AGENDA

Ordinary Meeting

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

On Wednesday 26 August 2026

Commencing at 10:00 AM

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1. ATTENDANCE

2. OPENING PRAYER

3. ABSENT ON COUNCIL BUSINESS

4. APOLOGIES

5. CONDOLENCES

6. CONFLICT OF INTEREST

7. CONFIRMATION OF MINUTES

7.1. CONFIRMATION OF MINUTES - 22 JULY 2026

THAT the Ordinary Meeting Minutes dated 22 July 2026 be adopted.

8. BUSINESS ARISING OUT OF PREVIOUS MINUTES

9. MAYORAL MINUTES

10. CONSIDERATION OF COMMITTEE REPORTS & RECOMMENDATIONS

10.1. FINANCIAL SUSTAINABILITY STRATEGIC ADVISORY COMMITTEE

10.1.1. FINANCIAL SUSTAINABILITY STRATEGIC ADVISORY COMMITTEE - DRAFT MINUTES - 17 JULY 2026

Author Director Corporate Services (Chris Kelly)
Responsible Officer Director Corporate Services (Chris Kelly)
File Reference FSSAC

Attachments
1. Financial Sustainability Strategic Advisory Committee - Minutes - 17 July 2026 [**10.1.1.1** - 5 pages]

Purpose

The purpose of this report is for Council to receive the Minutes of the Financial Sustainability Strategic Advisory Committee Meeting of 17 July 2026.

Related Parties

Nil

Corporate Plan Linkage

Financial Strength

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

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

Optimised Asset Management - Our asset spend is aligned with the optimised maintenance, replacement and renewal of our asset base.

Planned Capital and Forecasting - Our planned capital and operational projects are delivered with agility in the line with our business needs.

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

Officer's Recommendation

THAT the Minutes of the Financial Sustainability Strategic Advisory Committee meeting held on 17 July 2026 be received.

MINUTES
FINANCIAL SUSTAINABILITY STRATEGIC ADVISORY COMMITTEE MEETING
Fri 17 July at 09:00am – Council Chambers

Purpose:	• Provide a forum to enable MRC to enhance Financial Sustainability through affordable living, ethical decision making and good governance, optimised asset management, planned capital and forecasting, and a resilient and agile economy. • Provide information, advice and views to MRC on current and emerging matters within the Mackay Local Government area. • Enable Councillors to engage with sectors of the community through identified stakeholder groups and individuals.
Committee Members:	• Cr Anne Baker • Cr Ash-Lee Johnson (Chair) • Chris Kelly – Director Corporate Services • Tania Caldwell – Acting Chief Financial Officer
Supporting Staff:	• Kirsty Bolton – Minute Taker
Guests:	• Cr Namarca Corowa • Cr Peter Sheedy
Apologies:	•

Item No. / Requestor (Approximate time)		Items	Actions	Due Date / Timeframe
1	**09:00 - Standing**	**Acknowledgement of Country / Introductions / Apologies**		
	Chair			
2	**Standing**	**Conflicts of Interest**		
	Chair	Nil		
3	**Standing**	**Related Parties**		
	Chair	Nil		
4	**Standing**	**External Presenters – (name)**		
		Nil		
5	**Standing**	**Adoption of Previous Minutes**		

Item No. / Requestor (Approximate time)		Items	Actions	Due Date / Timeframe
	Chair	The minutes of the meeting held on 5 June 2026 were adopted.	Noted.	
6	**Standing**	**Review of Outstanding Actions Items**		
6.1		Retention & Attraction Strategies	Investigate system enhancements that could improve recruitment workflow efficiency, including potential add-on modules.	Chris Kelly to provide verbal update on the HRIS Project at the FSSAC meeting on 17 Jul 2026. **This was done at the meeting and is recommended for removal.**
6.2		External Funding Register	**Recommendation from Cr Johnson:** That Council establish and maintain an External Funding Register, to be reported to the Financial Sustainability Strategic Advisory Committee to provide oversight on future or current funding applications and to identify strategic external funding opportunities aligned with Council priorities. Prepare a draft External Funding Policy to formalise a consistent organisational framework for external funding opportunities. Present the draft External Funding Policy to the Financial Sustainability Strategic Advisory Committee for consideration and advice prior to submission to Council for formal adoption in the June 2026 Ordinary Meeting.	An overview of the Grants Management process was provided to the Committee at the meeting of 5th June. A draft of the policy was considered by the Committee at the meeting of 17 July 2026. Policy to be revised and recirculated for 14 August 2026 Meeting. Following this it will be referred to Council for consideration of the draft and adoption later this year as per Council's Policy adoption process.
6.3		Update on Budget Movements / Budget 25/26 Wrap up • Review Debt Recovery Policy	**Actions:** • **Tania** to confirm the number of customers who challenged their water bills and provide a comparison of water usage growth from the previous year. • **Tania** to report back on Grant Expenditure expended this year.	It is anticipated that the first two items will be addressed at the August FSSAC meeting. **The final item has been addressed, however will**

Item No. / Requestor (Approximate time)		Items	Actions	Due Date / Timeframe
		• Overview of Debt Strategy	• **Chris** to report back with testimony and copies of submissions following appearance at Federal Government Inquiry into Local Government Financial Sustainability.	**remain a standing item for monitoring.**
6.4	Cr Johnson	Audit and Risk Committee Query	• Discussion raised regarding Audit and Risk Committee matters, specifically investigations into moving items from a medium to high rating. Consideration given to how these could be incorporated into the SAC. • Proposed introduction of a standing agenda item – FSSAC Register – to capture and monitor financial risks, with time allocated for discussion. **Action:** • **Chris** to develop a proposed approach for review.	This action will be considered at the 14 August 2026 meeting.
6.5	Cr Baker	Visibility of Budget Framework	Cr Baker proposed a recommendation for consideration by Council of development of a 2027–2028 budget framework to give Councillors early visibility and input. "THAT Council establish a Budget Development Framework for the 2027/2028 Budget that enables Councillors early visibility in the shaping of Budget priorities, funding opportunities, and strategic initiatives. AND that the framework be presented in the August 2026 meeting to the Financial Sustainability Strategic Advisory Committee for consideration prior to submission to Council for adoption." 17.07.26 - Chris advised that the Corporate Planning team is progressing this item and has prepared a draft document. Cr Johnson suggested establishing a committee or working group to provide oversight of consultant-led projects and improve understanding of project scope and outcomes. Chris queried whether this role could be undertaken through existing SAC meetings rather than creating a separate group.	Budget Development Framework to be established and presented in the 14 August 2026 meeting to the Financial Sustainability Strategic Advisory Committee prior to submission to Council for adoption.

Item No. / Requestor (Approximate time)		Items	Actions	Due Date / Timeframe
			Action: • **Chris** to forward the draft Strategic Planning Population Explanation document.	
7	**Standing**	**Agenda Items / Discussion**		
7.1	Cr Johnson	Enquiry into Local Government Financial Sustainability. • Timeline of further hearings and draft report – method on how to report findings back to FSSAC. • Request of data from LGAQ –brainstorm other data we can request before sending request. • Discussion on the plan for Councils ratepayers moving forward if the FAG reduces further – internal facing solutions.	**17.07.26** – It was agreed that this item will become a standing agenda item. **Action:** • Chris to contact Local Government Enquiry to obtain further information and confirm the anticipated timeline.	**The outstanding action has been completed by email and this item is recommended for removal, however the issue will remain a standing item for monitoring.**
7.2	Chris Kelly	Academic Bursary Policy	Taken as read. Question on notice to be provided regarding the residential requirement. SAC to be consulted in assessment of skills shortages areas. **Action:** • Chris to provide further information on residency requirements.	**The outstanding action has been completed by email and this item is recommended for removal.**
7.3	Chris Kelly	Grants Management Policy	Committee considered and discussed draft amendments from both Co-Chairs for the draft policy. **Action:** • Chris to review and amend as required, including any comments and recirculate for next meeting.	**The outstanding action has been completed by email and is recommended for removal. Item will be considered on agenda of meeting on 14 August meeting.**

Item No. / Requestor (Approximate time)		Items	Actions	Due Date / Timeframe
7.4	Chris Kelly	Verbal Update on HRIS Project	Cr Johnson requested an update on Roadmap progress, including expenditure against the allocated budget & suggested Christina Petriwskyj provide an update.	
8	**Standing**	**General Business**		
9	**Standing**	**Next Meeting**		
9.1		Fri 14 August		

Meeting closed: 11:45am
Minutes recorded by: KB

10.2. LIVEABILITY AND SOCIAL INCLUSION STRATEGIC ADVISORY COMMITTEE

10.2.1. LIVEABILITY AND SOCIAL INCLUSION STRATEGIC ADVISORY COMMITTEE - DRAFT MINUTES - 3 AUGUST 2026

Author Director Community Services (Mark Sleeman)
Responsible Officer Director Community Services (Mark Sleeman)
File Reference Liveability and Social Inclusion Strategic Advisory Committee

Attachments

1. Draft Minutes 030826 Liveability and Social Inclusion Strategic Advisory Committee [**10.2.1.1** - 3 pages]

Purpose

For Council to receive the draft minutes of the Liveability and Social Inclusion Strategic Advisory Committee meeting held on 3 August 2026.

Related Parties

n/a

Corporate Plan Linkage

Community and Environment

Safe, Healthy and Engaged Region - Our Region is a safe and resilient community, with services that support high standards of public health, and extends friendship and support to each other through both good and challenging times.

Live and Visit

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

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

Officer's Recommendation

THAT the draft minutes of the Liveability and Social Inclusion Strategic Advisory Committee meeting held on 3 August 2026 be received.

MINUTES

LIVEABILITY AND SOCIAL INCLUSION STRATEGIC ADVISORY COMMITTEE

3 August 2026 at 10.00am – Council Chambers

Purpose:	Provide a forum to enable MRC to enhance Liveability and Social Inclusion through strategic social planning, regulatory mechanisms, community projects, initiatives and creating safe places where community voices can be heard and contribute to society: Provide information, advice and views to MRC on current and emerging matters within the Mackay Local Government area: Enable Councillors to engage with sectors of the community through identified stakeholder groups and individuals.
Committee Members:	• Cr Ash-Lee Johnson (Co-Chair) • Cr Karen May (Co-Chair) (part)
Supporting Staff:	• Maurie Fatnowna A/Director Community Services (MF) • Cara Gjuzi A/Executive Manager Community Lifestyle (CG) • Shannon Vella Project Officer Northern Beaches Community Hub (SV) (part) • Kerri Verroen Coordinator Corporate Governance (KV) (part) • Chris Kelly Director Corporate Services (CK) (part) • Gillian Hayles (GH) minute taker
Guests:	• Cr Peter Sheedy • Cr Anne Baker • Cr Namarca Corowa • Maria Porter Older Women's Network • Muriel Kilcullen President U3A Mackay • Lyn Geraghty Secretary U3A Mackay • Charlie Symons President Mackay Senior Citizens Association • Fay Dennien ESA Alpha Rho
Apologies:	• Mark Sleeman Director Community Services (MS)

Item No. / Requestor		Items	Actions
1	**Standing**	**Acknowledgement of Country / Introductions / Apologies**	
	Chair	Cr Johnson conducted the Acknowledgement of Country and noted apologies.	
2	**Standing**	**Conflicts of Interest**	
	Chair	Nil.	

Item No. / Requestor		Items	Actions
3	**Standing**	**Related Parties**	
	Chair	Nil.	
4	**Standing**	**Northern Beaches Community Hub**	
4.1	Shannon Vella	Bi-monthly update on NBCH	
5	**Standing**	**Adoption of Previous Minutes**	
5.1	Chair	The minutes of the meeting held on 8 June 2026, having been previously circulated and to be received at Council's Ordinary Meeting on 29 June 2026, were approved.	
6	**Standing**	**Review of Outstanding Actions Items**	
6.1	Chair	Actions reviewed and updated provided.	Actions completed or in progress
7	**Standing**	**Agenda Items / Discussion**	
7.1	Chair	Policy Review • 022 – Child Safety & Wellbeing ○ Discussion was held around practical examples of the policy.	Noted.
7.2	Chair	NBCH Reference Group Meeting • Minutes from meeting held Monday 22 June 2026	Noted.
7.3	Cr May / Cr Johnson	Board Updates: • Greater Whitsundays Communities • Connect Housing Mackay • Regional Development Australia	
8	**Standing**	**Advocacy**	
8.1	Chair	Olympic Taskforce	
8.2	Chair	Youth Fest	
8.3	Chair	Sarina Youth Centre	
9	**Standing**	**External Presentations**	
9.1	Older Women's Network	Maria Porter • Overview of the newly created Leap Yakapari District Development Association	
9.2	U3A Mackay Inc	Muriel Kilcullen – President & Lyn Geraghty – Secretary • Overview of U3A Mackay Inc and the 2027 Conference to be held in Mackay	

Item No. / Requestor		Items	Actions
9.3	Mackay & District Senior Citizens Association	Charlie Symons • Overview of Mackay & District Senior Citizens Association	
9.4	ESA Alpha Rho	Fay Dennien • Overview of ESA Alpha Rho in Mackay, their funding process and organisations that they have given funding to.	
10	**Standing**	**General Business**	
		Nil.	
11	**Standing**	**Next Meeting**	
	Chair	Monday 12 October 2026	

Meeting closed: 11.47 am
Minutes recorded by: GH

10.3. REGIONAL INFRASTRUCTURE STRATEGIC ADVISORY COMMITTEE

10.3.1. REGIONAL INFRASTRUCTURE STRATEGIC ADVISORY COMMITTEE - DRAFT MINUTES - 27 JULY 2026

Author Director Infrastructure and Operations (Simon Taylor)
Responsible Officer Director Infrastructure and Operations (Simon Taylor)
File Reference RISAC

Attachments

1. 27 July 2026 - Minutes - Regional Infrastructure Strategic Advisory Committee Meeting [**10.3.1.1** - 6 pages]

Purpose

For Council to receive the Draft Minutes of the Regional Infrastructure Strategic Advisory Committee Meeting of 27 July 2026.

Related Parties

- Infrastructure & Operations Management

Corporate Plan Linkage

Financial Strength

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

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

Optimised Asset Management - Our asset spend is aligned with the optimised maintenance, replacement and renewal of our asset base.

Planned Capital and Forecasting - Our planned capital and operational projects are delivered with agility in the line with our business needs.

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

Officer's Recommendation

THAT the Draft Minutes of the Regional Infrastructure Strategic Advisory Committee Meeting of 27 July 2026 be received.

MINUTES

REGIONAL INFRASTRUCTURE STRATEGIC ADVISORY COMMITTEE
27 July 2026 – 9am - Council Chambers, 1st Floor

Purpose:	1. Provide a forum to enable MRC and community projects, initiatives and strategic issues to be discussed; 2. Provide information, advice and views to MRC on current and emerging matters within the Mackay Local Government area; and 3. Enable Councillors to engage with sectors of the community through identified stakeholder groups
Committee Members:	Cr Karen May (Co-Chair); Cr Anne Baker (Co-Chair); Simon Taylor (ST), Director Infrastructure & Operations; Jeremy Rowe (JR), Associate Director Operations
Guest: TBC	Cr Namarca Corowa (from 9.25am); Cr Belinda Hasson (from 9.35am); Natasha Klosterman, Regional Waste Coordinator, Greater Whitsunday Council of Mayors (GWCOM); David de Jager (DDJ), Executive Manager Waste Services; Vivien Nsanabo (VN), Executive Manager Asset Management; Chris Molyneaux (CM), Acting Executive Officer
Apologies:	Kylie Rogers (KR), Associate Director Infrastructure

Item No. / Requestor		Items	Actions
1.	**Standing**	**Acknowledgement of County/Introductions /Apologies**	
	Director	• Acknowledgement of Country conducted by Cr Baker • Welcomes extended to Natasha Klosterman (Regional Waste Coordinator), Cr Corowa and Cr Hasson	
2.	**Standing**	**Adoption of Previous Minutes, Matters Arising and Outstanding Actions Items**	
	Chair	• 22 June 2026 - Draft Meeting Minutes - Regional Infrastructure Strategic Advisory Committee Meeting.docx • It has been confirmed by Local Laws that the fruit and vegetable vendor's Permit is an annual Permit and essentially the Permit allows for commercial use on Council controlled land, however, the land in this instance is owned by the Department of Transport & Main Roads (DTMR) • Noted that we have the option of allowing the Permit to come to its natural end with no renewal	***Action:*** ***Follow up with DTMR to ascertain who will make contact the fruit and vegetable vendor Permit Holder.***

		• Confirmed that it is appropriate for the DTMR to engage with and lead the conversation with the Permit holder • Noted that the Knight Frank advertising for the Northern Beaches Community Hub Café space has commenced but no feedback has been received to date • Reiterated that Café design concept decisions will need to be shortly with the concept design to be presented to the Strategic Advisory Committee	
3.	**Standing**	**Hot Topic Roundup**	

	Chair	• Office of Glen Kelly, Member for Mirani, has thanked Council for our Advocacy document and has also written to Council suggesting various other project options for the Mirani Electorate for advocacy:
		  ○ Statham Drive and Connors Road – missing link
		  ○ Walkerston Homebush Road- sealing of final sections
		  ○ Brewers Park Sporting Precinct, Sarina
		  ○ Sarina CBD Revitalisation
		  ○ Finch Hatton Gorge – car parking and visit infrastructure
		  ○ Bridge Street Park, Walkerston – upgrades including the Walkerston War Memorial Precinct
		  ○ Regional Feral Pig Management Initiatives
		• Discussed whether it was more appropriate to advocate for the bigger projects and for Council to fund the smaller projects
		• It was agreed that it is also appropriate for both smaller and medium sized projects to also be included as options as a value add
		• Noted that the Long-Term Financial Plan (LTFP) Software Improvement Project included in the Capital Program this financial year will assist in administering the Capital Program process going forward
			Action:
			Review and Brief Council on both smaller and medium sized projects as a strategy to target State Government initiatives.

