking. Works to be carried out on the site are earthworks, stormwater, sewerage infrastructure, water infrastructure and construction of a retaining wall.





## Monthly Safety Review

### Summary

Twelve incidents were reported during May. For the 2016-17 year to date there has been three lost time injuries, with a total of 44 days lost.

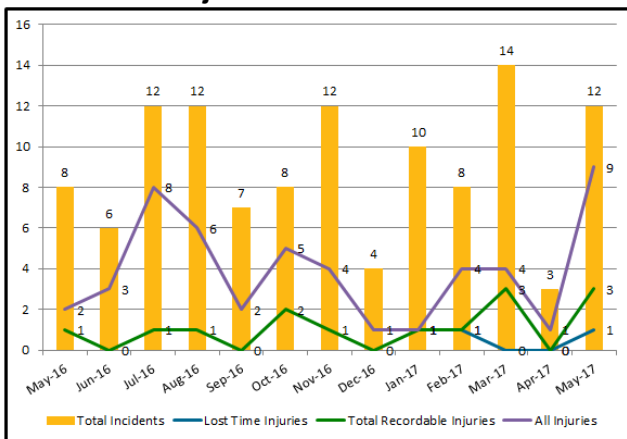
Development Services recorded one new Lost Time Injury (LTI) in May; a minor eye injury. Another eight days were lost in May following a LTI which occurred in February, 12 days in total were lost in late April / early May for this injury. The injured worker has returned to work on suitable duties.

Nine injuries to MRC employee were reported in May:

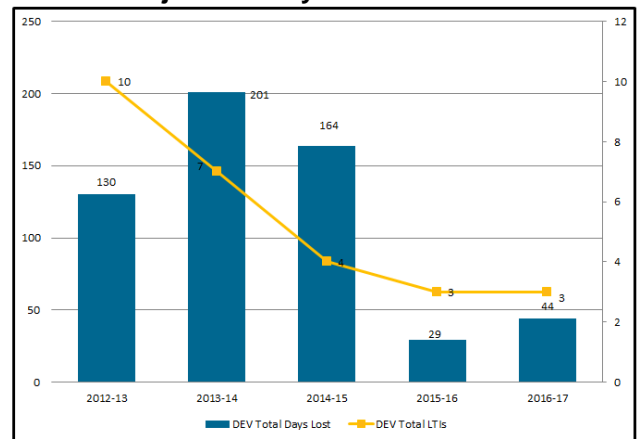
- A worker reported ankle pain after prolonged walking.
- A worker was hit in the face by a tie-down strap while they were securing a mower to the back of a truck.
- After a prolonged period hedging low plants in garden beds, a worker reported muscle strain in their neck, shoulders and back.
- After pulling fronds from trees with long armed pole saw, a worker felt soreness in their elbow.
- A worker brushed against a plant; and later suffered a rash.
- While placing a blower into the tray of a truck; worker burnt their hand on the blower muffler.
- A worker who was shovelling mulch felt muscle pain in the side of their chest.
- A worker rolled their ankle while walking on uneven ground.
- A worker suffered a minor eye injury (abrasion) when a stick they collected flicked up under their glasses. Lost time injury.

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

### Incidents and Injuries



### Lost Time Injuries & Days Lost



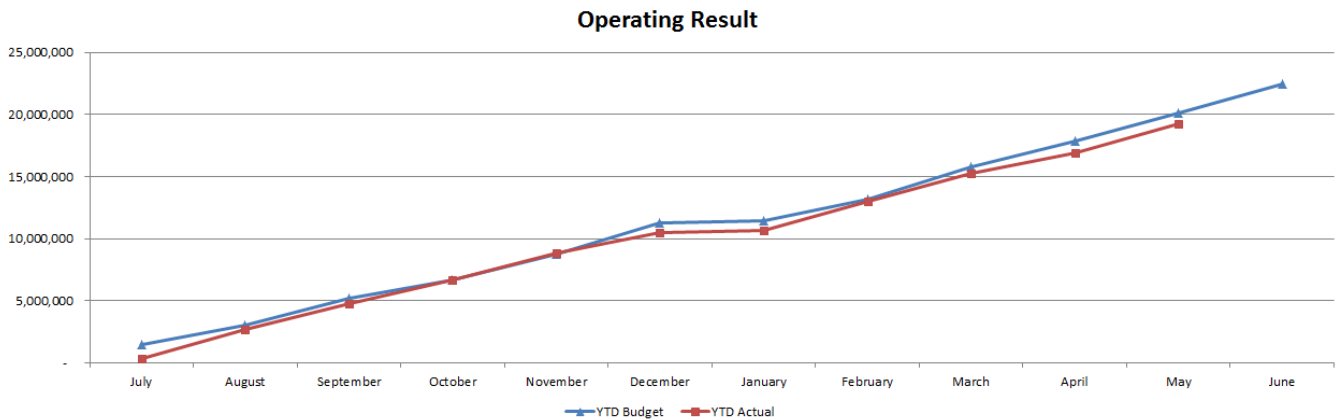
Department	2012-13		2013-14		2014-15		2015-16		2016-17	
	LTI	Days Lost	LTI	Days Lost	LTI	Days Lost	LTI	Days Lost	LTI	Days Lost
Development Engineering										
Development Assessment										
Parks, Environment & Sustainability	9	130	6	179	4	164	3	29	3	44
Strategic Planning										
Economic Development & Tourism			1	22						
<b>Development Services</b>	<b>9</b>	<b>130</b>	<b>7</b>	<b>201</b>	<b>4</b>	<b>164</b>	<b>3</b>	<b>29</b>	<b>3</b>	<b>44</b>