4.	**Standing**	**Waste to Energy Update**	
	Chair	• Presentation provided by David de Jager, Executive Manager Waste Services • Nored that the Department of Environment, Tourism, Science and Innovation (DETSI) to revise the Guidelines and Policy for Waste to Energy (WtE) • There continues to be a strong push for recycling and the creation of a circular economy • Seeking confirmation whether the Recycling Target applies to each individual council or whether it applies to the collective group of regional councils • Confirmed that the Targets for Reuse have not been identified as yet • Still no confirmation whether DETSI will separate Infrastructure Planning from Waste to Energy, but our preference is for them to be separate processes • Noted that the Australian Renewable Energy Agency (ARENA) has previously provided 100% funding to a transport business for the purchase of electric trucks and the installation of charging stations • Confirmed that it is necessary to Advocate for the support of the Regional 9 councils for Mackay Regional Council to prepare the blueprint for regional waste solutions with the Waste to Energy plant being constructed in Mackay • Current Waste Levy Legislation ends 2031	
5.	**Chair**	**2026 State Waste Strategy**	
		• Discussions as above	
6.	**Associate Director Infrastructure & Executive Manager Asset Management**	**Asset Management Program Update**	

		• Presentation on minor amendments/updates to the Strategic Asset Management Plan (SAMP) provided by Viv Nsanabo, Executive Manager Asset Management • These minor amendments/updates have previously been endorsed by the Asset Management Steering Committee (AMSC) • Confirmed that the updated SAMP should be presented to an Ordinary Meeting of Council for endorsement of the changes discussed • Presentation on the Asset Management Improvement Plan (AMIP) including Actions and Updates was also provided by Viv Nsanabo, Executive Manager Asset Management, and well received • Noted that an Asset Management Benchmarking Exercise has been undertaken • This was an independent assessment built on an evidence-based process • Most items in the Asset Management Improvement Plan align with the outcomes of the external benchmarking process • Noted that we will look to complete the Benchmarking Exercise again in a couple of years to assess the improvements that have been made. • A review and explanation of the 10-Box Model was completed • Noted that we have already commenced addressing the desired outcomes of both the Life Cycle Delivery and Organisation and People Capability Areas through the realignment of Programs • Confirmed that we are utilising a holistic asset management perspective which is aligned with ISO 55001 standards and best industry practices with ISO 55001 being a recognised international standard in asset management • Agreed that we are aiming for “Competent” in the Asset Management Assessment Maturity Rating Scheme which is believed to be the correct level of investment for this organisation • The Maturity Assessment has provided the areas needing focus and resources will now be directed in the correct direction	***Action:*** ***Strategic Asset Management Plan (SAMP) to be presented to an Ordinary Meeting of Council for endorsement of the minor amendments/updates made.***

		• Confirmed that there are costs involved in achieving the different Maturity Levels • Noted that we should always be trying to do better but acknowledged that the challenging part is the costs involved with delivering the basic Levels of Service, water, sewerage, etc • The benchmarking results show a clear improvement from those achieved when the last Benchmarking Exercise was undertaken in 2017 • The Benchmarking Exercise has provided the current baseline to build from	
7.	**Associate Director Infrastructure**	**Updates - Capital Programs**	
		• 2025/2026 Capital Program update was presented by Mick Zimmerle, Executive Manager Portfolio Management Office • Noted that $111M of the Capital Program was delivered with $17.4M of the total being delivered during June 2026 • Discussed the need for an Education piece on the Shakespeare Street Levy Project • Councillors to also receive a copy of this Education piece for their future interactions with residents	***Action:*** 1. ***Compile an Education piece on the Shakespeare Street Levy Project. Consider including modelling from 1958 flood event to show the need for the construction of this levy.*** 2. ***Undertake enquiries as to why we were not successful with either the Sugar Shed or RAF funding submissions.***
8.	**Director**	**Forward Business Update – August 2026**	
		• Service in Full on Time (SIFOT) - Water Dashboards • Comprehensive Waste to Energy (WtE) Update including outcomes from Consultant's Report • Detailed outcomes from consultant's reports	
9.	**Director**	**General Business**	
		• Discussions on preparation of a submission to the Federal Government on the proposed changes to Disaster Funding Arrangements. It was confirmed that MRC would make a	

		submission with the due date for submissions being 19 August 2026. Currently waiting on a response from the LGAQ re the submission process. Submissions will be made to the Federal Government initially ad then the State Government if Federal Government submission is not successful • Noted that there is an Action for the Financial Sustainability Strategic Advisory Committee to collate all Grants received across the whole organisation for presentation to Councillors. • Cr Sheedy raised the issue of reducing the speed on the road between Midge Point and Bloomsbury 100km/h to 90km/h. Confirmed that this issue would need to be reviewed by the Speed Review Committee and then the Traffic Advisory Committee. • Discussed the Speed issue at the Glenella State School Crossing noting that it is a DTMR road and speeding at various school locations was discussed at the June meeting attended by Gavin Hill, Acting District Director (Mackay/Whitsunday) Central Queensland Region, Department of Transport & Main Roads (DTMR). • Noted congratulations on an outstanding National Tree Day.	***Actions:*** ***1. Bring back an update on the Disaster Funding Arrangements to the next meeting.*** ***2. Address reducing the speed limit from 100km/h to 90km/h between Bloomsbury and Midge Point with the outcome being reported back to a meeting of the Strategic Advisory Committee.*** ***3. Follow up with Gavin Hill (DTMR) re the speeding issue at the Glenella State School crossing and whether DTMR are addressing this issue.***
10.	**Standing**	**Next Meeting**	
		Monday, 24 August 2026 – 9am – 11.30am	

Meeting closed: 11.45am
Minutes recorded by: Robyn Smith

11. CORRESPONDENCE AND OFFICER'S REPORTS

11.1. OFFICE OF THE MAYOR AND CEO
11.1.1. MAYOR'S MONTHLY REVIEW REPORT

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

Attachments
1. Mayoral Monthly Report - July- August 2026 [**11.1.1.1** - 6 pages]

Purpose

To provide Council with the Mayor's Monthly Review Report for the month of July/August 2026.

Related Parties

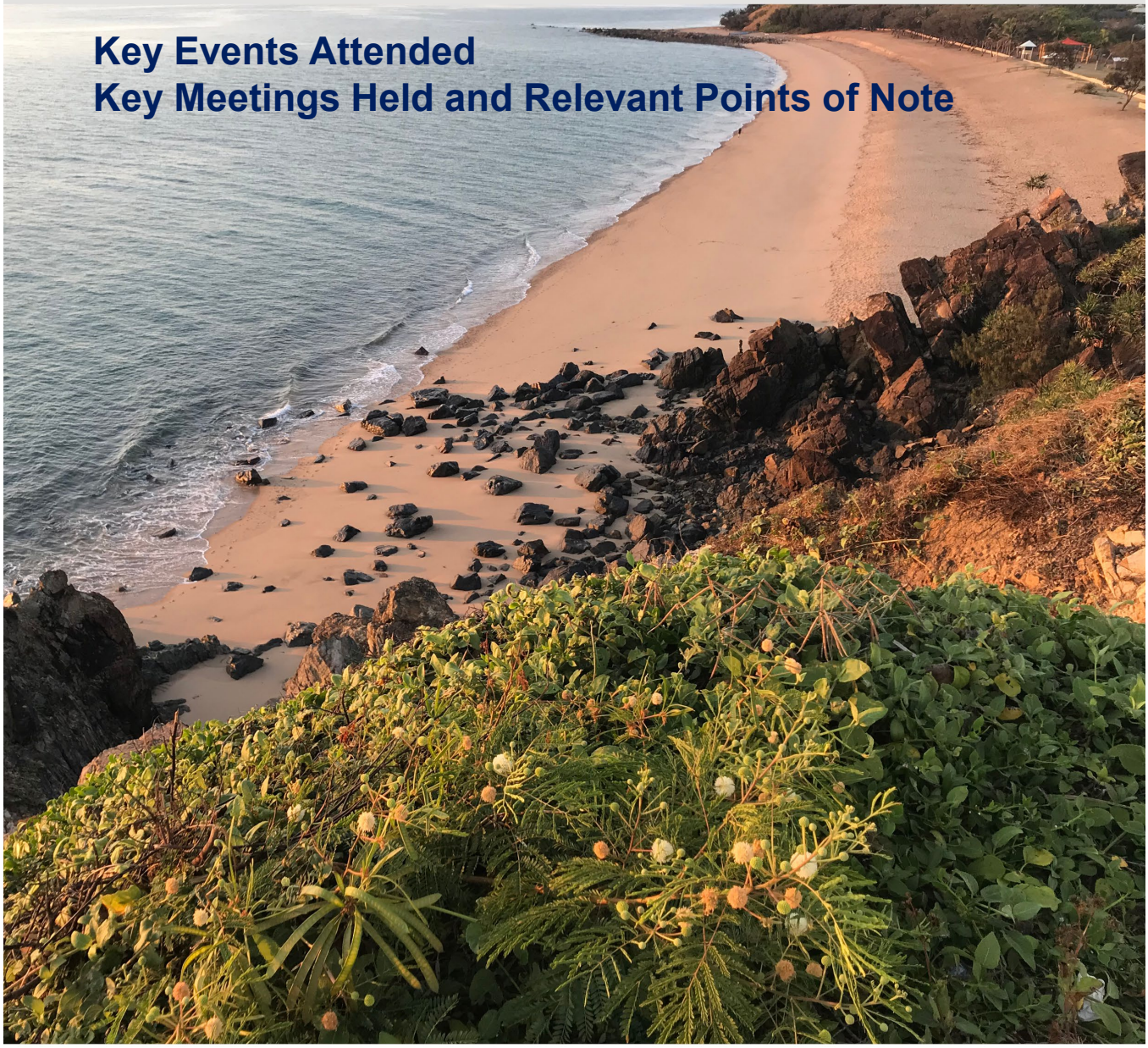
Nil

Officer's Recommendation

THAT the Mayor's Monthly Review Report for July/August 2026 be received.

MAYORAL MONTHLY REVIEW REPORT

JULY/AUGUST 2026



Key Events Attended
Key Meetings Held and Relevant Points of Note

Mayor Greg Williamson

Mackay REGIONAL COUNCIL

KEY EVENTS ATTENDED

- Speaker at 100th Anniversary of the Mackay and District Pipe Band and 10th Anniversary of the Bluewater Fling
- Attended the Meteorettes and Meteors Games
- Attended Tour of Finch Falls Retreat
- Speaker at Finch Hatton Mountain Bike Community Update
- Attended RIN new financial year outlook breakfast
- Speaker at Sew Create Donate 10th Anniversary Celebrations
- Speaker at farewell for Kylie Porter, CEO, GW3
- Attended NQPHN Stakeholder Link Up Event
- Attended Whitsunday Voices 2026 Business Partners VIP Event for Festival Launch
- Presented awards at Council's Toastmasters Awards Ceremony
- Attended Crossroad Arts "Unfamiliar Ground" Production
- Did media for Whitsunday Voices Sessions with Students and Keynote Speaker
- Speaker at Gold Coast Suns Chairmans Lunch prior to game.
- Coin Toss at Gold Coast v Western Bulldogs AFL
- Presenter at Gold Coast Suns and Mackay Networking Breakfast
- Opened QME 2026 and site tour of grounds
- Attended CMCI CRC and RCOE Partnership Announcement
- Hosted QME Cocktail Hour at Council booth
- Presenter at Welcome Breakfast for QME Delegation
- Speaker at QME Industry Leaders Lunch
- Attended Queensland Mining Awards Gala Dinner
- Speaker at 500th Park Run at Botanic Gardens
- Welcome delegates to 2026 AMAQ Junior Doctors Conference
- Attended Whitsunday Mayor's Charity Ball in Proserpine
- Attended Airlie Beach Triathlon
- Speaker at Ozcare Sod Turning and Staff Accommodation Tour

KEY EVENTS ATTENDED

- Speaker at Unveiling of Commemorative Brass Plaque for Rotary Club of Mackay's Centenary
- Attended Rotary Club of Mackay 100 year Dinner
- Panel Member at LGAQ Coastal Leaders Forum in Airlie Beach
- Speaker at Matsuura Students Bush Dance and BBQ Dinner
- Opened the 2026 Northern Queensland Regional Engineering Forum
- Speaker at Victoria Park State School Centenary
- Speaker at Bradfields Ooralea Development Sod Turning
- Welcomed Matsuura students to Mackay and tour of Council
- Provided the Welcome Address at the Century Cricket Championships Function
- Opened and Judged the March Past for the Mackay Wanderers Football Club's 10th Junior Carnival
- Attended the Australian Defence Force Cadets Tri-Services Games
- Attended the Mackay International Film Festival special screening of new Australia/Filipino Production called "First Light"
- Attended the Mackay Basketball NBL1 Presentation Event
- Speaker at Eimeo Road State School – Year 4 Students
- Attended Let's Chat Mirani
- Presented at the Developing Northern Australia Conference in Alice Springs
- Attended Winds of Joy Sailing Program – Making Waves Foundation
- Participated in Greater Whitsunday Regional Plan Workshop
- Attended Queensland Aboriginal and Torres Strait Islander Foundation (QATSIF) Graduation Ceremony
- Guest Speaker at Mackay West Rotary Club re Budget
- Speaker at 11th Annual M&P Services Charity Golf Day
- Provided Welcome at Victory in the Pacific Day
- Speaker at Islamic Society Open Day
- Attended Mackay & Whitsunday Housing and Construction Awards 2026

KEY MEETINGS

Janette Hewson, CEO, Queensland Resources Council (QRC)

Janette was in Mackay for QME and this visit was to discuss the ongoing Royalties issue. QRC are worried about the impasse that exists publicly between the larger coalminers and the Queensland Government over royalties. The recent letter to the Premier signed by 28 resource companies requesting a face-to-face discussion was apparently met with a short response from Minister Dale Last to say that such a meeting would not take place.

The evidence being gathered by RIN and the QRC indicated that there is a growing lack of business confidence in the sector which is hampering investment and growth.

Muriel Green and Lyn Geraghty, U3A

11 to13 May 2027, U3A Mackay will be hosting the 2027 U3A Queensland State Conference, where 100 delegates from Queensland's 36 U3As will meet at the Ocean International Hotel. The Mackay group is seeking funding to facilitate the conference.

U3A Mackay is local and community-based – run by volunteers – providing activities for people who have retired from work but not from life. There are 600 local members.

Council's events attraction staff will work with U3A Mackay to help deliver a successful State Conference here.

Alice Evans, CEO, MADEC

Alice is the incoming Chief Executive Officer of MADEC and brings more than twenty years' executive leadership experience across disability, youth, community, and health services to the role. This visit was to introduce herself and to discuss MADEC's Mackay services.

MADEC is a not for profit, community organization, recognised as a Public Benevolent Institution since 2014 and providing disability, and youth supports in the Mackay/Whitsunday region since 1973. The organisation supports hundreds of people across the Mackay and Whitsunday region to live with independence, connection, and confidence. From 2024 to 2025, MADEC delivered 188,000+ hours of support in our region.

The Honourable Amanda Camm MP

The Minister accepted our invitation to meet around several areas of advocacy.

The CEO and I raised our poor showing in the second round of Residential Activation Fund approvals and sought her suggestions on achieving success in round three if there should be one. We also raised her department's lack of response to our 4 March request for additional funding to increase the staffing levels at the Sarina District Youth Centre.

The royalties issue was discussed and we were able to give her some of the local feedback and concerns and hear from her the Government's position, which is of course that there will be no change.

The Minister was pleased to receive our new Advocacy Document.

Key Meetings (Continued)

LGAQ Coastal Leaders Forum

The LGAQ Coastal Leaders Forum brings together Mayors, Councillors and senior council officers from across Queensland's coastal communities to focus on the issues shaping our coastal communities. Held in Airlie Beach the forum explored key priorities like infrastructure, tourism, climate risk and disaster resilience, with a strong focus on practical insights and real council experiences.

I was on a panel to discuss housing and it was clear that our issues were reflected across all coastal communities.

A key address was delivered by **Major General (Rtd) Jake Ellwood, CEO of the Queensland Reconstruction Authority.**

His address was a very forthright non-political explanation of the Federal Government's proposed ditching of the current Disaster Relief Funding Arrangements (DRFA) in favour of their new Disaster Recovery Funding Framework (DRFF).

Without attaching political overlays, the CEO highlighted some clear discrepancies in the proposed framework. He said that the words in the new DRFF document simply do not reflect the facts.

The new funding arrangements are proclaimed as **"fairer"**. Now Queensland spends $90/head on disaster recovery and NSW spends $60/head, and the proposal plans to cut Queensland's share from the Federal fund to reallocate to other States. It is certainly not fairer for Queensland.

The new proposal states that **" Councils should not be worse off"**. That is simply not true for Queensland councils. If this new funding arrangement was applied to last year the gap that Queensland councils would have been forced to pick up would have been $713M.

The new DRFF promises to be **"Quicker with less red tape".** The CEO said that there was nothing in his two readings of the documents that suggested red tape reduction.

The Federal Government underpinned their new DRFF using the Independent Review of Commonwealth Disaster Funding (The Colvin Review) which was released late last year.

The CEO said that nowhere in that review does it mention a funding reduction by the Federal Government in disaster funding. But that is what the Feds have done – cut their funding to the States with the clear intent that the States will have to pick up the shortfall. This from the Government which collects 80% of the taxes in Australia. States collect 17% and Local Government collects just 3%.

It was clear to the QRA CEO that the Queensland Government would not be able to meet the increased funding demand as a result of the suggested Federal cuts.

The forum was convinced that the outcome would be that councils would be forced to do more, or simply not rebuild public infrastructure after a disaster.

Key Meetings (continued)

Brisbane 2032 Host Mayors Advisory Group

Brisbane Lord Mayor Adrian Schrinner has convened an advisory group of the host cities for the 2032 Olympics with the following members:

1. Fraser Coast Regional Council Mayor, George Seymour
2. Ipswich City Council Mayor, Teresa Harding
3. Mackay Regional Council Mayor, Greg Williamson
4. Redland City Council Mayor, Jos Mitchell
5. Rockhampton Regional Council Mayor, Tony Williams
6. Toowoomba Regional Council Mayor, Geoff McDonald
7. Whitsunday Regional Council Mayor, Ry Collins

The Host Mayors Advisory Group is designed to allow more local voices to be involved in helping shape a Games that benefits communities across our state.

It may be early days but this group has a clear goal of helping to focus the 2032 Games so that regional communities will see some lasting benefits like better infrastructure, connected communities and a stronger Queensland economy.

The key updates from this meeting were:

1. **The ongoing IOC SPORT Review program**.
   There will be 28 confirmed IOC sports covering 47 disciplines and an athlete cap of 10,500. Plus:- there will be at least 4 locally nominated sports not yet confirmed. Los Angeles have 5 locally nominated sports involving 700 extra athletes and that has been accepted.

2. **The Additional Sports Assessment.**
   The advice from the IOC is that the analysis of the additional sports will focus on:
   - Venue and operational requirements
   - Financial and commercial impacts
   - Legacy and impact opportunities

3. **Co-Host Cities in Queensland** have been officially named and will be endorsed in the launch later this year. The Host city of course is Brisbane and the Co-Host cities are:

   Gold Coast , Sunshine Coast, Redlands, Moreton Bay, Logan, Toowoomba, Scenic Rim, Ipswich Maryborough, Rockhampton, Mackay, Townsville, Cairns

Each city's benefit of being named a Co-Host will depend on how involved the city wants to be. Being officially designated as a Co-Host city as the olympics draw closer will enable the city to be part of the games website; have sections dedicated in the Games official publications; be part of the associated trade shows and be able to have official city signage. The official designation will require an application process to enable brand usage.

We have already formed a Mackay 2032 committee who will address the process as necessary.

11.1.2. ORGANISATIONAL PERFORMANCE REPORT - JULY 2026

Author	Chief Executive Officer (Gerard Carlyon)
Responsible Officer	Chief Executive Officer (Gerard Carlyon)
File Reference	DMRR
Attachments	1. FINAL - Organisational Performance Report - July 2026 [**11.1.2.1** - 29 pages]

Purpose

To provide Council with the Organisational Performance Report for the month of July 2026.

Related Parties

Nil

Officer's Recommendation

THAT the Organisational Performance Report for July 2026 be received.