# Financial Report

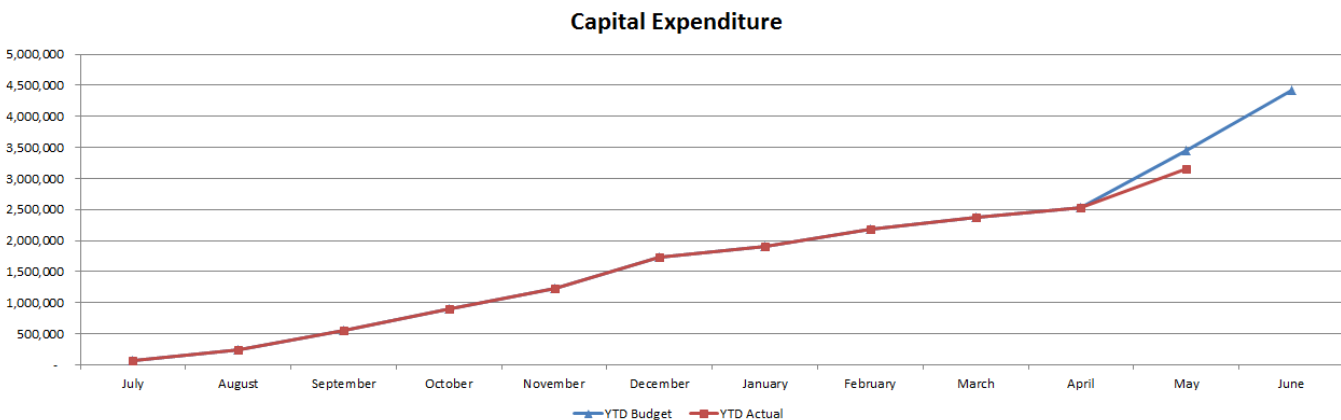
- Actuals more than 10% **over Budget**
- Actuals between 5% & 10% **over Budget**
- Actuals between 5% over & 10% **under Budget**
- Actuals between 10% & 50% **under Budget**
- Actuals more than 50% **under Budget**

Operating Results	YTD budget	YTD actual	Variance	%	Status	Comments
Development Services Management	395,302	383,038	-12,264	97%	<span style="color: green;">●</span>	Tight cost control is ensuring all programs are performing well. The one red status is due to higher than expected revenue resulting from higher than expected development applications. One major capital project is slightly behind schedule at the Botanic Gardens and will not be completed until July 2017.
Strategic Planning	1,709,628	1,417,551	-292,076	83%	<span style="color: orange;">●</span>	
Development Assessment	-28,681	-87,820	-59,140	306%	<span style="color: red;">●</span>	
Development Engineering	518,857	528,123	9,265	102%	<span style="color: green;">●</span>	
Economic Development & Tourism	2,568,511	2,325,449	-243,062	91%	<span style="color: green;">●</span>	
Parks, Environment & Sustainability	14,928,111	14,716,366	-211,745	99%	<span style="color: green;">●</span>	
<b>TOTAL OPERATIONAL</b>	<b>20,091,729</b>	<b>19,282,707</b>	<b>-809,022</b>	<b>96%</b>	<span style="color: green;">●</span>	
<b>Capital Expenditure</b>	<b>3,453,742</b>	<b>3,147,262</b>	<b>-306,481</b>	<b>91%</b>	<span style="color: green;">●</span>	

## Operating Results




## Capital Expenditure



# Review of Operations

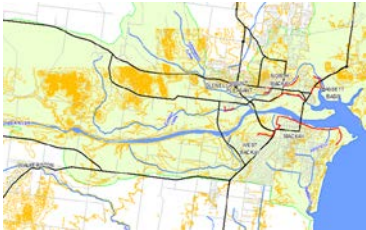
- On Track
- Potential Issue
- Definite Issue

## Strategic Planning

Regional and Local Area Planning		
Projects	Status	Description / Update of Project
Proposed Mackay Region Planning Scheme	●	Proposed planning scheme has been submitted to the Planning Minister for approval to adopt. Awaiting response.
Mackay Region Industrial Land Provision Study	●	Long term study to consider infrastructure options for developing industrial precincts identified in the proposed planning scheme. Study will be ongoing for 2016/17.
Planning Scheme Policy - Open Space Policy	●	Draft policy to set service standards for open space provisions under the proposed Mackay Region Planning Scheme. Consultation on the draft policy planned after completion of the proposed planning scheme.
Mackay Waterfront Redevelopment	●	Potential redevelopment opportunities at the Pioneer River and Binnington Esplanade waterfronts are being investigated. Consultation on initial concepts planned for June / July 2017.
<b>Project Update – Priority Development Area</b>		
<p>Community consultation has commenced on the redevelopment opportunities of the Mackay waterfront areas. The aim of this consultation is to introduce the community to the vision and idea of redeveloping the Mackay waterfront areas. The project is in early stages of development and the community is asked to provide early input into how these areas could redevelop. The community can participate in the consultation by completing an online survey on Connecting Mackay or attending one of the many engagement displays at regional events during June and July. Work is progressing on testing the economics and benefits of potential redevelopment opportunities.</p>		

Transport & Infrastructure Planning		
Projects	Status	Description/Update of Project
Growth Allocation Model	●	A model to allocate and map future urban growth over a 20 year projection period based on growth scenarios. Further modelling scheduled to be undertaken following 2016 Census release.
Transport Modelling	●	Transport model developed and further scenario testing to be undertaken during 2016/17. Investigate options for model update in 2017/18.
Development of a Local Government Infrastructure Plan	●	Project planning and preparation for the project is underway. Development of the Draft LGIP has commenced and is set to be completed by June 2018.

Waterways		
Projects	Status	Description/Update of Project
McCready's Creek South Stormwater Trunk Infrastructure Study	●	Study to consider existing flooding and stormwater drainage issues in the McCreadys Creek south catchment (which includes parts of Glenella, Mt Pleasant, Richmond & Beaconsfield) and identify acceptable solutions for trunk stormwater infrastructure for the next five years and potential ultimate development in the catchment. Study close to being finalised pending outcome of discussions with the Mackay Golf Course.
Bakers Creek Stockroute Road East Stormwater trunk infrastructure Strategy	●	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 five years and potential ultimate development in the catchment.
Voluntary mechanism for Stormwater Quality Management - projects	●	Projects which are undertaken when Developers take up the option to contribute to regional stormwater quality projects instead of undertaking these projects on their development sites. The voluntary mechanism is in place and has seen uptake by developers. The mechanism forms part of the Urban Stormwater Quality Management Plan which was adopted by Council in early March.

<p>Mackay Region Coastal and Inland Flood Hazard Adaptation Strategy (CIFHAS)</p>	<p>★</p>	<p>Council have been successful in an application for over \$200,000 of funding from the State Government through LGAQ for the preparation of the CIFHAS. The funding will go towards a survey of Mackay's building stock within the coastal hazard area to better understand our exposure to risk and a Community Consultation Strategy. The survey and Community Consultation Plan have commenced.</p>
<p>Mackay Floodplain Management Plan</p>	<p>★</p>	<p>A brief of the Mackay Floodplain Management Plan Project was prepared and a consultant appointed. An inception meeting with internal and external stakeholder groups was held during November and WRM are completing the Mackay Floodplain Management Plan. They have also completed the revision of key flood models to include 2015 LiDAR information and river bathymetric surveys. The next phase of the project will involve incorporating floor level surveys and revised local area cost damage curves to risk assessments.</p>
<p>Minor Stormwater system design standard for residential areas</p>	<p>★</p>	<p>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 and are in place for developers to adopt the 39% AEP provided adequate justifications are made.</p>
<p>Flood Gauge Mapping</p>	<p>★</p>	<p>Development of interactive mapping showing the flood footprint linked to the Forgan Bridge flood gauge height. Incremental mapping in the process of being revised from 0.5m increments to 0.25m increments.</p>
<p>Erosion Prone Area Review</p>	<p>★</p>	<p>Complete detailed studies of two small scale study areas at Town Beach and Blacks Beach to refine potential erosion prone areas to assist with potential planning scheme zone amendments.</p>
<p><b>Project Update - Mackay Floodplain Management and Flood Data</b></p> <p>Council is currently undertaking the Mackay Floodplain Management Plan project and the first stage underway involves a data review and update of the Pioneer River, Goosepond Creek, Mackay CBD and Shellgrit Creek flood models. Other stages of the project include a flood damage assessment, assessment of mitigation options and development of the floodplain management plan. A draft plan is expected by late 2017.</p> <p>The Mackay Floodplain Management Plan will focus on the area highlighted in green on the figure shown.</p> <p>Council's Economic Development and Planning Standing Committee endorsed at the May 2017 meeting the recommendation to provide Council's flood study and ground level data to insurers for incorporation into their datasets used in evaluation of flood risk. The Insurance Council of Australia (ICA) undertook a first pass assessment of Council's data in February and advised that of the 68,212 addresses as identified by the ICA that fall within the suburbs of the data Council provided, the industry could reduce premiums based on lower risk categories supported by the new information by approximately \$11 million for the region. The findings included:</p> <ul style="list-style-type: none"> <li>• Approximately \$0 change for 76% of ICA addresses;</li> <li>• Approximately \$500 premium saving for 22%; and</li> <li>• 2% of addresses may experience a premium increase of up to \$500.</li> </ul> <p>It may take several months before this information is incorporated into insurer's data due to the timing of review of new data.</p>		