ORGANISATIONAL PERFORMANCE REPORT

July 2026

Gerard Carlyon CEO

Mackay REGIONAL COUNCIL

SUMMARY OF CONTENT

Executive Summary
Financial Performance
Advocacy Activities
Grants
Safety
Workforce
Economic Snapshot (Quarterly)
Housing & Property Insights (Quarterly)
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Community events
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Customer experience
Service in Full on Time (SIFOT)
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Development activity
Significant projects
Risk landscape – High Impact Matters

INVEST AND WORK

LIVE AND VISIT

COMMUNITY AND ENVIRONMENT

FINANCIAL STRENGTH

OPERATIONAL EXCELLENCE

OUR CUSTOMER, OUR COMMUNITY

OUR SERVICE DELIVERY

OUR PEOPLE, OUR CULTURE

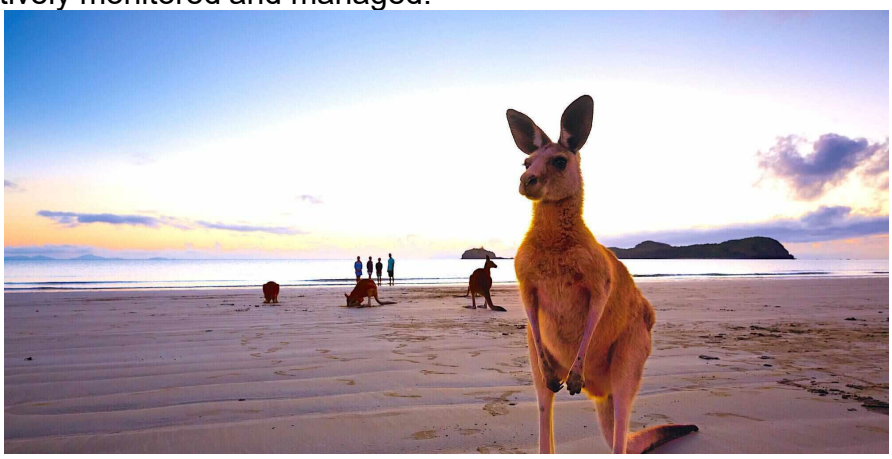
Mackay REGIONAL COUNCIL

Executive Summary

This report provides a snapshot of Council's performance for July 2026 and highlights the organisation is continuing to deliver core services, progress key projects and maintain a stable operating position. Financial performance remains closely aligned with budget, while advocacy continued across infrastructure, financial sustainability, disaster recovery, housing and governance priorities.

Safety outcomes improved during the month, supported by proactive training, inductions and corrective actions. Workforce pressures remain an area of focus, with recruitment activity continuing and vacancy levels requiring close monitoring. The Mackay economy remains resilient, supported by resource and agricultural sector activity, housing demand and visitor movement.

Community engagement, communications and customer service activity remained strong across priority projects and local matters. Service delivery performance was generally positive, with most SIFOT measures meeting agreed service levels, while development assessment, data quality and high-impact risk matters continue to be actively monitored and managed.



INVEST AND WORK

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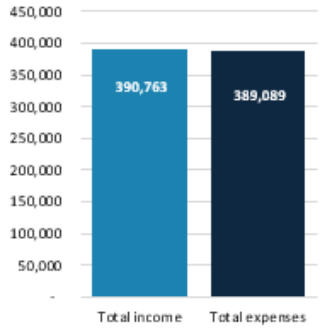
Financial Performance

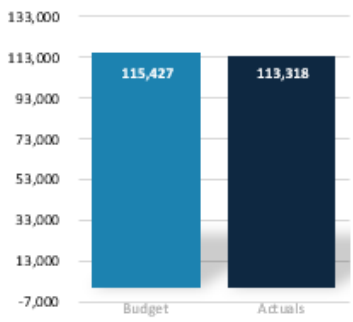
Annual budget 1,674K

Operating surplus 0.43%

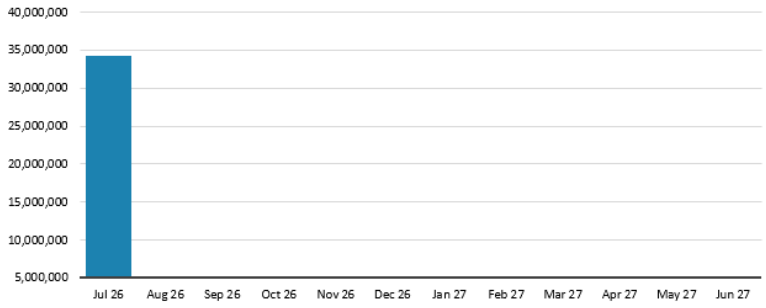


YTD variance (2,109K)

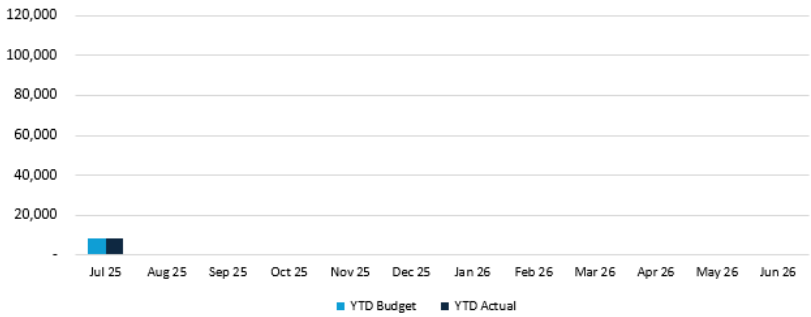
YTD variance -1.83%



As outlined in the Monthly Strategic Financial Report, financial performance for the period remains strong and closely aligned with the adopted budget, with no material variances identified. Both operating revenue and expenditure are tracking within expected limits, with minor variations reflecting routine timing differences rather than underlying financial risk. Overall, the organisation maintains a stable and well-managed financial position, and no corrective action is required at this time.



Operating Expenses are mostly aligned with budget with an overspend in materials and services due to timing of insurance payments offset by savings in vacancies.



Capital expenditure is slightly above budgeted levels.

Advocacy Activities

Snapshot

Council continued to progress its advocacy priorities through engagement with State and Federal Government representatives, industry stakeholders and local government networks. Advocacy efforts focused on securing investment in critical infrastructure, improving regional liveability and advancing reforms that support long-term financial sustainability for local government.

2 Ministerial and Government Stakeholder Engagements

7 LGAQ Motions Prepared

1 State Government Submission Finalised

Advocacy focus areas Priority areas guiding advocacy, engagement and submission activity.

Infrastructure | Financial Sustainability | Disaster Recovery | Housing | Governance

Recent Activities Undertaken

Minister for Housing and Public Works of Queensland

Council welcomed the Minister for Housing and Public Works, the Hon Sam O'Connor MP, to discuss housing challenges and opportunities facing Mackay. The meeting enabled Council to advocate for greater government support in responding to housing pressures across the region and to highlight our concern over funding cuts at CASA that will impact the delivery of important community outcomes.

LGAQ Annual Conference Motions

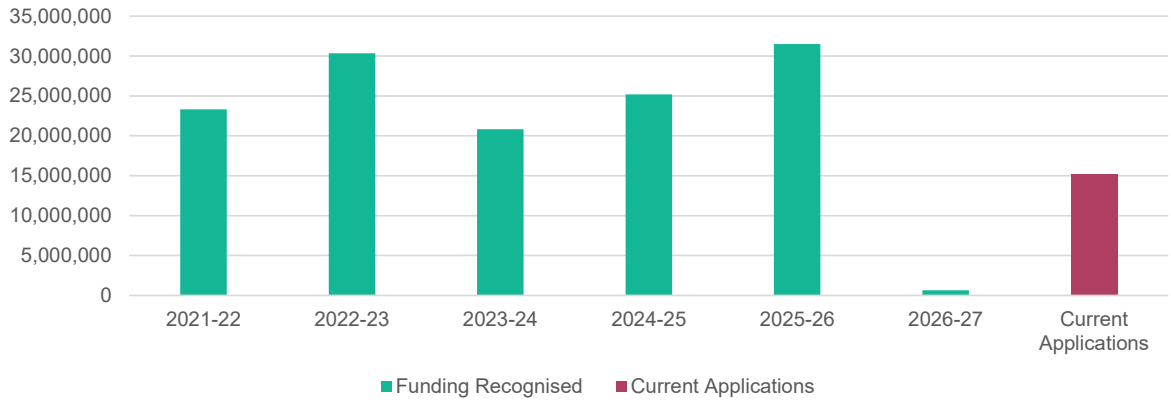
Finalised Council's proposed motions for consideration at the 2026 LGAQ Annual Conference, focusing on financial sustainability, disaster funding arrangements, councillor conduct framework reforms, domestic and family violence response coordination and regional infrastructure funding.

Recruitment Strategic Advocacy Coordinator

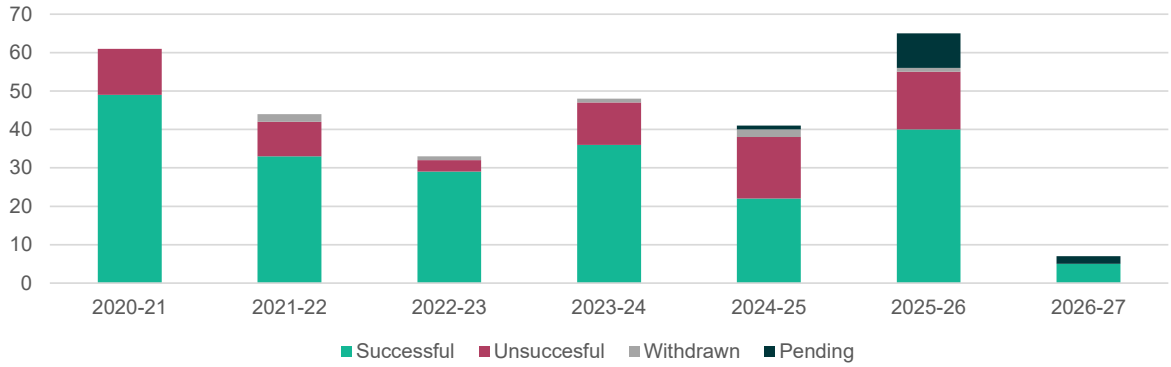
Council has commenced recruitment for the newly established Strategic Advocacy Coordinator position. The role has been created to strengthen Council's advocacy capability, support the delivery of advocacy priorities and coordinate engagement with State and Federal Government stakeholders, industry partners and peak bodies.

Grants

External Grant Funding Recognised by Financial Year



Grant Applications Submitted by Financial Year



July Movements

Key successful funding submissions announced

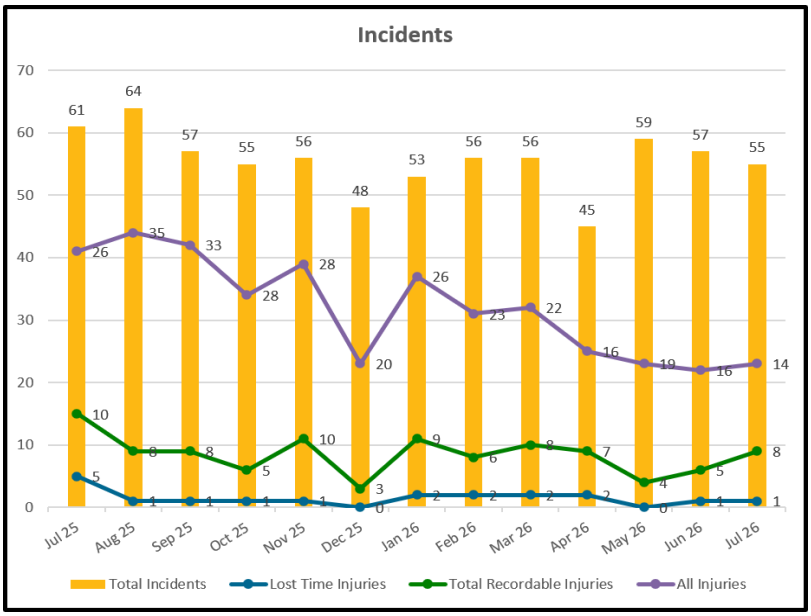
- Secure Communities Partnership Program – Mackay CBD & Laneways CCTV & Lighting Improvements $212,720
- QRA – Get Ready QLD 2026/27 $48,500

Key Applications Submitted

- Disaster Ready Fund Round 4 – Sealed road network resilience survey & assessment $225,000

Safety

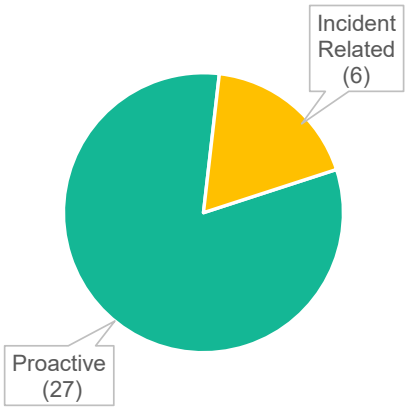
Injuries and Incidents (Lag Indicators)



A slight increase in recorded injuries this month including one Lost Time Injury (LTI) whilst the incident rate remains stable. The Workplace Health and Safety Team continue to investigate these incidents and where required, provide support and advice to prevent a reoccurrence.

Despite the recent slight increase in injuries, the overall injury trend data demonstrates a significant improvement in all metrics across 13 months whilst the number of incidents remains consistent

Corrective Actions (Lead Indicators)



In the month of July, a total of 33 corrective actions were due. Of these, 27 actions were raised from proactively undertaken activities such as site inspections, safety interactions, hazard reporting, and emergency exercises. The remaining 6 were initiated following investigations related to safety incidents.

There were a total of 16 corrective actions closed for the month of July. This figure includes historical actions from previous months.

In July, 137 individuals completed inductions – 105 contractors, 19 staff, 3 volunteers and 10 work experience students.

Organisation Composition

Workforce Composition — Engagement Type

Counts + % of Total Workforce

Total: 1192 (Employees: 1,192 | Volunteers: 420)

ENGAGEMENT TYPE	HEADCOUNT	TOTAL WF %	MoM	12MR
Permanent Full Time	848	71%	↑	↑
Permanent Part Time	102	9%	↑	↔
Permanent Job Share	5	0%	↔	↓
Core Workforce	955	80%	↑	↑
Casual	111	9%	↓	↑
Temporary Full Time	82	7%	↑	↑
Temporary Part Time	10	1%	↑	↑
Temporary Job Share	2	0%	↑	↓
Flexible Workforce	205	17%		
TOTAL EMPLOYEES	1160	97%	↓	↓
Contract	32	3%	↔	↓
Contingent Workforce	32	3%	↔	↓
TOTAL WORKFORCE	**1192**	**100.00%**	↑	↑

Employees exclude Councillors, Mayor & Deputy Mayor.

Workforce Ratios - Capability

	HEADCOUNT	TOTAL WF %	MoM	12MR
Indoor Employees	733	61%	↑	↔
Outdoor Employees	427	36%	↑	↔
Contract	32	3%	↔	↔
TOTAL	**1192**	**100.00%**	↑	↑

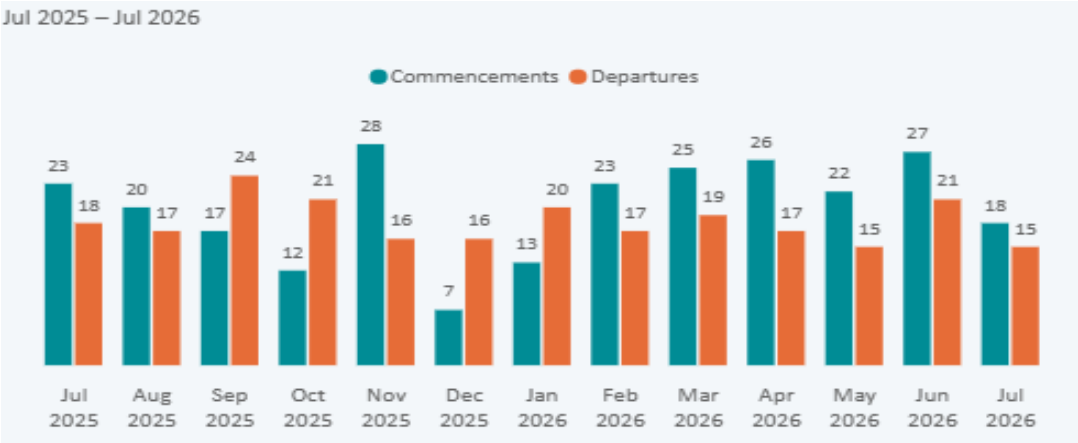
This ratio highlights the balance between professional, technical and leadership roles and operational service delivery roles across the organisation, providing insight into Council's workforce capability profile and supporting strategic workforce planning.

Talent and Performance

Monthly Departures & Turnover %

Employee departures remained relatively stable throughout the year, generally ranging between 15 and 24 per month. Turnover rates continued to track within a tight band, with a generally downward trend evident by July 2026. Overall, the results indicate a stable workforce environment and support Council's ongoing efforts to strengthen employee retention and organisational capability.

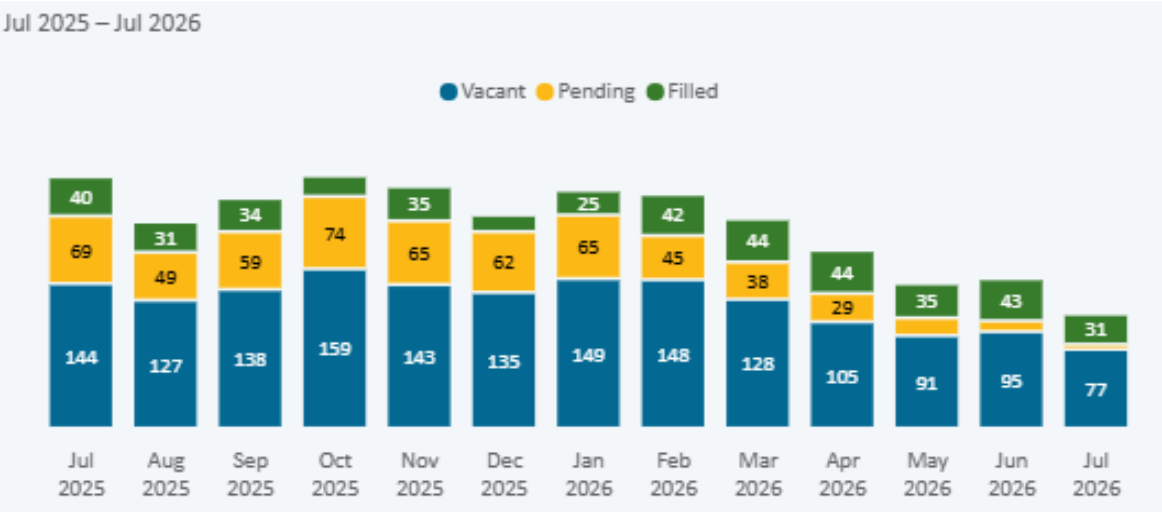
Commencement vs Departures



Recruitment activity remained strong throughout the year, with commencements consistently tracking at, or above, employee departures in most months. Peak hiring periods in October 2025 and June 2026 helped strengthen workforce capacity and offset natural attrition. Overall, the trend reflects Council's continued investment in attracting talent and maintaining a stable workforce to support service delivery and community outcomes.