## Development Assessment

### Volume of Operations

Material Change of Use - Code, Impact, Compliance



Reconfiguration of a Lot - Code, Impact, Compliance



Combined Applications - Code, Impact



Concurrence Agency Referrals



Amended Applications



■ Under Assessment    ■ New    ■ Completed

### Development Assessment Performance Against Legislative Timeframes

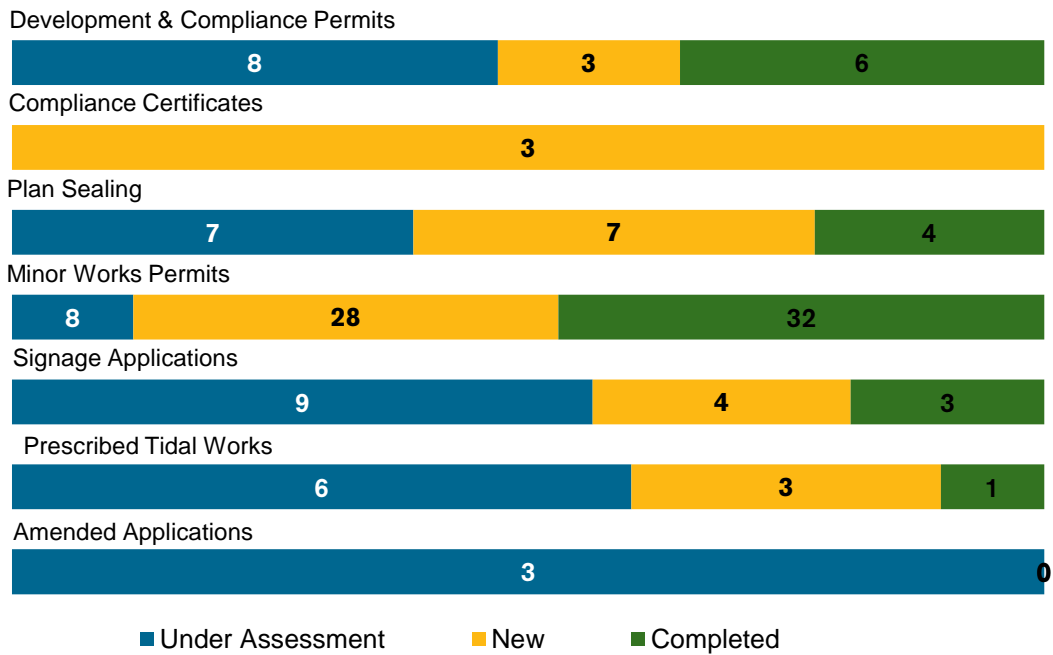
- On Track
- Potential Issue
- Definite Issue

Application	Status	% Decided
MCU Code (85% in 40 Days)	●	100% decided in 40 days.
MCU Impact (50% in 40 Days)	No applications lodged	
ROL (85% in 40 Days)	●	100% decided in 40 days.
Concurrence Agency (85% in 10 Days)	●	90% decided in 10 days.
FastTrack / Streamlined Applications	No applications lodged	



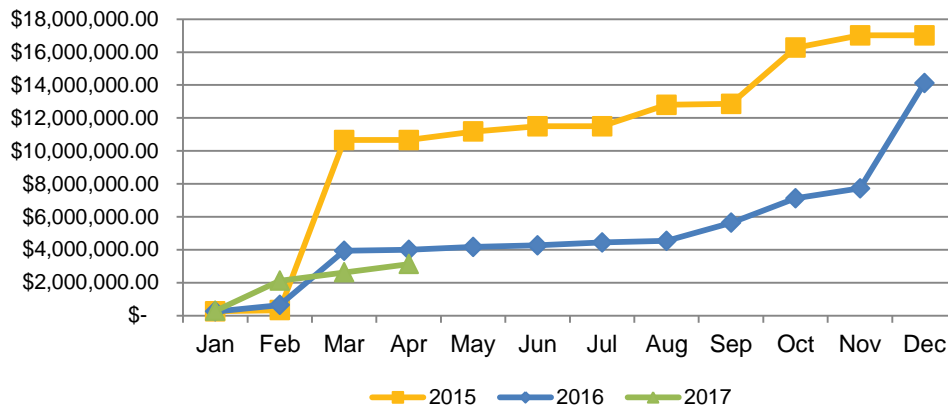
## Development Engineering

### Volume of Operations



### Cumulative Value of Approved Operational Works

Six Operational Works applications were approved in May with a total value of works of \$1,193,692.



### Development Engineering Performance Against Legislative Timeframes

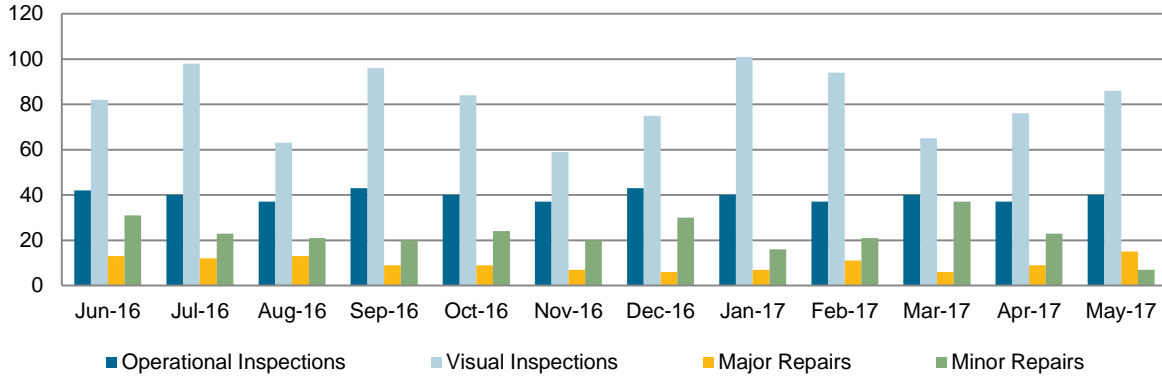
- On Track
- Potential Issue
- Definite Issue

Application	Status	% Decided
Minor Works (85% in <10 Days)	●	97% decided in 10 days.
Signage Applications	●	4 applications received.
Operational Works (85% in 40 Days)	●	100% decided in 40 days.
Plan Sealing (85% decided in 20 days without action notice)	●	100% decided in 20 days without Action Notice.

**Parks, Environment & Sustainability**

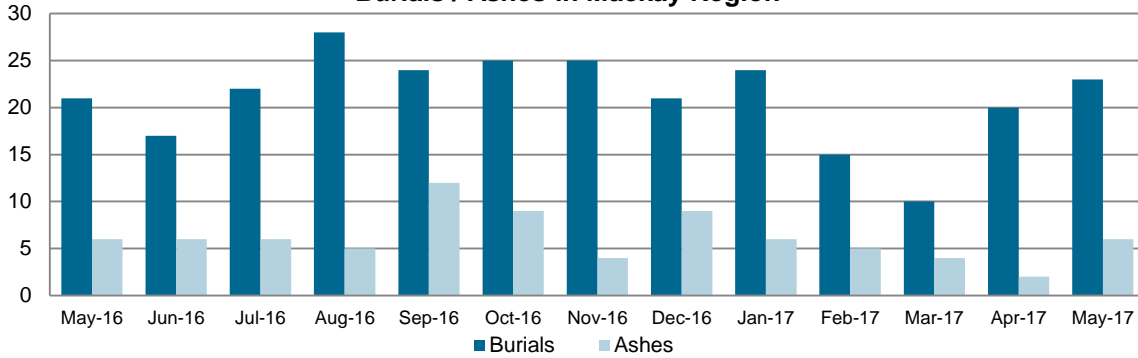
**Parks Building Services Activities**

**Play Equipment Inspection and Maintenance**



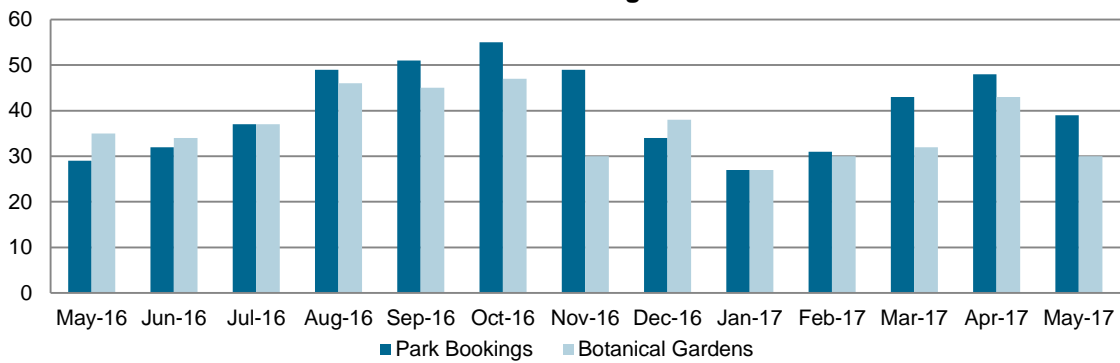
**Cemeteries**

**Burials / Ashes in Mackay Region**



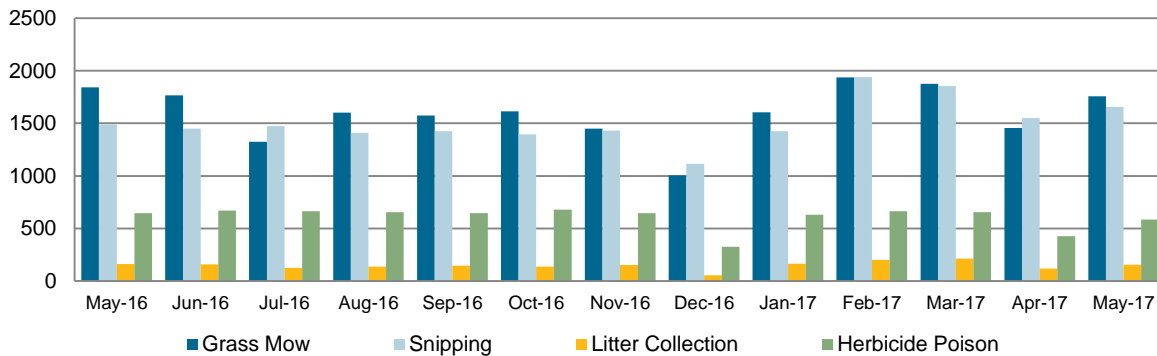
**Administration – Parks Bookings**

**Park Bookings**

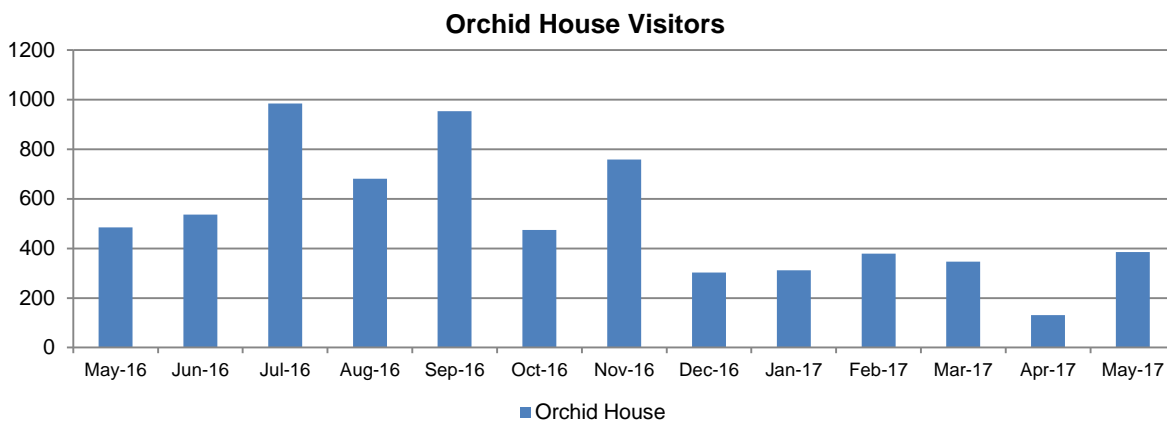


**Grass Maintenance Activities**

**Parks Maintenance Activities**



**Horticulture**



Natural Environment Projects		
Project	Status	Description / Update of Project
Local Coastal Plans	●	Council adopted the plans and summary documents for Bucasia, Blacks and Grasstree Beaches.
Environmental Sustainability Strategy	●	The Environmental Sustainability Strategy is in final draft form and consultation will take place shortly.
Reef Guardian Council	●	Staff attended a Working Group meeting for the Reef Guardian Council Program.
De Moleyns Lagoon	●	A successful open day was held at De Moleyns Lagoon, to showcase the site and recent activities in partnership with key stakeholders.
Queensland Stormwater Strategy	●	Staff attended a meeting in Townsville to discuss the development of a Stormwater Strategy for Queensland.