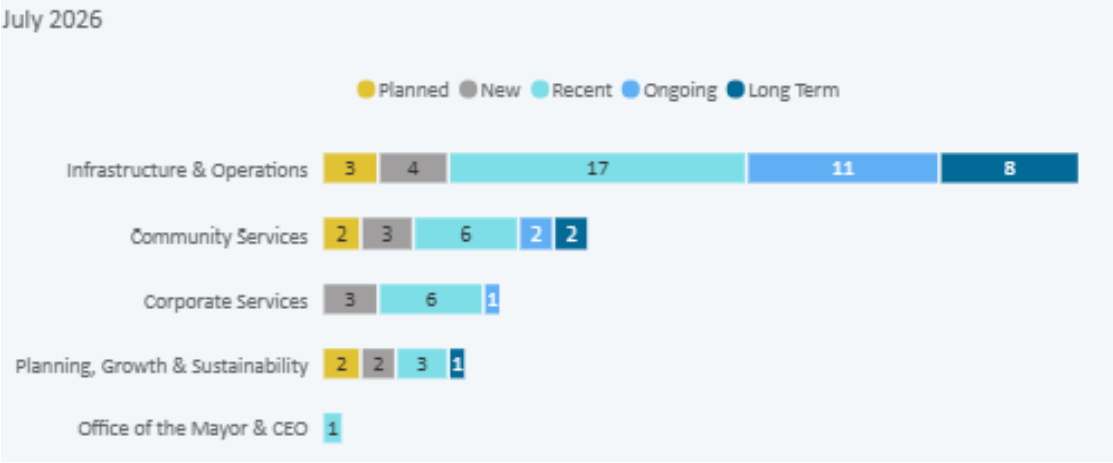
Talent and Performance

Vacancies and Filled Positions



Council has continued to strengthen its workforce over the past 12 months, reducing vacant positions from 144 in July 2025 to 77 in July 2026. At the same time, the number of positions being actively filled remained strong, while pending vacancies gradually reduced. This positive trend highlights the success of targeted recruitment efforts and supports Council's ability to maintain reliable services for the community.

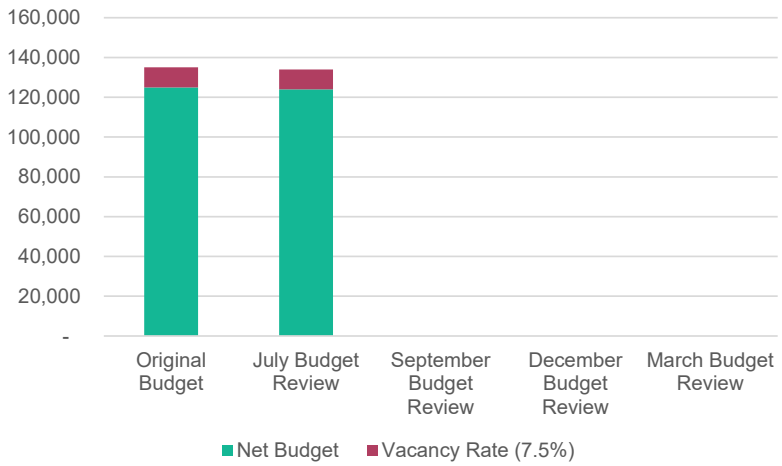
Vacant Positions by Department



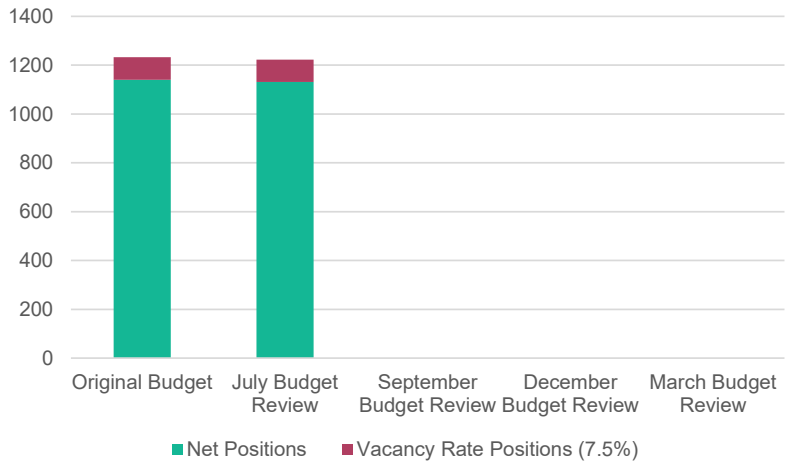
Talent and Performance

Workforce Budget

Full Year Budget



Ful Year Positions



Full Year Budget (FTE)

	Total FTE	Net FTE	Vacancy Rate
Orig.	1232	1140	92
JBR	1232	1140	92
SBR			
DBR			
MBR			

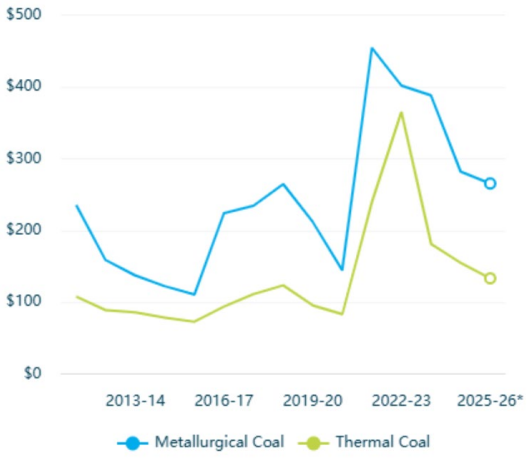
*Note positions are rounded to nearest FTE.

Vacant Positions – July 2026 (Includes pending commencement)	113

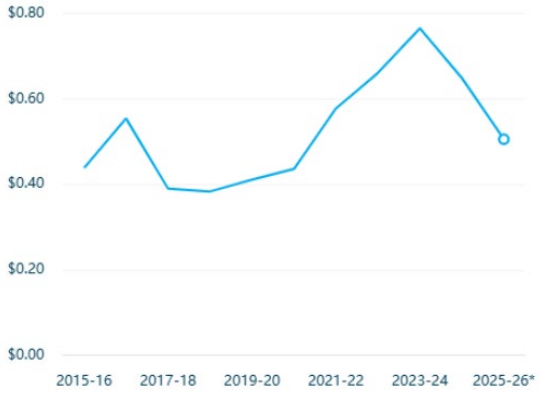
Council's vacancy rate continues to reduce. This result reflects the organisation's continued success in attracting new employees and highlights the significant efforts undertaken to address workforce shortages and fill critical roles. While this is a positive outcome from a workforce capability and service delivery perspective, Council will continue to monitor the vacancy rate to ensure employee costs remain within budget.

Economic Quarterly Snapshot

Coal Price - AUD per tonne



Sugar Price - AUD per kilogram



Unemployment Rate

Flight Passenger Arrivals

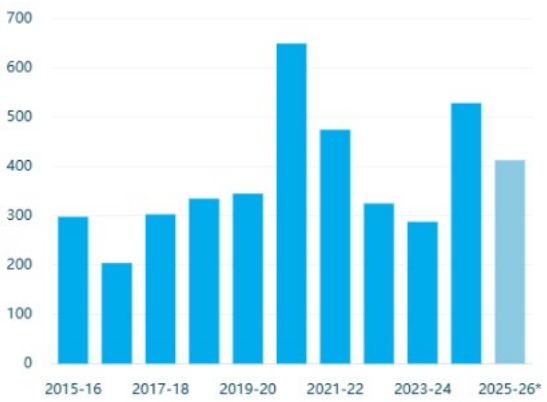
*Final numbers for 25-26 financial year not yet available. Data is updated quarterly.

The Mackay region continues to demonstrate economic resilience. Although recent flight passenger arrivals are tracking below 2025 figures, a robust start to the 2026 year has contributed to strong overall numbers. While coal and prices have moderated from recent highs, they remain at comparatively strong levels, supporting key regional industries. Overall, the indicators reflect a stable local economy underpinned by resource sector activity, workforce demand and ongoing visitor movement.

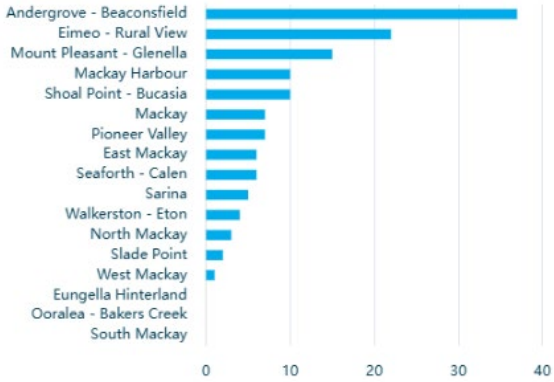
Data: Economic quarterly snapshot | Discover Mackay

Economic Quarterly Snapshot - Development

Residential Building Approvals

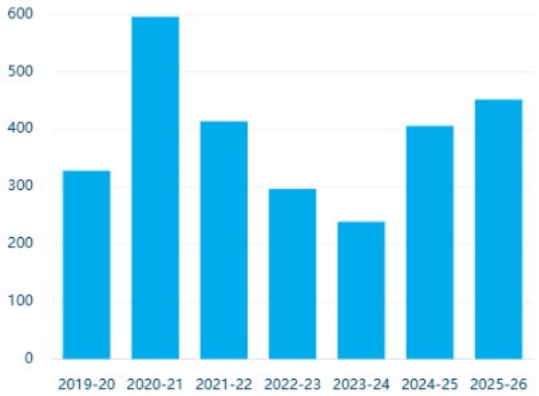


Residential Building Approvals by Location



Residential Building Approvals Value ($M)

Residential Lots Registered



*Final numbers for 25-26 financial year not yet available. Data is updated quarterly.

Residential development activity remains strong, with building approvals and registered lots increasing in 2025-26 and residential approval values remaining above historical averages. Growth continues to be concentrated in key expansion areas, reflecting ongoing demand for housing across the region.

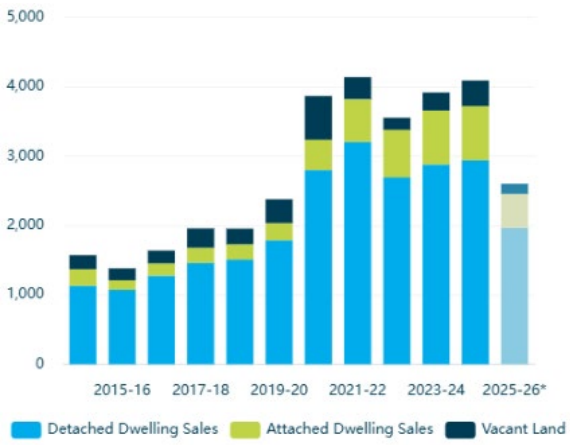
Quarterly Housing and Property Insights

The Mackay housing market remains resilient, with residential sale prices and rental rates continuing to increase across all dwelling types. Low rental vacancy rates indicate ongoing demand for housing, while market conditions compare favourably to many major capital cities experiencing softer market conditions.

Sales Overview

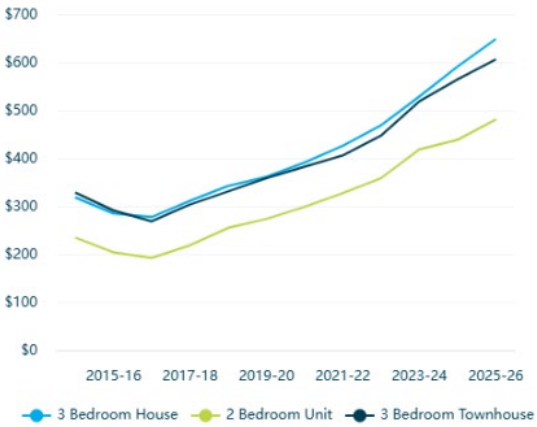
Residential Median Sales Price

Number of Dwelling Sales

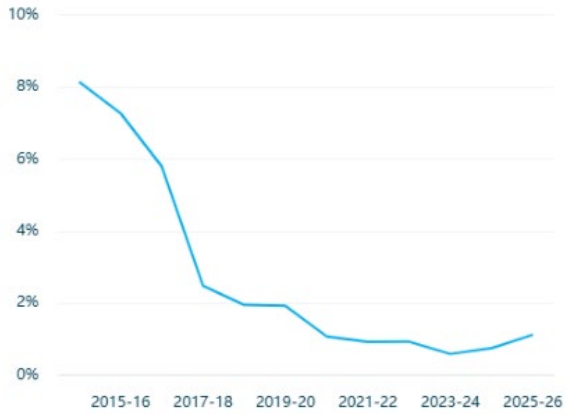


Rental Overview

Residential Median Weekly Rent

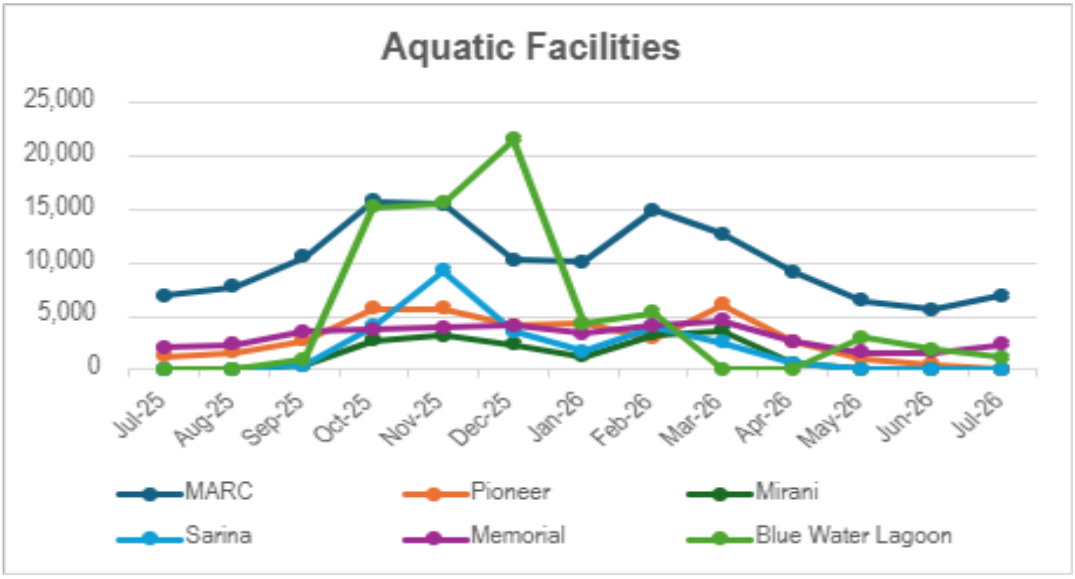


Residential Rental Vacancy Rate - 4740

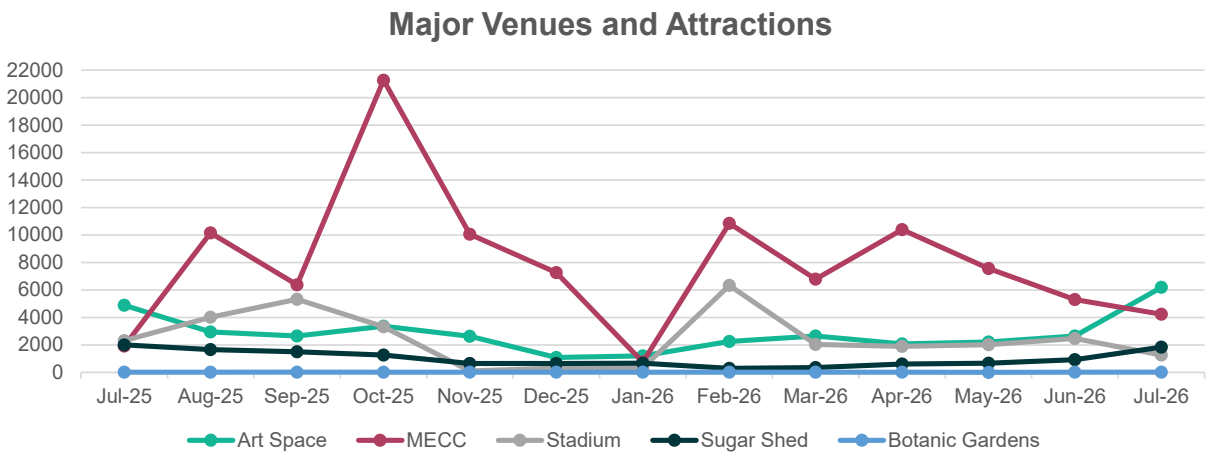


*Final numbers for 25-26 financial year not yet available. Data is updated quarterly. Note: Detached dwellings are considered a stand-alone house. Attached dwellings are considered a unit.

Council Facilities



Unplanned closures have impacted visitor numbers across all locations. Campaign launched to educate community on responsible use of aquatic facilities over the upcoming school holiday period.



July results indicate stable performance across Major Venues and Attractions, with all key metrics tracking within expected levels. Client satisfaction remained strong, highlighting the effectiveness of service delivery and the positive experience provided to venue users and visitors.

Council Facilities - Libraries

Community Lifestyle	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26
Library Loans	69,608	62,245	63,052	60,338	63,052	52,419	70,252	57,983	65,223	63,796	62,351	59,113	64,828
Library Visitors	28,105	26,253	27,073	27,232	26,748	18,274	23,225	26,384	29,233	23,978	25,054	25,269	27,394
Library Program Attendees	1,759	2,796	2,951	1,867	2,088	698	652	1,800	1,755	1,220	1,214	1,399	1,847
Community Program Attendees	2,419	3,127	2,636	4,363	1,959	1,660	1,095	1,256	1,489	1,741	1,980	2,077	1,561

Net Promoter Score (NPS) Performance 2025/26

The library service achieved an excellent annual Net Promoter Score (NPS) of **86.6%.** This result indicates an exceptionally high level of customer satisfaction and loyalty among library users.

For a public library service, an NPS of 86.6% demonstrates that users highly value services. It also suggests that the vast majority of customers would actively recommend the library to others.

It highlights the library's continued success in meeting community needs and delivering services that create positive experiences. It reinforces the library's role as a trusted and valued community asset.