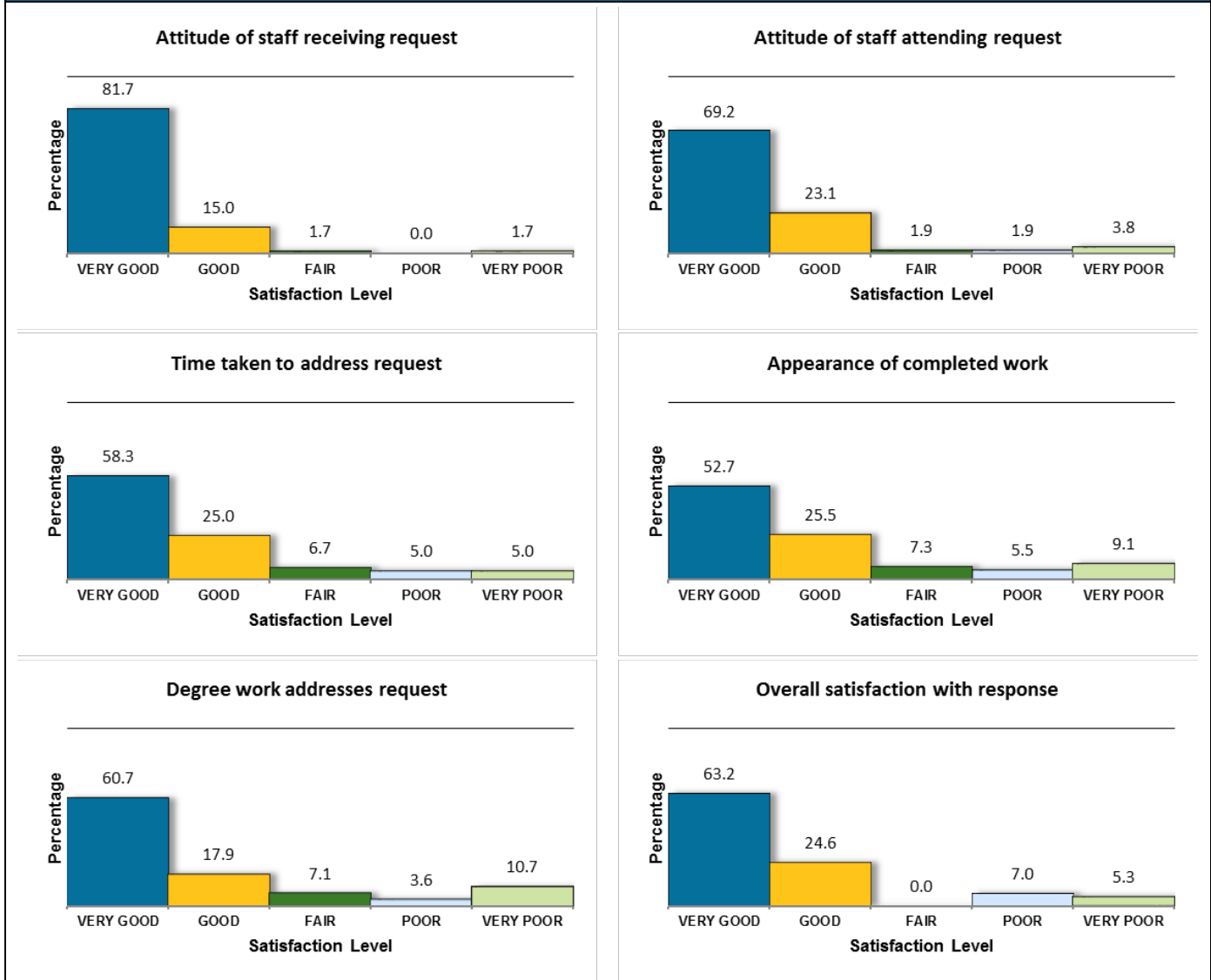
Capital Works Projects		
Project	Status	Description / Update of Project
W4Q Lamberts Beach Amenities Replacement	●	Construction of new amenities and associated paths and fencing is in progress.
Programmed Upgrades Amenities	●	Upgrading/ replacement of plumbing fittings, epoxy flake flooring and full repaint at Ball Bay and Holiday Bay amenities is now completed.
Lamberts Beach Whale Watching Lookout	●	Works on the shelter, ramps, landscaped area and fencing are in progress.

Botanic Gardens Projects		
Project	Status	Description / Update of Project
Pathway Upgrades	●	All scheduled pathway upgrades complete.
Operational Depot & Nursery	●	Construction underway – minor delays due to TC Debbie.
Meadowlands Detailed Design	●	Final revision underway.