2025/26 Library Performance Highlights

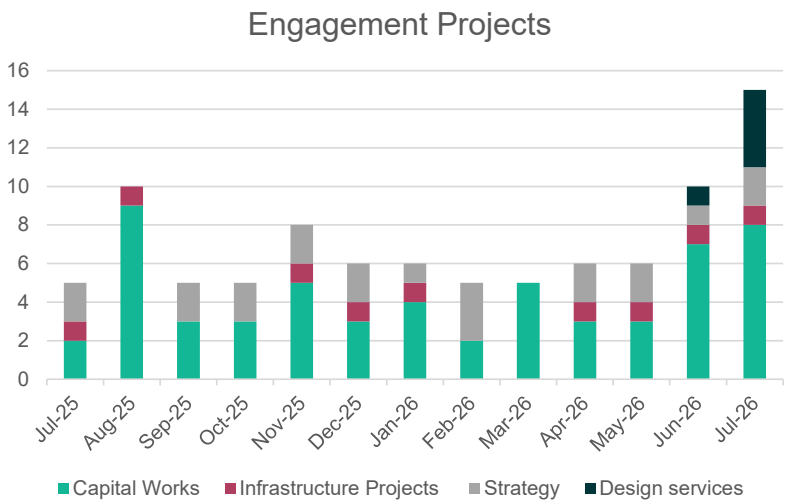
July marks the end of the 25/26 reporting period, with Mackay Regional Council Libraries recording **306,828** visits and more than **751,431** loans during 2025-26. Alongside a range of other performance measures, these results highlight the significant role libraries play in supporting literacy, lifelong learning, digital inclusion, wellbeing, and community connection across the region. These outcomes are supported through funding provided by the State Library of Queensland and the Queensland Government.

Community Events

Recent and upcoming events

Date	Event	Location
1/7 – 9/8/26	Mackay Festival of Arts	Mackay region - various
15/8/26	Pop-up in the park community engagement event	John Breen Park
27/8/26	Picnic in the Gardens – A Book Week Event	Mackay Regional Botanic Gardens
29/8/26	Rhythm on the Reef	Meadowlands Amphitheatre
31/8/26	Northern Beaches Community Hub community presentation	Club Northern Beaches Mackay
1/9/26	Let's Chat Hay Point	Hay Point Hotel Motel
5/9/26	Pop up stand re Northern Beaches Community Hub	Caneland Central
9/9/26	Party in the Park	Queens Park
12/9/26	Sarina Sugar Shed 20th anniversary celebration	Sarina Sugar Shed
15/9/26	Mackay Seniors Expo 2026	Mackay Showgrounds
15/9/26	Let's Chat Northern Beaches	Club Northern Beaches Mackay
17/9/26	Citizenship Ceremony	MECC
17/9-19/9/26	Rumble on the Reef	Sugar Bowl Mackay
19/9/26	Pop up stand re Northern Beaches Community Hub	Mt Pleasant Centre
6/10/26	Let's Chat Walkerston	Western Suburbs Leagues Club
24/10/26	Global Grooves	Queens Park

Community Engagement



Community engagement activity remained steady during the reporting period, with engagement volumes fluctuating in line with project timelines and consultation needs. Overall activity reflects a targeted and responsive program focused on priority projects with the greatest community impact.

Engagement projects

FHMTB Community Update Session (Inform)
More than 40 residents attended council's Finch Hatton mountain bike community update session in Finch Hatton in July. Council provided an update on stage two of the mountain bike trails and an economic development update. The presentation was uploaded to council's Connecting Mackay website for those who could not attend the session.

Temporary use of road reserve land at Seaview Park, Bucasia (Consult)
Council is seeking community feedback on Mackay Sailing Club's proposal for the temporary use of approximately 156m² of road reserve land at Seaview Park, Bucasia. Surrounding residents and businesses were informed via a notification letter. The community via corflute signs on site, a Connecting Mackay web page, a media update and social media post. Residents have until 11.59PM on Sunday, August 16 to have their say via council's Connecting Mackay website or hard-copy survey.

Grasstree Beach Esplanade Park renewal works (Inform)
Surrounding residents and the Grasstree Beach Progress Association were informed about the renewal works via a direct notification letter. The public were informed via corflute signs on site, a dedicated Connecting Mackay web page, a media update and a social media post.

Marian McDonalds development application (Inform)
The Community Engagement Team created a Connecting Mackay webpage to provide council's position on the development application for a proposed McDonald's food and drink outlet at 230 Anzac Avenue, Marian. The web page also included answers to 'Frequently Asked Questions' for the community to read.

Glenella-Richmond Road and Holts Road improvements (Consult & Inform)
Consultation was undertaken with key stakeholders near the work area. Surrounding residents were informed about the works via a notification letter and the general public via a press release, social media post, a Connecting Mackay web page and a Connecting Mackay eNewsletter.

Oak Street asphalt resurfacing works (Inform)
Surrounding residents and the general public were notified about the Oak Street asphalt resurfacing works in late-July, prior to commencement in early-August. Residents were informed via a notification letter and digital road signs and the general public via a media update and social media post.

Environmental Sustainability Strategy 2026-2031 (Inform)
After community feedback was reviewed the Environmental Sustainability Strategy was adopted by council on July 22. A media release and a social media post was issued and a project update email to project followers.

Pop-up parklet trial (Inform and consult)
Pop-up parklet equipment was installed to areas along Wood Street in early-July. Consultation was extended until September 2026 for residents to have their say on the new location.

Let's Chat Koumala (Inform and consult)
Residents were invited to chat with councillors and council staff at the Let's Chat session on July 7. The public were informed via council's Facebook page, local community group social media pages and flyers in local businesses. Seven community members attended the session.

Shakespeare Street stormwater rehabilitation (Inform)
Residents were informed via Connecting Mackay and project update emails of the upcoming traffic impacts for Stage 2 of the stormwater line works which included installation of the new access chambers. These works are expected to be completed in mid-September, weather permitting.

Northern Beaches Community Hub (Consult and Inform)
A reference group meeting was held on July 27. The group discussed activation opportunities for the Hub and were updated on the project's progress. A Northern Beaches Community Hub Library display is also in place at Gordon White Library and Dudley Denny City Library. A new brochure that shows the library spaces is available and the public were informed about the Hub's Cafe Opportunity.

Upcoming engagement projects

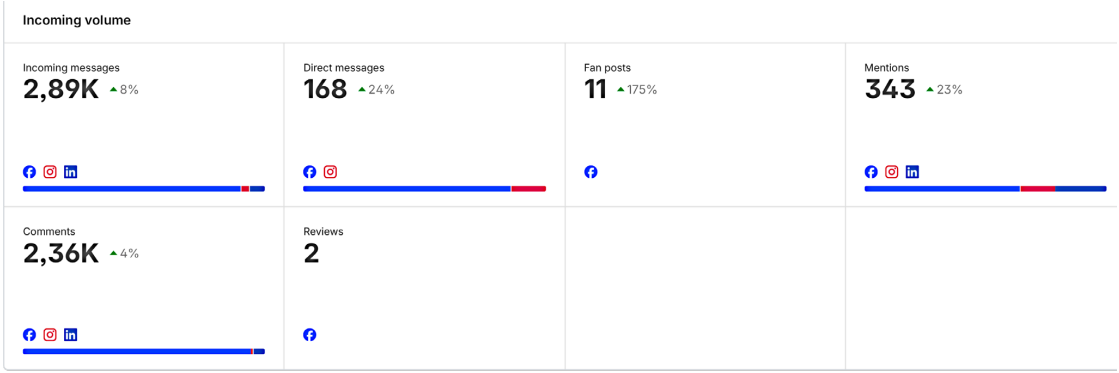
John Breen Park and Centenary Place Master Plan (Inform and consult)
Council is seeking input from the community on what they enjoy about the park, how they use it and what could be improved to help us develop the Master Plan. Consultation is open on Connecting Mackay from August 10-23. A pop-up session will also be held in the park on Saturday, August 15 from 2pm to 5pm.

Northern Beaches Community Hub (Inform)
There will be a Northern Beaches Community Hub community presentation at Club Northern Beaches Mackay on August 31 and pop-up stalls to promote the project in September.

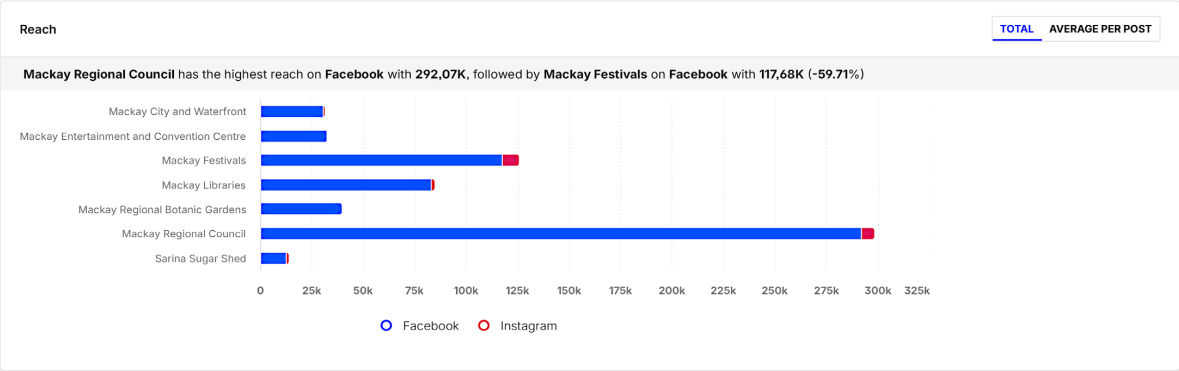
Communications Overview

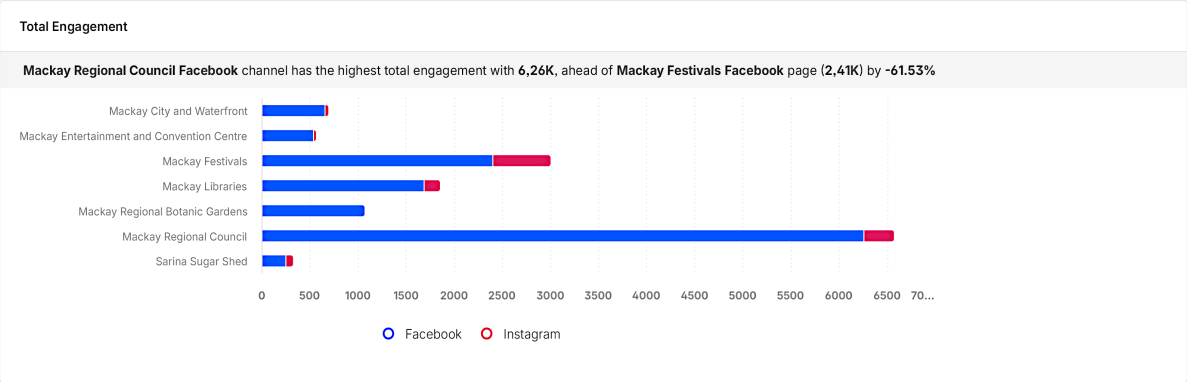
Customer engagement volume

Volume of incoming messages by message type (e.g. Direct Messages, Fan posts, Mentions, Comments, Reviews) across all council social media channels over the past 30 days.



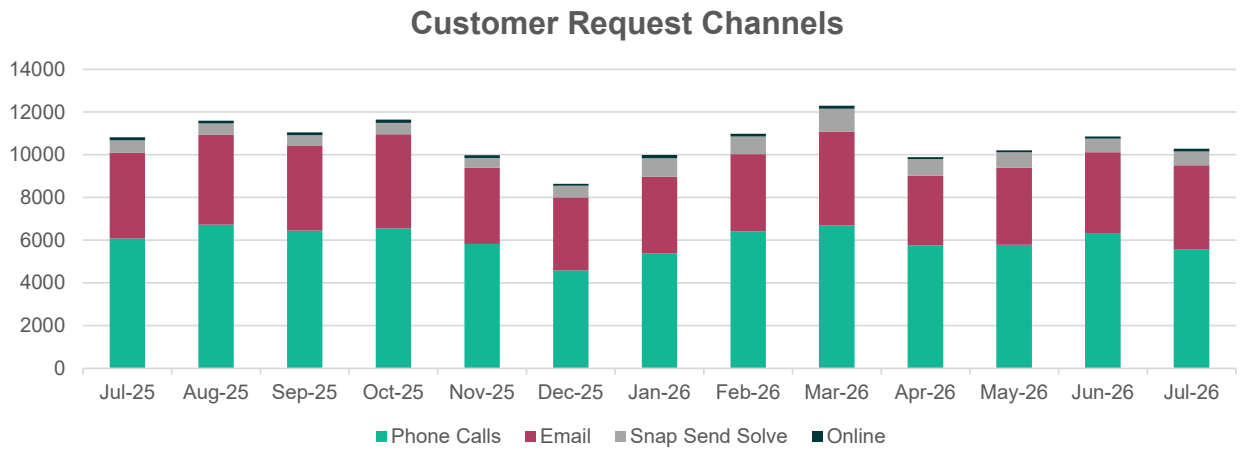
Reach and engagement



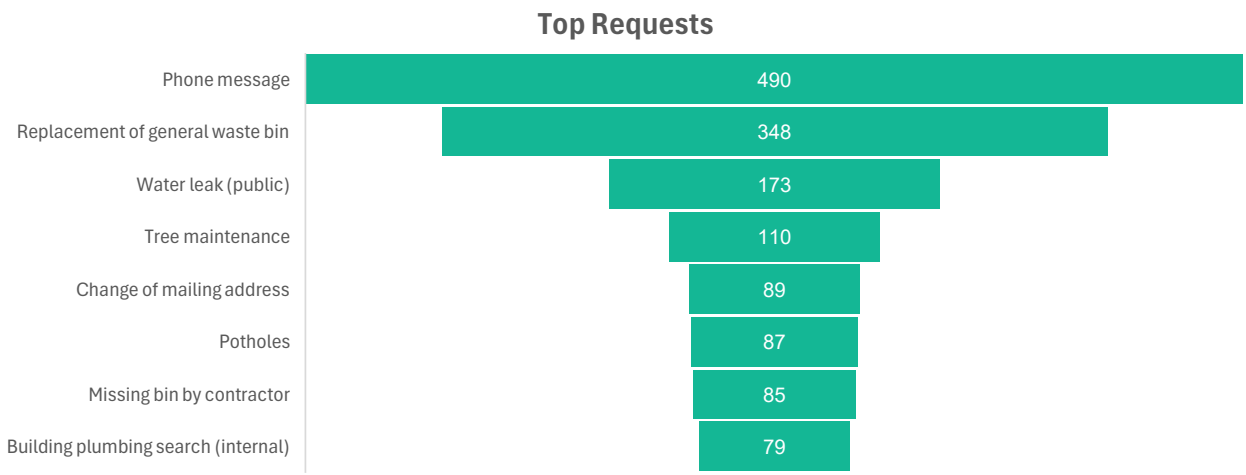


Monthly media releases: View at [Mackay Regional Council – Media Releases]

Customer Experience



Customers continue to utilise digital channels such as Snap, Send, Solve and the website; however, phone and email remain the primary contact channels. In July, 73% of customer requests across Council were responded to within agreed timeframes.



Outside of phone messages, replacement of general bins continues to be the highest-volume request category followed by water leaks and tree maintenance. Other service request categories remain relatively consistent.

Contact Centre Key Performance Indicators

KPI	KPI Description	Target Orange (Under KPI)	Target Pink (Met KPI)	Target Aqua (Exceed KPI)	Result July 2026
First Contact Resolution (FCR)	The percentage of external customer enquiries that are resolved at the first point of contact.	< 50%	50-60%	> 60%	**56%**
Abandoned Calls	The percentage of customers that abandon their call before being served.	> 6%	4.5-6%	< 4.5%	**1.9%**

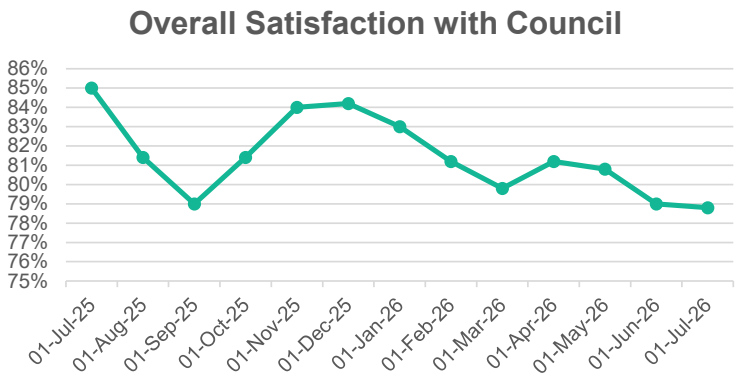
July marks one of the quieter months for the Contact Centre due to no peak billing period therefore first call resolution targets were met while four new employees were onboarded. This consistent performance reflects the continued improvement of knowledge management practices, ensuring officers have timely access to accurate information and can resolve enquiries without escalation.

After-agent survey captures feedback

Question	Average rating out of 5	Percentage
Please rate your satisfaction with your call today?	4.74	94%
Please rate your satisfaction with the general appearance of Council Parks and open spaces?	3.99	79%
Please rate your overall satisfaction with council?	3.94	78%

***Rating: 1 = poor, 2 = below average, 3 = average, 4 = good and 5 = excellent*

The after-agent survey captures community sentiment on a specific council service or issue. The current topic is Council's Parks and Open Spaces and overall satisfaction with Council. For the month of July, 2850 surveys were offered with 427 completed.



Overall satisfaction with Council continues to show a slight decline, although remains within the higher end of 'average' to 'good', indicating a generally positive customer experience

Service in Full on Time (SIFOT)

Service in Full on Time (SIFOT) is a performance measure used by Council to assess services delivery against agreed service levels. It currently measures the percentage of reactive service requests that are completed in full and within the required timeframe, this tool allows operations to detect deviations in performance and adjust delivery to reduce variations in the service outcomes.

Facilities & Open Spaces	Civil Operations	Water Network	Waste Services
Mowing Services ▲	Potholes ▲	Focus Areas ▼	All Pathway Bin Requests ▬
Amenities Maintenance ▲	Graded Roads ▲	New Water Meters ▼	Collections ▲
Community Buildings Maintenance ▲			Replacement Bins ▲
			Repair Bins ▬

Positive overall service performance with eight of eleven measures delivering requested reactive services to the agreed service levels in full and on time this month. The standout within the group is our Civil Operations Team, delivering 98% of pothole requests in full and on time. Waste Collection Services were interrupted this month due to a vehicle accident involving a Collections Truck. The accident put one truck out of service, and although our contractor adjusted service delivery to minimise impacts to the region some residents' bins were serviced late. Water Network Maintenance Focus Area activities (e.g., completing Work Orders to maintain hydrants, water services, valves) missed the On-Time Target by 3%. 72% of water meters were replaced within the 15-business day Target.

Petitions

Council's Petition Process

Council's Petition Process provides a formal mechanism for members of the community to bring matters of concern to the attention of Council in a transparent and consistent manner. The process is intended to balance community access and participation with effective governance, administrative efficiency and clarity of decision-making.

Further information on lodging a petition can be found on Council's website.