Requests for Maintenance Work

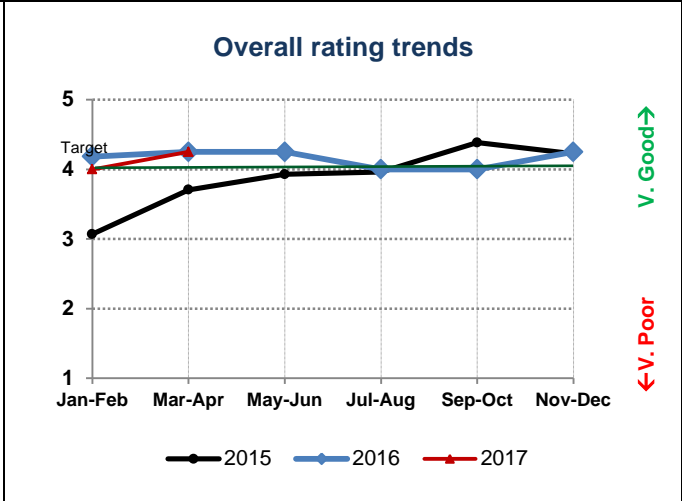
## REQUESTS FOR MAINTENANCE WORK

Results of Customer Survey (March / April 2017)



### Representative Comments      Trends

- Good. Clean and thorough.
- Very prompt.
- Very good.
- Excellent. Thank you.
- Very pleased with the response of the matter and how quickly it was resolved. Thank you.
- This project was handled very professionally. Thank you for your help.
- Very friendly and courteous.
- Overall to job. 8.5 – 9.
- It took a while but I was contacted by a member of staff to explain the delay.
- The area concerned appeared well manicured and tidied.
- High standard.
- Okay
- Efficiently and very quickly.



**Economic Development & Tourism**

<b>Revitalise the City Centre</b>		
<b>Strategy / Project</b>	<b>Status</b>	<b>Description / Update of Project</b>
Business Attraction	●	Harris Scarfe – Caneland Central, For the Love of Hair – 53 Sydney St, Anglicare Food Centre, Wood St
Marketing	●	<p><b>Generic Television Commercial Campaign (TVC)</b> Commenced in May, featured 1 x 30 second generic TVC. Program is being developed to include a series of 15 second and 30 second commercials.</p> <p><b>Heritage Walks</b> Two free heritage walks celebrating the 2017 National Heritage Festival held in the city centre in conjunction with Strategic Planning. Attracted over 100 visitors.</p> <p><b>Active in the City</b> Continues each week at Bluewater Quay. Zumba (Sundays 10am) attracts over 50 participants each week.</p> <p><b>Business Marketing Assistance</b> Boosted Facebook post for the Mother's Day promotion held by M'Lady's Shoes, J &amp; R Hair, News Xpress, Fusion 128, Dames &amp; Dandies, Urban Wave - created a Facebook reach of 4,676</p>
Events	●	<b>'Still Standing' Post Elton John Street Party – September 23</b> Social media campaign commenced this month, current Facebook reach 1,634.
Facade Improvement Scheme - Round 3	●	Round three of the City Centre Façade Improvement Scheme commenced on 16 January and closed on 6 March. Ten applications were approved.
City Centre Digital Subscribers	●	<ul style="list-style-type: none"> <li>Facebook – 5,204</li> <li>Instagram – 1,113</li> <li>City Centre WiFi Sessions – 7,161</li> </ul>

<b>Strong Local Businesses with a Global Reach</b>		
<b>Strategy / Project</b>	<b>Status</b>	<b>Description / Update of Project</b>
Third National Energy & Resource Services Forum	●	The Third National Energy and Resource Services Forum was held on 11 & 12 May. Approximately 110 delegates participated in the Forum including representatives from the Indian Skill Council for Mining Sector and the India Institute of Skill Development. Further discussions will be held with these organisations in regards to VET opportunities in India.
Resources Industry Network (RIN) Export Sub Committee	●	Economic Development is engaging with RIN Export Sub Committee to continue to identify opportunities in export market development. Expressions of interest have been sent to members to identify level of interest in attending AIMEX 2017 in Sydney (29-31 August) and a possible trade mission to IME 2017 in India in November.
International Education and Training	●	Support is being provided to TIQ International Education and Training Unit to conduct a workshop in Mackay as part of a state-wide Roadshow. The event will be held on 16 June, targeting training providers interested in international opportunities. This forum presents us with an opportunity to further our discussions on establishing a regional consortium to internationalise our VET capabilities.

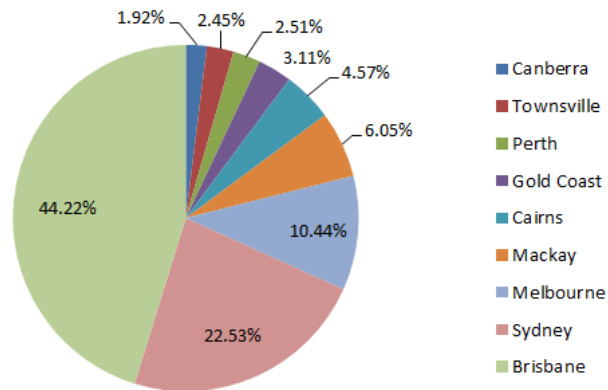
<b>Working to Support Local Business</b>		
<b>Strategy / Project</b>	<b>Status</b>	<b>Description / Update of Project</b>
Mackay Events & Conference Attraction Program	●	<p>Events/conferences held in May</p> <p>Three events/conferences were held:</p> <ul style="list-style-type: none"> <li>Zach Mach Adventure Challenge</li> <li>Australian National Budgerigar Conference</li> <li>Parks and Leisure Australia (QLD) Conference</li> </ul> <p>Events/conferences approved in May</p> <p>One new events/conferences were approved through the program include:</p> <ul style="list-style-type: none"> <li>2018 Regional Convention of Jehovah's Witnesses</li> </ul>
Mackay Pride Facade Improvement Scheme - Round 4	●	Five applications have been approved with a further business submitting an application which is currently being reviewed for approval.