Petitions Received

Council resolved to receive the following petitions this month:

- Marian McDonalds

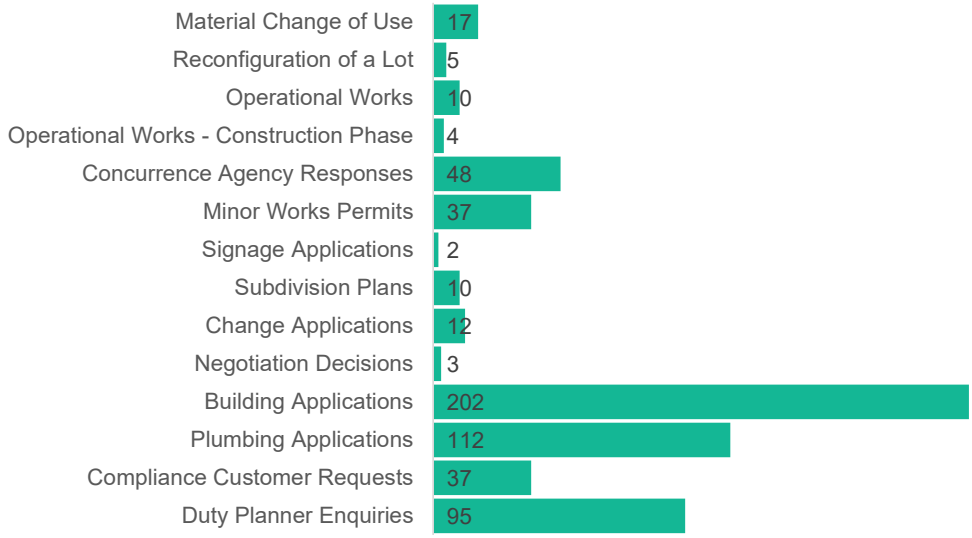
Petitions Outstanding

The following petitions are currently being reviewed by staff:

- Holts Road and Glenella-Richmond Road Intersection

Development Activity

Applications received by Planning, Growth and Sustainability

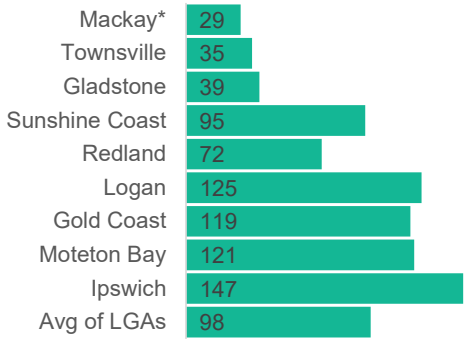


Application/ Enquiry Type	KPI Target	Ave. Days of Assessment	Status		Comments
Material Change of Use	75% < 20 BD	20	●	53%	KPI not met due to resourcing shortages and negotiations with developers for greater development outcomes.
Reconfiguring a Lot	75% < 20 BD	24	●	38%	KPI not met due to resourcing shortages and negotiations with developers for greater development outcomes.
Operational Works	75% < 20 BD	25	●	30%	KPI not met due to resourcing shortages and negotiations with developers for greater development outcomes.
Concurrence Referrals	75% < 10 BD	5	●	94%	
Minor Works Permit	75% < 7 BD	5	●	92%	
Signs	75% < 7 BD	14	●	67%	KPI not met due to resourcing shortages and negotiations with developers for greater development outcomes.
Survey Plans	75% < 15 BD	12	●	100%	
Planning Advice Enquiries	75% < 5 BD	3	●	81%	
Compliance Investigation Requests	75% < 20 BD	110	●	55%	KPI performance has been impacted by the continued onboarding of new staff and limitations within the current Pathway CR module configuration. As the system is not yet configured to accurately capture required timeframes and performance metrics, KPI results may not fully reflect actual service delivery. A review of the configuration is currently being undertaken.

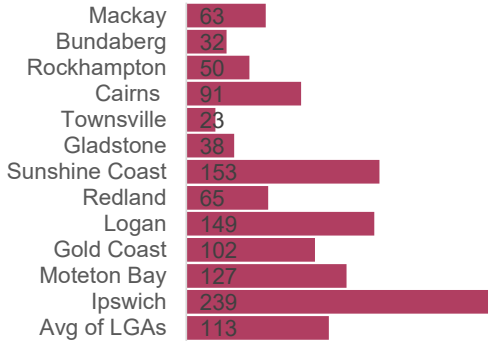
Statutory timeframes continued to be met, and several assessment streams performed strongly. Results in areas below target were primarily influenced by resourcing constraints, competing operational priorities, and additional effort to secure improved development outcomes through negotiations with developers. These matters are being actively managed, and a review of existing KPIs is underway to ensure they remain appropriate, achievable and reflective of current operational conditions.

Urban Development Institute of Australia Decision Timeframe Averages – Q1 2026

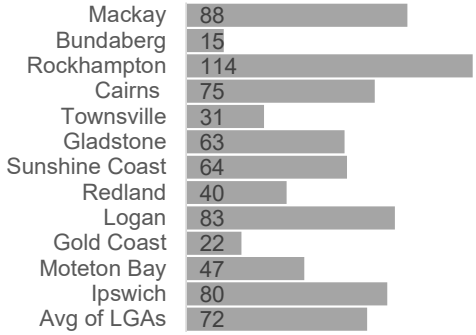
Material Change of Use



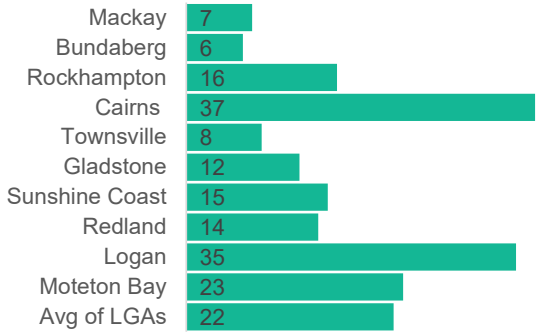
Reconfiguration of a Lot



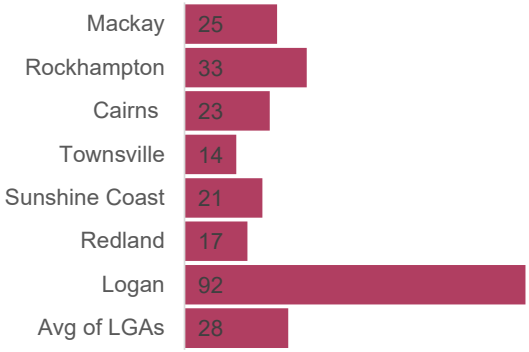
Operational Works



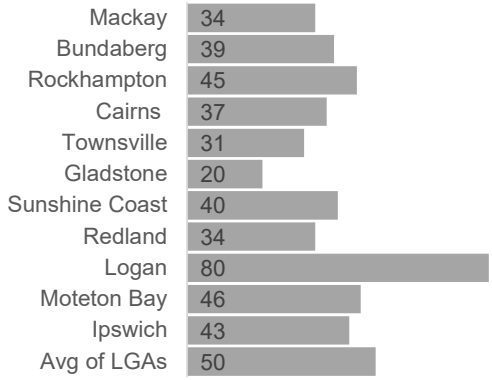
Concurrence Referrals



Negotiated Decisions



Minor Change Development Approvals



Content is updated directly from UDIA website when latest statistics are published. Only data included from participating Councils. Days are rounded to the nearest whole day. Generally lodged to decision including stop the clock periods as well as information request and notification periods if applicable. On this basis timeframes reported may exceed the statutory time period. Average decision time in business days for each category by LGA. "AVG OF LGAs" is calculated by combining the average decision timeframes for each council that reported for that quarter and dividing it by the number of councils that reported for that quarter. Bundaberg and Townsville have reported 'Assessment Timeframes Only'. Their times are not included in the calculation of the average. If a council is missing from a reporting category it is because they did not provide figures. If the response was zero that will be shown.

Significant Projects

Robb Place Park Shelter Renewal, South Mackay

Budget: $49,000

Project Status: BH Building Pty Ltd was engaged to deliver the works which are now completed. The project involved installing a new picnic shelter on a new concrete slab together with a new standard upright pipe and water fixture.

Oak Street Pavement and Stormwater Drainage Rehabilitation, Andergrove

Budget: $3,300,000

Project Status: The Project is progressing ahead of schedule with drainage works completed, asphalt resurfacing underway, and Project completion anticipated in early September 2026.

Manhole Renewals FY 2025/2026, Mackay Region

Project Budget: $601,695

Project Status: The Program has completed 93 sewer manholes, repaired and relined to improve the reliability and longevity of Council's Wastewater Network. The works provide a cost-effective renewal solution that extends the service life of ageing assets and reduces future maintenance and replacement costs

$12.4M or 73.12% of council spend in February 2026 was with local suppliers.

Hogans Pocket Cell 4, Hogans Pocket

Budget: $9,500,000

Project Status: This Project comprises construction of Landfill Cell 4, an extension to the existing site perimeter road and a new high-efficiency sedimentation basin. The contractor has made excellent progress in the last month, laying the liner, after wet weather delays earlier this year.

Water Recycling Facility Renewal and Upgrade, Bucasia

Budget: $110,800

Project Status: This Project has been completed, renewing and upgrading the Recycled Effluent Booster Pump Station at the Mackay North Water Recycling Facility, improving operational safety and facility resilience. The scope also included refurbishment of the Booster Pump Station and integration into the Supervisory Control and Data Acquisition System (SCADA) to enhance monitoring and operational control.

Guardrail Package and Concrete Barrier Installation, Glenella, Mackay

Budget: $1,290,000

Project Status: The Guardrail Package (incorporating three sites) is currently in the construction phase with Pentacon Pty Ltd undertaking works at Glenella, Richmond Road. Construction is progressing well with completion at the current site anticipated within two weeks. Works will then commence at the remaining locations.

Risk Landscape – High Impact Matters

Emerging

Issue: The release of rates notices, which incorporate the budget and changes adopted by Council following the rates review, may result in increased community enquiries as residents seek to understand the impacts on their individual rates assessments.

Response: Council is proactively providing information and support to assist ratepayers in understanding the changes and addressing any questions through available customer service channels.

Issue: The increasing availability and use of artificial intelligence (AI) tools across workplaces presents opportunities to improve productivity and decision-making, while also introducing risks relating to information security, privacy, data quality, compliance, and unintended use.

Response: Council is progressing the development of an AI Governance Framework to support the responsible and effective use of AI. This includes establishing clear guidance, governance, and risk controls to ensure AI is used appropriately and in accordance with legislative, ethical and organisational requirements.

Developing

Issue: Continued cost shifting by State and Federal Governments is increasing financial and service delivery pressures on local government, with councils increasingly expected to fund, deliver and maintain services and infrastructure beyond their traditional responsibilities without corresponding funding support.

Response: Council continues to advocate through local government networks and direct engagement with State and Federal representatives for appropriate funding and fair allocation of responsibilities to ensure local communities are not disproportionately impacted.

Issue: The detection of avian influenza (bird flu) cases in Queensland has increased the potential for impacts on the poultry industry, biosecurity arrangements and community interest, particularly as authorities work to contain and manage the spread of the disease.

Response: Council is monitoring advice from the Queensland and Australian Governments and maintaining awareness of any potential implications for the Mackay region, while supporting coordinated biosecurity and public information efforts as required.

Significant / Watch

Issue: Ongoing conflict in the Middle East has the potential to contribute to volatility in global fuel markets, creating uncertainty around fuel and transport costs that may impact Council operations, contractors and the broader community.

Response: Council is monitoring market conditions and potential impacts on operational costs while continuing to plan and budget responsibly. Proposed changes to fuel excise arrangements may further contribute to cost pressures, the overall effect on fuel prices and local government operations remains subject to broader market conditions.

Issue: Ongoing vacancies across parts of the organisation continue to place pressure on service delivery and the timely delivery of key projects and initiatives.

Response: Officers continue to actively monitor and manage vacancies across the organisation, balancing workforce requirements and service delivery needs while also assessing the budgetary impacts associated with vacant positions. Recruitment and workforce planning activities remain focused on filling critical roles and supporting Council's strategic and operational priorities.

11.1.3. OPEN RESOLUTION REGISTER - AUGUST 2026

Author Acting Executive Officer (Chris Molyneaux)
Responsible Officer Chief Executive Officer (Gerard Carlyon)
File Reference Council Meetings

Attachments
1. Mackay Regional Council - Resolution Register August 2026 [**11.1.3.1** - 2 pages]

Purpose

The purpose of this report is to provide council with an update on the status of outstanding council resolutions.

Related Parties

Mayor and Councillors

Corporate Plan Linkage

Financial Strength

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

Background/Discussion

Council resolutions are formal decisions of council and provide direction for the implementation of policies, projects, programs and operational activities. Maintaining an up-to-date register of council resolutions is an important governance function, ensuring transparency, accountability and effective oversight of council decisions.

This report provides council with an update on the status of outstanding council resolutions and outlines progress made towards their completion. Regular reporting enables council to monitor the implementation of resolutions, identify any matters requiring further action, and ensure that resolutions are progressed in a timely and effective manner.

The outstanding resolutions detailed in this report have been reviewed by the relevant departments and where applicable, updates have been provided regarding actions undertaken, anticipated completion dates, and any challenges or risks to completion. Once all required actions have been completed, resolutions will be removed from the outstanding resolutions register and reported as closed.

The report is presented to support informed decision-making and to provide assurance that council resolutions are being actively monitored and progressed in accordance with council's governance and reporting requirements.

Consultation and Communication

Mayor and Councillors

Resource Implications

Nil

Risk Management Implications

N/A

Officer's Recommendation

THAT council receive and note the Open Resolutions Register for August 2026.

Mackay Regional Council - OPEN RESOLUTION REGISTER

Ordinary Meetings of Council 2026

Report Details	Resolution Reference	Resolution Details	Request	Responsible Directorate	Target Date	Action Status	Completion Date	Action Taken
May								
11.4.1 Response to Petition - Sealing of Powells Road, Marian	ORD-2026-74	THAT the Principal Petitioner be advised of the outcomes of this report as follows: 1. Council does not support the sealing of the remaining unsealed sections of Powells Road, as the existing standard is appropriate to the road's function, demand and classification within the rural road network. 2. The estimated cost of sealing is not supported by current traffic demand or prioritisation within Council's capital works program 3. Council will continue to maintain Powells Road as an unsealed road in accordance with the adopted Maintenance Intervention Standards and Unsealed Road Management System.		Infrastructure & Operations	6/26/2026	Complete	7/21/2026	**July 2026:** Following Council's consideration of the petition regarding the sealing of Powells Road, Marian, Council officers are preparing correspondence to the Principal Petitioner advising of Council's decision. **August 2026:** Following Council's consideration of the petition regarding the sealing of Powells Road, Marian, Council officers have sent the letter to the Principal Petitinor advising council's descion.
12.2 Petition - Holts Road and Glenella Richmond Road Intersection	ORD-2026-81	THAT the petition be received and referred to the Chief Executive Officer for a report to be prepared for consideration by Council which investigates the issues identified within the petition. FURTHER THAT the principle petitioner be advised of Council's determination.		Infrastructure & Operations	6/26/2026	Complete	8/26/2026	**July 2026:** Officers are currently gathering and assessing relevant information to inform Council's response to the petition. The response will be finalised following completion of this review process and will be presented at the meeting following the review. **August 2026:** Officers have completed the gathering and assessment of the relevant information to inform Council's response to the petition. The response has been finalised and will be presented at the August 2026 Ordinary meeting.

Mackay Regional Council - OPEN RESOLUTION REGISTER

Ordinary Meetings of Council 2026

Report Details	Resolution Reference	Resolution Details	Request	Responsible Directorate	Target Date	Action Status	Completion Date	Action Taken
June								
8. Business Arising Out of Previous Minutes Item 14.2 Notified Motion – Repurpose of Council Facilities	ORD-2026-91	Cr Jones advised she would like to move a Procedural Motion on the Business Arising Item 14.2. THAT Council: 1. Resolves to defer further consideration of the motion until October 2026, pending more information becoming available as part of the outcome of the Library Service Review and the Business Utilisation Project.		Executive Office	10/21/2026	In Progress - On schedule		This matter remains on the table until October 2026 and should be revisited following the completion of the Library Service Review and Building Utilisation Project.
9.1 Mayoral Minute Support for advocacy opposing the proposed Australian Governments disaster recovery funding cuts	ORD-2026-92	THAT Council 1. Supports advocacy opposing the proposed DRFA changes due to their significant financial and operational impact on Council and the community; 2. Endorses the preparation of a formal submission to the National Emergency Management Agency (NEMA) in response to the proposed changes; 3. Directs the CEO to write to the Minister for Emergency Management outlining Council's opposition to the proposed changes; and 4. Supports engagement with the community to raise awareness of the potential impacts of the proposed reforms.		Executive Office	8/19/2026	Complete	8/17/2026	**July 2026:** Officers are currently coordinating the development of a submission to NEMA in response to the proposed changes. This submission will look to support the LGAQ position ensuring consistency of opinion with the broader local government sector. Submission responses are due by the 19 August 2026. **August 2026:** The submission response has been finalised and was submitted to the National Emergency Management Agency (NEMA) on 17 August 2026. The submission reflects Council's advocacy position as endorsed by Council and supports the broader local government sector response coordinated through the Local Government Association of Queensland (LGAQ).
10.3.2. Financial Sustainability Strategic Advisory Committee - 5 June 2026 - Recommendation Arising from Minutes	ORD-2026-97	THAT Council establish a Budget Development Framework for the 2027/2028 Budget that enables Councillors early visibility in the shaping of Budget priorities funding opportunities and strategic initiatives. FURTHER that the framework be presented in the August 2026 meeting to the Financial Sustainability Strategic Advisory Committee prior to submission to Council for adoption.		Corporate Services	8/31/2026	In Progress - On schedule		**July 2026:** Framework is under development. Council has provided feedback which will inform development of Framework. **August 2026:** Framework is under development. The Financial Sustainability SAC has considered the draft and recommended it to Council for conisderation through a Briefing and Adoption.
July								
11.5.2 Operational Plan Quarterly Report - Fourth Quarter 2025-2026	ORD-2026-153	THAT Council receive the Operational Plan Quarterly Report for the Fourth Quarter of 2025-2026, in accordance with Section 174 of the Local Government Regulation 2012.	Question on Notice: Cr Johnson enquired about the strategies that would be implemented to support departments that do not achieve their KPI target for customer requests as per OP 27.	Corporate Services	8/21/2026	Complete	8/18/2026	A response was provided to Councillors via email.

11.1.4. COUNCILLOR CONFERENCE ATTENDANCE - 2026 LGAQ ANNUAL CONFERENCE

Author Acting Executive Officer (Chris Molyneaux)
Responsible Officer Chief Executive Officer (Gerard Carlyon)
File Reference Councillors General

Attachments
1. 2026 Prelim Conference Program [**11.1.4.1** - 14 pages]

Purpose

This report is to request council approval for Mayor Greg Williamson, Deputy Mayor Cr Karen May, Cr Ash-Lee Johnson, Cr Anne Baker, Cr Nathenea McNamara, Cr Peter Sheedy, Cr Heath Paton & Cr Namarca Corowa to attend the Local Government Association of Queensland's (LGAQ) 2026 Annual Conference in Cairns on 19 – 21 October 2026.

Related Parties

N/A

Corporate Plan Linkage

Financial Strength

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

Background/Discussion

The 130th LGAQ Annual Conference is being held in Cairns 19 – 21 October 2026 with various speakers and presenters as outlined in the conference program.

The conference offers local governments the opportunity to collaborate and share their knowledge, successes and learnings and provides a platform to introduce the local government sector's policy priorities for the year ahead.

Mayor Greg Williamson, Deputy Mayor Cr Karen May, Cr Ash-Lee Johnson, Cr Anne Baker, Cr Nathenea McNamara, Cr Peter Sheedy, Cr Heath Paton & Cr Namarca Corowa have indicated their interest in attending.

Councils are allowed two (2) positions for delegates (including the ability to vote on conference motions, and at the AGM), with other attendees registered as observers.

Given the listed attendees, it is recommended that the Mayor and Deputy Mayor be confirmed as the delegates, and Cr Johnson, Cr Sheedy, Cr Baker, Cr McNamara, Cr Paton & Cr Corowa being registered as observers.

Consultation and Communication

Mayor and Councillors

As per council policy, a report will be provided to council following the conference.

Resource Implications

The cost for conference registration, travel and accommodation is approximately $2,500 per person, which will be covered within existing council budget allocation.

Risk Management Implications

Nil

Conclusion

The 2026 LGAQ Annual Conference will provide an opportunity for council to learn from the array of speakers and presentations and meet and network with council colleagues from across Queensland.

It is recommended that the Mayor and Deputy Mayor be confirmed as the delegates, with all other attending Councillors registered as observers.

Officer's Recommendation

THAT for the Local Government Association of Queensland's (LGAQ) 2026 Annual Conference in Cairns on 19 – 21 October 2026 council –

a) Endorses Mayor Greg Williamson and Deputy Mayor Cr Karen May as the council delegates
b) Endorses Cr Johnson, Cr Sheedy, Cr Baker, Cr McNamara, Cr Paton & Cr Corowa to attend as observers.

130th
LGAQ
Annual
Conference
Councils are your every day
19-21 October
Cairns Convention Centre
LGAQ
Every Queensland community deserves to be a liveable one

PARTNERS

PLATINUM PARTNERS

Brighter SUPER

Hastings Deering CAT

GOLD PARTNERS

Queensland Government

LGMS LOCAL GOVERNMENT MUTUAL SERVICES

JLT

KING & COMPANY SOLICITORS

peak services

FORGE SOLUTIONS

SILVER PARTNERS

QUEENSLAND TREASURY CORPORATION

RACQ

Sunstone Bring on tomorrow.

ERGON ENERGY NETWORK | energex Part of Energy Queensland

COFFEE PARTNER

LACKON PROJECT MANAGEMENT | CONSTRUCTION MANAGEMENT

LANYARD PARTNER

Powerlink QUEENSLAND

WELCOME TO **CAIRNS**

Welcome to Cairns – Australia's gateway to the Pacific.

I know what us local government tragics are like. We get excited by street embellishments, rubbish bins, footpaths, park benches, street lighting and playgrounds. Before long, our camera rolls are full of the stuff. It's an occupational hazard.

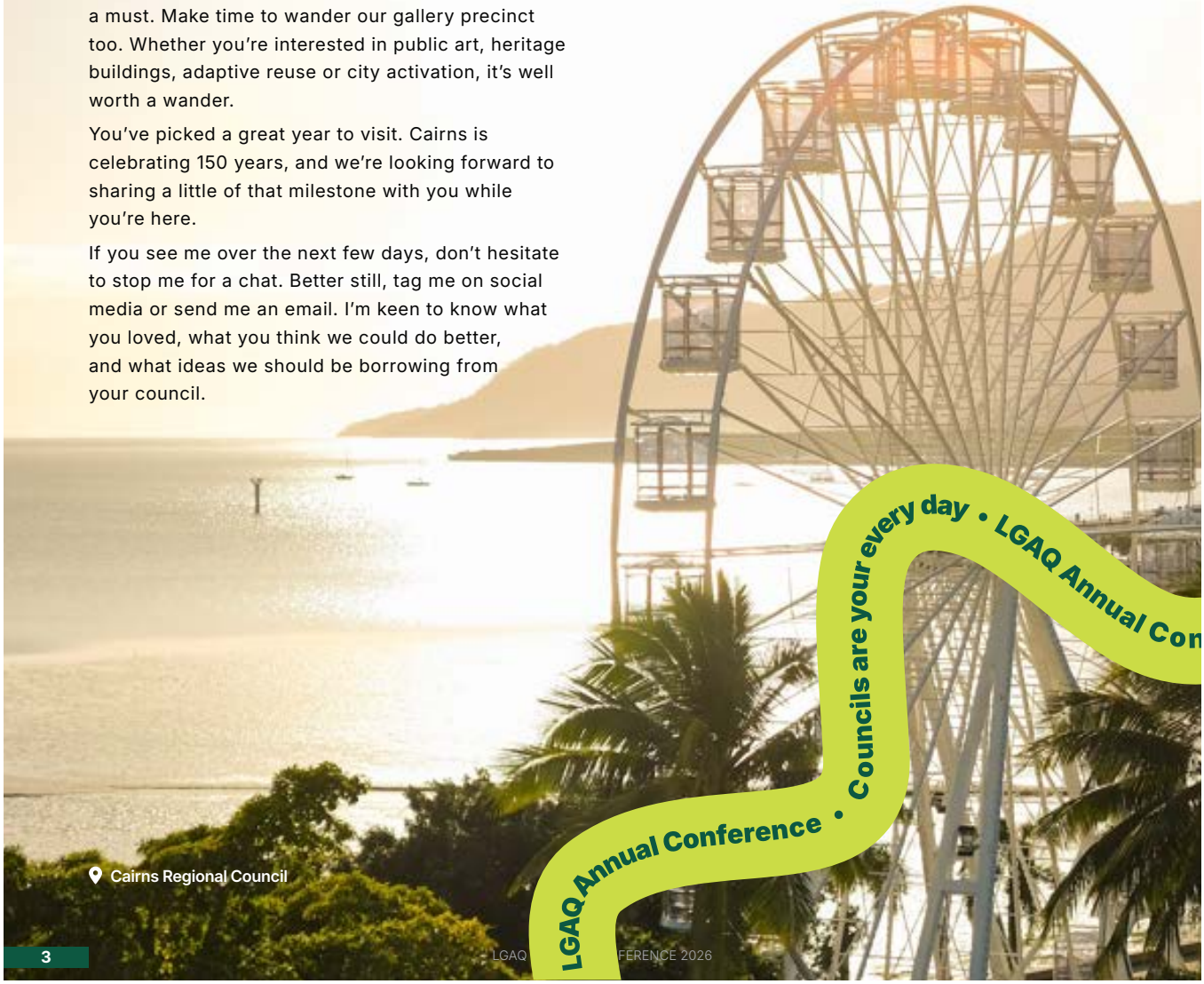
While you're here, put Cairns through its paces. Explore our streets, parks and public spaces. Borrow our good ideas, and if you spot something we could do better, I'd genuinely love to hear it. That's one of the best things about local government. We all learn from each other.

While you're out doing your "professional research", don't miss the northern end of the Esplanade after dark. The fairy lit trees create a natural cathedral of light and, yes, they're absolutely worth a photo. If you've brought the family, Muddy's Playground is a must. Make time to wander our gallery precinct too. Whether you're interested in public art, heritage buildings, adaptive reuse or city activation, it's well worth a wander.

You've picked a great year to visit. Cairns is celebrating 150 years, and we're looking forward to sharing a little of that milestone with you while you're here.

If you see me over the next few days, don't hesitate to stop me for a chat. Better still, tag me on social media or send me an email. I'm keen to know what you loved, what you think we could do better, and what ideas we should be borrowing from your council.

Mayor Amy Eden



Cairns Regional Council

SUNDAY 18 OCTOBER 2026

TIME	TOPIC
12:00pm – 4:30pm	**Policy Executive Meeting**
9:00am – 3:00pm	**Peak Services Professional Development Course** **Planning with purpose for Elected Members:** **A Councillor's guide to planning** **Nikki Huddy, Specialist Planning Facilitator** This full-day training program equips councillors with the knowledge, strategic mindset, and practical tools needed to make informed, community-focused decisions within Queensland's planning system. Through interactive presentations, group discussions, and hands-on activities, participants explore how strategic planning and development assessment shape the long-term liveability, resilience, and prosperity of their communities. Click here for more information and to secure your spot.
2:00pm – 5:00pm	**Registration** Delegates, observers, trade, corporate and accompanying persons.

MONDAY 19 OCTOBER 2026

TIME	TOPIC
7:00am	**Light Healthy Breakfast and Beach Volleyball on the Cairns Esplanade** Conference attendees are invited to hit the beach for a special wellbeing activation. The Cairns Esplanade volleyball courts will set the scene for a short, spirited match featuring Olympic Gold Medallist **Nat Cook OAM OLY**. After the match, enjoy a healthy breakfast, coffee, and the chance to meet Nat, take a photo and connect with fellow delegates before the conference gets underway. Whether you're keen to play or cheer from the sidelines, everyone is welcome. Player registration details will be released soon. SUPPORTED BY HEALTH AND WELLBEING QUEENSLAND
7:30am – 5:00pm	**Registration** Delegates, observers, trade, corporate and accompanying persons
8:30am – 12:30pm	**Roads and Transport Forum**
10:00am – 10:30am	**Morning Tea**
12:30pm – 1:30pm	**Lunch**
1:15pm – 5:00pm	**Indigenous Leaders Forum**
1:30 – 2:30pm	**Optional Sessions** **Session 1: Safety and security for local government elected members** **QPS Assistant Commissioner Charysse Pond, Security, Counter Terrorism and Forensic Services Command** **Session 2: Beyond the Buzz: AI that Delivers.** **Tracy Whitelaw, Chief Digital Officer, LGAQ and Matthew Oxlade, Innovation Manager, LGAQ**
2:30pm – 3:00pm	**Afternoon tea**

MONDAY 19 OCTOBER 2026

TIME	TOPIC	
3:00pm – 5:00pm	**Council Segment Forums**	
	Rural and Remote councils	
	Resources councils	
	SEQ councils	
	Coastal councils	
5:15pm-7:15pm	**Welcoming Ceremony and Networking Event**	
	Welcoming Ceremony	
	5:15pm	Welcome to Country
	5:20pm	Welcome to Cairns
		Cr Amy Eden, Mayor, Cairns Regional Council
	5:25pm	Response
		Mayor Matt Burnett, President, LGAQ
	5:30pm	Sponsor Address
		Tim Fynes-Clinton, Executive Partner, King & Company Solicitors
	5:35pm – 7:15pm	Networking Event in the Trade Exhibition Hall

TUESDAY 20 OCTOBER 2026

TIME	TOPIC
7:00am-8:30am	**CEO Breakfast**
8:00am – 5:00pm	**Registration** Delegates, observers, trade, corporate and accompanying persons
8:30am	**Welcome** **Master of Ceremonies** **Tim Cox, Senior Communications Advisor, LGAQ**
8:35am	**Call to Order and Presidential Address** **Cr Matt Burnett, Mayor, Gladstone Regional Council and President, LGAQ**
8:45am	**Presentation of the Policy Executive**
8:55am	**Setting the Scene: Councils Are Your Every Day** **Alison Smith, Chief Executive Officer, LGAQ**
9:00am	**Official Opening** **Hon David Crisafulli MP, Premier and Minister for Veterans**
9.10am	**Keynote: Elections and Politics** **Antony Green, Former ABC Chief Election Analyst**
9:50am	**Partner Address**
9:55am	**Raising The Flag** **Hon Milton Dick MP, Speaker of the House of Representatives**
10:20am	**Mayors assemble in foyer for conference photo**
10:30am	**Morning Tea**

TUESDAY 20 OCTOBER 2026

TIME	TOPIC
11:00am	**Council Showcases Part 1**
12:00pm	**Partner Address** BRIGHTER SUPER
12:05pm	**Lunch**
1:05pm	**Council Showcases Part 2**
2:00pm	**State Opposition update** **Steven Miles MP, Leader of the Opposition**
2:15pm	**First Term Talkback**: Panel discussion with first term mayors. **Mayor Jon Raven, Logan City Council; Mayor Nick Dametto, Townsville City Council; Mayor Lisa Scomazzon, Douglas Shire Council; Mayor Helen Blackburn, Bundaberg Regional Council**
2:45pm	**Would You Rather...** Panel discussion and quiz with long term mayors. **Mayor John Wharton, Richmond Shire Council, Mayor Tom Tate, Gold Coast City Council, Mayor Tanya Milligan, Lockyer Valley Regional Council**
3:15pm	**ALGA update** **President Matt Burnett**
3:20pm	**Afternoon Tea**

TUESDAY 20 OCTOBER 2026

TIME	TOPIC
3:50pm	**Opening the flood gates** **Cr Steve Krieg, Mayor Lismore City Council and Queensland panel**
4:30pm	**Close day 1**
6:30pm – 10:30pm	**Awards Ceremony and Conference Dinner** **Birthday Bash** The Local Government Association of Queensland is honoured to welcome the 27th Governor of Queensland, Her Excellency the Honourable Dr Jeannette Young AC PSM, to attend the 2026 Local Government Awards Ceremony. Her Excellency's attendance reflects the significance of recognising the outstanding contributions of Queensland's local governments and the individuals who serve communities across the state. Following the Awards Ceremony, the celebrations continue! You are invited to the biggest birthday party of the year! Join us for a relaxed, vibrant evening as we mark two incredible milestones- 130 years of LGAQ and 150 years of the City of Cairns. Colour is the dress code! SUPPORTED BY HASTINGS DEERING

WEDNESDAY 21 OCTOBER 2026

TIME	TOPIC
8:15am	**Conference Resumes**
8:20am	**Emerging issue**
8:35am	**Annual General Meeting – voting overview** **Darren Leckenby, Chief Financial Officer & Company Secretary, LGAQ**
8:40am	**Motions Debate**
10:15am	**Partner Address** FORGE SOLUTIONS
10:20am	**Morning Tea**
10:50am	**Motions Debate**
12:30pm	**Lunch**
1:30pm	**Motions Debate**
3:30pm	**Wrap up** Look ahead to Mackay 2027 Annual Conference **Mayor Greg Williamson, Mackay Regional Council**
3:45pm	**Close of Conference**

MONDAY 19 OCTOBER 2026

Indigenous Leaders Forum

Since 2011, the Indigenous Leaders Forum (ILF) has been a valuable way for First Nations councils to come together to share their successes, discuss specific challenges and put forward issues they would like the LGAQ's support to address. The Forum is held twice-yearly.

Roads and Transport Forum

Queensland's transport network serves as the backbone of our economic vitality and community wellbeing. At this year's Roads and Transport forum, experts will delve into crucial themes such as sustainability in infrastructure, enhancing disaster resilience and response and the role of technology in modernising our transport systems. Each of these essential topics drives forward the progress of our transport networks to meet the dynamic needs of Queensland's communities.

Segment Council Forums

Come and join with your council peers in one of four forums to discuss, share and debate key issues. This is also your opportunity to talk with each other and Policy Executive members about ways the LGAQ can help and support your council.

CONFERENCE REGISTRATION (GST incl.)

Early Bird Registration – prior to and including 2 October 2026	
Council or State Government observer	**$1700.00**
5 or more observers from one Council/Government Department	**$1550.00**
Industry (Tuesday and Wednesday ONLY)	**$3000.00**
After 2 October 2026	
Council or State Government observer	**$1800.00**
5 or more observers from one Council/Government	**$1650.00**
Industry (Tuesday and Wednesday ONLY)	**$3400.00**
Early Bird One Day Registration – prior to and including 2 October 2026	
Council or State Government observer	**$850.00**
Industry (Tuesday and Wednesday ONLY)	**$1330.00**
Functions	
Welcoming Ceremony – Monday evening (19 October 2026) (Accompanying persons, day registrations and additional trade exhibitors)	**$85.00**
Conference Dinner – Tuesday evening (20 October 2026)	**$195.00**

Please note that the Welcoming Ceremony on the Monday evening is included in the conference fee for delegates, observers and industry attending the full three days of conference.

Accompanying persons are welcome to attend the Welcoming Ceremony and Gala Dinner.

Register via links below or online at **www.lgaq.asn.au** under the Events Tab 129th LGAQ Annual Conference.

Delegate/Observer Individual

Registration Booking

Delegate Observer Group

Registration Booking

Industry

Registration Booking

CONFERENCE POLO SHIRT (Council delegates/observers only)

Council delegates and observers will be issued with **ONE** shirt whilst at conference. These need to be ordered online as part of your conference registration. Please select your size carefully, as there won't be the opportunity to change your size once at conference.

The sizing is as follows:

MENS FIT	S	M	L	XL	2XL	3XL	4XL

LADIES FIT	8	10	12	14	16	18	20	22	24

LGAQ

Every Queensland community deserves to be a liveable one

CONFERENCE AND EXHIBITION ENQUIRIES

MEMBERS HOTLINE:
1300 542 700

EMAIL:
events@lgaq.asn.au

ADDRESS:
LOCAL GOVERNMENT HOUSE
25 EVELYN STREET
NEWSTEAD, QLD 4006

X @LGAQ
INSTAGRAM @localgovqld
FACEBOOK /localgovqld
LINKEDIN local-government-association-of-queensland/

11.1.5. 2026 CITIZENS TOUR TO MATSUURA

Author Acting Executive Officer (Chris Molyneaux)
Responsible Officer Chief Executive Officer (Gerard Carlyon)
File Reference 2026 Citizens Tour

Attachments Nil

Purpose

This report is to request council approval for Mayor Williamson to travel to Matsuura as a representative of council as part of the 2026 Citizens Tour.

Related Parties

N/A

Corporate Plan Linkage

Financial Strength

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

Background/Discussion

The Mackay-Matsuura sister city relationship was formed in 1989 following the signing of a Pledge of Friendship. This is a very active relationship with annual exchanges between students, and biennial citizen visits. More than 375 students and 170 citizens from Matsuura have visited Mackay since the relationship commenced.

Matsuura is a coastal city located on Japan's second largest island Kyushu in the Nagasaki Prefecture and has a population of approximately 21,500. The main industries in Matsuura are electricity production and fishing.

Whilst the relationship began when coal exports from the Bowen Basin were suppling the Matsuura power station, it is now a cultural relationship built on friendship and connection.

Over the years warm and ever-growing bonds have developed between citizens of our regions as Mayoral led citizen groups visit on an alternative yearly cycle.

In addition to the citizens tours, annual visits between Mackay and Matsuura school students occur. The purpose of the visit is to strengthen our cities' ties and to expose Mackay and Matsuura students to each other's cultures.

Some of the benefits to participants in the program are:

- Promote mutual friendship and goodwill between citizens of both cities
- Cultivate better understanding and knowledge between both countries

From 30 July – 5 August 2026,12 Matsuura students along with 2 chaperones visited the Mackay region. Youth Ambassadors from Mackay will visit Matsuura during the September school holidays.

The 2026 Mackay Citizens tour to Matsuura will be held 10 – 18 December, with up to 20 Mackay residents able to participate in the tour.

As per council's policy Councillor Reimbursement of Expenses 1.6 (f), a council resolution is required for councillors overseas travel.

In addition to participating in the Citizens Tour, the Mayor will undertake a meeting with Mitsubishi at the company's Tokyo head office. The meeting has been requested directly by Mitsubishi and provides an opportunity to further strengthen the long-standing relationship between Mackay Regional Council and BHP Mitsubishi Alliance (BMA), one of the region's most significant economic contributors. The engagement will enable discussions on matters of mutual interest, including the continued growth and prosperity of the Mackay region, while reinforcing the strong collaborative relationship that exists between council and BMA.