Partnerships for Economic Development		
Strategy / Project	Status	Description / Update of Project
Implementation of the Economic Development Strategy	●	<p><b>Mackay Region Fishing Strategy</b> The draft of the Region Recreational Fishing Strategy 2017-2022 went out for public comment on Monday 15 May until 5 June 2017.</p> <p><b>General Aviation</b> A letter has been issued to land owners with existing air strip facilities to offer assistance with facilitating any development/expansion plans that they may have. Three meetings have been held with interested land owners.</p>
Facilitating Development in Mackay Region Policy	●	Two EOI applications and four stage two applications are currently under assessment.

**Economic Profile**



**City Users**

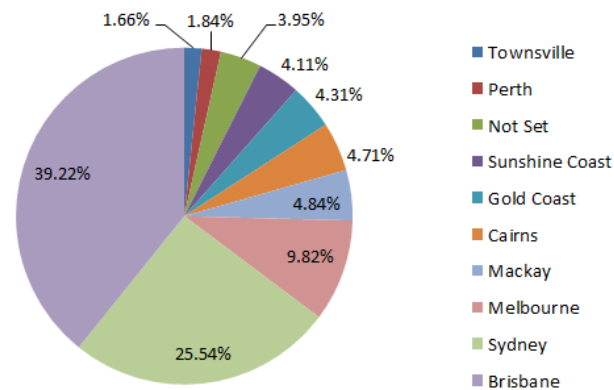


REMPPLAN Online Stats

**Community Profile**



**City Users**



Attracting & Keeping Young People in the Region		
Strategy / Project	Status	Description / Update of Project
Support and incubate to foster creativity & commercialise ideas and start ups	●	<p><b>Split Spaces Mackay</b> Economic Development will continue to engage with Split Spaces Mackay to discuss future partnership opportunities as requested.</p> <p><b>Start Up Mackay</b> Economic Development will continue to engage with Start Up Mackay to discuss future events and partnership opportunities when requested.</p> <p><b>Advancing Regional Innovation Program</b> Mackay Regional Council has provided support as a key partner to the GW3 application to the Advancing Regional Innovation Program for the delivery of a Regional Collaborative Action Plan.</p> <p><b>Young Professionals (YP)</b> Economic Development will continue to engage with Young Professional and support their events such "Mistakes I've Made &amp; Lessons I've Learned" held on 27 May.</p>

Place Management of Suburbs & Localities		
Strategy / Project	Status	Description / Update of Project
Place Making	●	Economic Development are reviewing possible place making activities in Sarina, Mirani and Evans Avenue and will implement a new program in 2017/18.
Sarina Field of Dreams (SFOD)	●	<p><b>Parkland Development</b> On Sunday, 4 June 2017, the Field of Dreams Parkland celebrated Queensland Day, doubling as the project launch for the new Mackay Regional Visitor Information Centre in the Sarina Railway Station the and Field of Dreams Parkland Masterplan upgrades. Mayor Greg Williamson and Cr. Karen May welcomed the community to the event and announced the project launch. Assistant Minister for Infrastructure Glenn Butcher attended the event on behalf of the Deputy Premier, acknowledging the importance of supporting regional economic growth and tourism development across Queensland. Member for Mackay, MP Julieanne Gilbert and Member for Mirani, MP Jim Pearce also proudly attended the event noting the importance of job creation and stimulating the local economy. The Sarina Field of Dreams civil component of the project is now out for tender, due to close on 20 June 2017.</p> <p><b>Website</b> Out of the Blue Marketing have advised they should have a test environment by early June. Key Stakeholders of the Sarina Field of Dreams Parklands will review and provide feedback. The website is anticipated to be live in early July 2017.</p> <p><b>Photoshoot</b> All images from the SFOD photoshoot have been finalised by the photographer and supplied to Council. A package of the photos taken will be provided to each facility</p>

Promoting the Mackay Region Brand		
Strategy / Project	Status	Description / Update of Project
Recreational Vehicle Attraction	●	Industry representations are being considered as part of a holistic approach to the regulated camping market.
Mirani Caravan Park - RV Friendly Park	●	The Mirani Caravan Park was listed as a Dollar Wise Caravan Park with the Campervan and Motorhome Club of Australia program.

Sarina Sugar Shed					
Strategy / Project	Status	Description / Update of Project			
		Item	May	YTD	Annual Target
Business Operations	●	Visitation	631	9186	10,000
		Item	May	YTD	Annual Budget
	●	Ticket Sales	\$11 610	\$144 964	\$185,000
	●	Retail Sales	\$23 517	\$267 613	\$341,000
	●	Sponsorship	-	\$5 000	-
	●	Total Income (incl. Tickets income)	\$35 128	\$417 577	\$526,500
	●	Total Expenses	\$63 773	\$753 268	\$854,685

<b>e-Statistics</b>					
<b>Subscribers</b>	<b>May</b>	<b>Apr</b>	<b>Mar</b>	<b>Feb</b>	<b>Jan</b>
City Centre Business Network	960	972	981	989	1,007
Regional Focus Business Network	171	173	177	210	313
Sarina Businesses Network	198	198	199	226	289
Evans Avenue Network	88 <small>(expired emails &amp; review)</small>	132	132	132	132
City Deals Club Subscribers	3,687	3,743	3,789	4,076	2,620
Mackay Region Joblink Analytic Report	453 Users 625 Views	447 Users 1942 Views	435 Users 2,899 views	408 users 2,919 views	408 users 2,919 views