Consultation and Communication

A report on the tour will be tabled at a future council meeting.

Resource Implications

The total cost for travel, accommodation and attendance at the tour is approximately $5,485 per person. Costs to be covered from budget areas of Community Lifestyle and Office of Mayor & CEO.

Risk Management Implications

Nil

Conclusion

It will be of value to Mackay Regional Council for Mayor Greg Williamson to travel as part of hosting the 2026 Mackay Citizens Tour to our Sister City Matsuura.

Officer's Recommendation

THAT council endorse the attendance of the Mayor on the 2026 Mackay Citizens Tour to Matsuura 10 – 18 December 2026.

11.1.6. PETITIONS POLICY

Author Acting Executive Officer (Chris Molyneaux)
Responsible Officer Chief Executive Officer (Gerard Carlyon)
File Reference 120 – Petitions Policy Working Documents

Attachments
1. Petitions Policy [**11.1.6.1** - 14 pages]

Purpose

To present the Petitions Policy for rescission as it is no longer required.

Related Parties

There are no identified related parties.

Corporate Plan Linkage

Financial Strength

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

Background/Discussion

The Petitions Policy was originally implemented to provide guidance on the submission, processing and management of petitions to Council, including requirements for paper and electronic petitions, lodgement procedures, privacy obligations and complaints handling.

Following recent enhancements, all petition-related information is now comprehensively published and maintained on the Mackay Regional Council Petitions webpage. This includes templates, petition requirements, submission instructions and other relevant guidance. The webpage is regularly updated to reflect legislative and procedural changes, ensuring information remains current and accessible to the community.

In addition, Council's Standing Orders set out the formal procedures for the presentation, consideration and recording of petitions at Council meetings. These provisions give effect to the governance and decision-making aspects of petition handling and provide procedural clarity for Councillors and the public.

As the substantive content of the Petitions Policy is now fully addressed through the Petitions webpage and the Standing Orders, the policy no longer provides additional guidance. Maintaining a separate policy duplicates existing information and creates an unnecessary requirement for ongoing review and amendment.

Rescinding the Petitions Policy will remove duplication, improve administrative efficiency and streamline governance arrangements. The Mackay Regional Council Petitions webpage will operate as the single, authoritative source of information for the community, supported by the Standing Orders for meeting procedures.

Consultation and Communication

Consultation has been undertaken with relevant internal stakeholders, including Corporate Governance, Councillor Support and the Office of the Mayor and Chief Executive Officer.

Feedback was also received from Councillors regarding petition eligibility requirements, reporting arrangements, communication with petitioners and petition administration processes. These matters have been considered as part of the review and assessment undertaken by officers.

The policy rescinding was briefed with Council on 11 February 2026.

Resource Implications

The implementation or rescission of this policy will not require additional resources beyond those currently budgeted.

Risk Management Implications

Rescinding the Petitions Policy presents minimal risk, as all substantive requirements and processes are already addressed through the Mackay Regional Council Petitions webpage and Standing Orders. There is a low risk of confusion if stakeholders are not adequately informed of the change; however, this can be mitigated through clear communication strategies and ongoing updates to the Petitions webpage. The consolidation of information into a single authoritative source reduces the likelihood of contradictory guidance and supports consistent application of procedures.

Conclusion

That Council recommend rescinding COU120 – Petitions Policy as it is not required.

Officer's Recommendation

THAT Council rescinds COU120 – Petitions Policy as it is not required.

COUNCIL POLICY

PETITIONS

POLICY TO BE RESCINDED

Program:	Ethical Standards, Audit & Risk
Date of Adoption:	26 April 2023
Resolution Number:	ORD-2023-102
Review Date:	26 April 2026

Scope

This policy applies to all Petition submissions to Mackay Regional Council (MRC) for its consideration.

Objective

To set the parameters for submitting Petitions to MRC and provide a consistent approach on how they will be processed.

Policy Statement

MRC welcomes the submission of Petitions from members of its community and recognises them as being part of the community engagement process allowing community members to express their views to Council.

MRC considers that to the extent this policy engages and limits, or potentially limits, any human rights, that limitation is reasonable in that it is proportionate and justified.

****

This process to remain in force until otherwise determined

by Mackay Regional Council

COUNCIL POLICY

PETITIONS

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COUNCIL POLICY

PETITIONS

1.0 Principles

Individuals and organisations within the jurisdiction of MRC may seek to have Petitions presented to Council for consideration. A Petition expresses a point of view, usually on matters of public policy, and contains a request for action, or in some cases, not to take action.

Besides the traditional paper Petition, an e-Petition can be started and signed online.

These methods and their rules are detailed below.

2.0 Petition Details

2.1 Principal Petitioner

The Principal Petitioner is responsible for coordinating the production and lodging of the Petition and whom MRC can contact to discuss the Petition's submission and processing.

2.2 Petition Rules

A Petition MUST:

a) Include the Principal Petitioner's details;

b) Include the Petition topic on each page;

c) Be clearly written and include no alterations;

d) Be written in English or accompanied by an English translation if written in another language and certified by a qualified translator that it is a true and correct translation of the petition details. Contact details of translator must also be included;

e) Be brief and to the point;

f) Be polite and modest in language;

g) Not request a grant or public money or a remission of any duties or debts;

h) Not have letters, affidavits or other documents attached;

i) Include more than 25 Petitioner signatures;

j) Relate to a matter which is within Council's jurisdiction; and

k) Contain on each page the request, suggestion or grievance and name of the Principal Petitioner.

NOTE: ***Only one Petition per topic will be accepted (i.e., you cannot have an e-Petition and a paper Petition on the same topic). MRC reserves the right to review all/any submitted Petition to ensure compliance and jurisdiction. Any Petition not meeting the above rules will not be accepted.***

3.0 Types of Petitions

3.1 Paper Petition

The MRC preferred Petition template is attached hereto and may be used as a guide.

3.2 e-Petitions

Besides the traditional paper Petition, an e-Petition can be started and signed online via MRC's e-Petition portal.

E-Petitions enable Principal Petitioners to:

- Access a broader target audience.
- Constantly monitor the number of signatures for an issue
- Easily collate signatures.

When the e-Petition closes, the completed e-Petition will be reviewed for compliance prior to MRC sending an email to the Principal Petitioner advising that:

- The Petition has met MRC's requirements and the Principal Petitioner may lodge the e-Petition with Council at their convenience; or
- The Petition has not met MRC's requirements and cannot be presented to Council.

The e-Petition will then be removed from the e-Petitions' portal.

4.0 Lodging a Petition

Your completed Petition can be submitted to MRC in the following ways:

- In person at the following council Client Services Centres:
  - MRC Mackay Office – 73 Gordon Street, Mackay
  - MRC Sarina Office – 65 Broad Street, Sarina
  - MRC Mirani Council Office – 20 Victoria Street, Mirani
- Email to council@mackay.qld.gov.au
- Posted to:
  Chief Executive Officer
  Mackay Regional Council

PO Box 41
MACKAY QLD 4740

Once lodged, the Petition will be reviewed to ensure compliance and jurisdiction with an email being provided to the Principal Petitioner advising that:

a) The Petition has met MRC's requirements and the date the Petition will be presented to Council for their consideration; or

b) The Petition has not met MRC's requirements and will not be presented to Council.

Once presented, in accordance with Mackay Regional Council's Standing Orders, Council can either reject or accept the Petition.

If accepted, it will be referred to the Chief Executive Officer for investigation following which a report will be developed and presented to Council for final decision.

5.0 When a Decision is Made

The Principal Petitioner will be sent correspondence informing them of Council's determination following the relevant Ordinary Meeting.

6.0 Information Privacy

MRC collects and manages personal information in the course of performing its activities, functions and duties. We respect the privacy of the personal information held by us. The way in which MRC manages personal information is governed by the Information *Privacy Act 2009* (Qld). We collect personal information so that we can register the Petition and to correspond regarding the process. The Petition may be made public as part of Council's agenda and minute process. Generally, we will not disclose personal information outside of Council unless we are required to do so by law, or unless your consent has been given to such disclosure. For further information about how we manage personal information please see our Information Privacy Policy.

Any questions concerning privacy, or the use of personal information should be referred to the MRC's Corporate Governance program.

7.0 Complaints

Any complaints in relation to a decision or a service relating from this policy will be assessed and managed in accordance with MRC's Administrative Action Complaints Policy, a copy of which can be found on MRC's website.

When an individual feels that they are the subject of MRC's failure to act compatibly with human rights, they can make a complaint directly to MRC. These complaints will be assessed against the Human Rights Act 2019.

Complaints may be made as following:

In writing to:
Chief Executive Officer
Mackay Regional Council
PO Box 41
MACKAY QLD 4740

Via Email - complaints@mackay.qld.gov.au

In person at the following Council Client Services Centres:

- MRC Mackay Office – 73 Gordon Street, Mackay
- MRC Sarina Office – 65 Broad Street, Sarina
- MRC Mirani Council Office – 20 Victoria Street, Mirani

8.0 Definitions

To assist in interpretation the following definitions shall apply:

Chief Executive Officer (CEO) shall mean a person who holds an appointment under section 194 of the *Local Government Act 2009*. This includes a person acting in this position.

Council shall mean all elected representatives including the Mayor of Mackay Regional Council.

e-Petition shall mean the form of Petition which is signed online via MRC's e-Petition portal. Visitors to the online Petition sign by adding their details such as name and email address. MRC's e-Petition portal can be found via the portal link.

Human Rights Complaint shall mean a complaint about an alleged contravention of section 58-1 by a public entity in relation to an act or decision of the public entity.

MRC shall mean Mackay Regional Council.

Petition shall mean a formal, written request, signed by a minimum of twenty-five (25) persons seeking action or special consideration of a particular matter pertaining to the legislative responsibilities of Mackay Regional Council who are owners/residents/members of the public who either live or work in the MRC local government area. MRC's Petition Template is attached hereto.

Principal Partitioner shall mean the person who is coordinating the production of the Petition and whom Council can contact to discuss the submission and processing of the Petition.

9.0 Review of Policy

This policy will be reviewed when any of the following occur:

- The related documents are amended or replaced.

- Other circumstances as determined from time to time by a resolution of Council.

Notwithstanding the above, this policy is to be reviewed at intervals of no more than three (3) years.

10.0 Reference

- *Local Government Act 2009*
- *Local Government Regulation 2012*
- *Information Privacy Act 2009*
- MRC Policy 102 - Standing Orders (Meeting) 2023
- MRC Policy 046 – Information Privacy
- MRC Corporate Standard 120.01 – E-Petitions

11.0 Attachments

1. Petition Template

Version Control:

Version	Reason / Trigger	Change	Adopted	Date
1	New		ORD-2023-102	26.04.23

Petition to Mackay Regional Council

If any further signatures required, a copy of this page must be used each time. Pages of signatures without the information provided on this form will not be accepted. Photocopies will not be accepted.

Petition Request

We the undersigned request that Council give consideration to:

_____

_____

_____

Name and Address of Principal Petitioner (if no Principal Petitioner is appointed, the first signatory on the petition will be nominated Principal Petitioner).

Name: _____

Address: _____

_____ Postcode: _____

Best daytime phone contact: _____ Email: _____

Signature _____

Names of Petitioners (Please Complete in full)

Date	Print Name	Print Address	Signature

Please submit to: The Chief Executive Officer, Mackay Regional Council, PO Box 41, Mackay Qld 4740 PAGES ___/___

Privacy Disclaimer: Mackay Regional Council collects and manages personal information in the course of performing its activities, functions and duties. We respect the privacy of the personal information held by us. The way in which Mackay Regional Council manages personal information is governed by the Information *Privacy Act 2009* (Qld). We are collecting your personal information so that we can register your petition and to correspond with you regarding the process. This petition may be made public as part of Council's agenda and minute process. Generally, we will not disclose your personal information outside of Council unless we are required to do so by law, or unless you have given us your consent to such disclosure. For further information about how we manage your personal information please see our Information Privacy Policy

CORPORATE STANDARD

E-PETITIONS

`

Program	Executive Office
Date of Endorsement	26 April 2023
Review Date	26 April 2026

1.0 Scope

This Corporate Standard is to be read in conjunction with the Petitions Policy and will apply to all e-Petition submissions to Mackay Regional Council (MRC) for consideration.

2.0 Objective

To provide guidance on applying and submitting of an e-Petition to MRC.

3.0 Reference

- *Local Government Act 2009*
- *Local Government Regulation 2012*
- *Information Privacy Act 2009*
- MRC Policy 102 - Standing Orders (Meeting) 2023
- MRC Policy 120 – Petitions
- MRC Policy 046 – Information Privacy

4.0 Definitions

Council shall mean all elected representatives including the Mayor of Mackay Regional Council.

e-Petition shall mean the form of Petition which is signed online via MRC's e-Petition portal. Visitors to the online Petition sign by adding their details such as name and email address. MRC's e-Petition portal can be found via the portal link.

Human Rights Complaint shall mean a complaint about an alleged contravention of section 58-1 by a public entity in relation to an act or decision of the public entity.

MRC shall mean Mackay Regional Council.

Petition shall mean a formal, written request, signed by a minimum of twenty-five (25) persons seeking action or special consideration of a particular matter pertaining to the legislative responsibilities of Mackay Regional Council who are owners/residents/members of the public who either live or work in the MRC local government area. MRC's Petition Template is attached hereto.

Petition Rules shall mean the rules detailed in clause 2.2 of MRC Policy 120 – Petitions.

Petitioner shall mean a person signing in support of a Petition.

Principal Petitioner shall mean the person who is coordinating the production of the Petition and whom Council can contact to discuss the submission and processing of the Petition.

Staff shall mean all persons employed by Mackay Regional Council on a permanent, temporary, casual basis, or otherwise engaged by Mackay Regional Council including those under a contract of service or a volunteer program.

5.0 Standard Statement

This standard is intended to provide the process with an e-Petition and must be read in conjunction with this associated MRC Policy 120 – Petitions.

5.1 Request an e-Petition

The process to request an e-Petition is detailed below:

1. Select the menu 'Request an e-Petition';

2. Enter your personal details and exact e-Petition wording in the respective fields.

   Include the e-Petition:

   a). Title;
   b). Opening and closing dates; and
   c). Division, issue or grievance and action required.

3. Be clear and concise with your message and read over it carefully before submitting.

   The discussion topic should be in MRC's jurisdiction (that is, something MRC has the power to change).

   Before any e-Petition is published on MRC's website, the e-Petition's will be reviewed to ensure it complies with the Petition Rules (for example, checking the e-Petition submitter details are correct and that the language is appropriate).

   As a Principal Petitioner, your name and suburb will be published on MRC's e-Petition website.

5.2 How long can an e-Petition be posted on the Website?

An e-Petition can be posted on the MRC e-Petition portal for a minimum period of one week to a maximum of four weeks.

5.3 Promotion of an e-Petition

The Principal Petitioner is responsible for raising awareness in the community of the availability of their e-Petition.

The name and address of the Principal Petitioner will be provided on the website.

5.4 Signing an e-Petition

MRC's e-Petition portal allows community members (a Petitioner) to sign an e-Petition online by registering their details in support.

1. To sign an e-Petition, select the e-Petition which you wish to support from the 'Current e-Petitions' page.

2. Select the 'sign e-Petition' link and complete the contact details.

3. Thoroughly read and accept the portal's 'terms and conditions' via the check box.

4. The Petitioner will receive an email via the email address supplied to verify their contact details and support for the e-Petition.

   ***NOTE**: e-Petition confirmation emails may automatically be treated as spam or junk mail by some email providers*.

5. The Petitioners initials and suburb will be published as a signatory next to the e-Petition signed (for example AB Smith).

As a Petitioner signing an e-Petition, your initials and suburb will be published on MRC's e-Petition portal.

MRC's e-Petition portal will not allow you to sign a Petition twice. It is fraudulent to represent yourself as someone else, whether that be as any other real or imaginary person.

5.5 e-Petitioners' Personal Information

MRC understands that visitors and Petitioners of the e-Petitions portal are concerned about their privacy, and the level of confidentiality and security provided by MRC.

MRC is committed to protecting user privacy. MRC, however, does require the full name, postal and email addresses of Petitioners as mandatory information. This information is a means of verifying the Petitioner and their eligibility to sign the e-Petition.

For e-Petition purposes, your personal details are provided to MRC. At their discretion, MRC may choose to contact the Petitioner in relation to the e-Petition matter.

The personal details of Petitioners cannot be seen on the portal, other than initials and suburb listed under 'signatures'.

6.0 Review of Standard

This Corporate Standard will be reviewed when any of the following occur:

1. When any related policy documents are amended or replaced.
2. Other circumstances as determined from time to time.

Notwithstanding the above, this Corporate Standard is to be reviewed at intervals of no more than three (3) years.

7.0 Attachments

- E-Petitions Fact Sheet

Version Control:

Version	Reason / Trigger	Change	Adoption	Date
1	New		ORD-2023-102	26.04.23

Mackay REGIONAL COUNCIL

e-petitions

A new online platform for the community to petition

What is an e-petition?

Besides the traditional paper petition, a petition can be started and signed online. These are called e-petitions. e-petitions enable petitioners:

- access a broader target audience
- constantly monitor the number of signatures for an issue
- provide the ability to easily collate signatures.

How to register an e-petition

The process to request an e-petition:

1. Visit mackay.qld.gov.au/petitions
2. Select the menu 'request an e-petition'.
   - Enter your personal details and the exact e-petition wording in the respective fields. Include the e-petition title, opening and closing dates, suburb, issue or grievance and action required.
3. Be clear and concise with your message and read over it carefully before submitting. Ensure the discussion point is something that council has jurisdiction over (that is, something council has the power to change).

Before any e-petition is published on Mackay Regional Council's website, the e-petition's legitimacy is checked through an approval process (for example, checking the e-petition submitter details are correct and that the language is appropriate).

As a principal petitioner (owner of petition), your name and suburb will be published on council's e-petition portal.

How to sign an e-petition

Council's e-petition portal allows community members (petitioners) to respond to a petition online by registering personal details in support.

1. Visit mackay.qld.gov.au/petitions

mackay.qld.gov.au

Mackay REGIONAL COUNCIL

2. Select the e-petition which you wish to support from the 'current e-petitions' page.
3. Select the 'sign e-petition' link and complete the contact details.
4. Thoroughly read and accept the website's 'terms and conditions' via the check box.
5. You will receive an email via the email address supplied to verify your contact details and support for this e-petition. (Please note some e-petition emails may automatically be treated as spam or junk mail by some email providers).
6. Your initials and suburb will be published as a signatory next to the e-petition signed (for example, GB Sarina). This will be published on council's e-petition webpage.
7. Council's e-petition webpage will not allow you to sign a petition twice. It is fraudulent to represent yourself as someone else, whether that be as any other real or imaginary person.
8. Please contact customer service on 1300 MACKAY (622 529) if you are experiencing any difficulties.

e-petiton closure

When the e-petition closes, the completed e-petition will be reviewed for compliance prior to council sending an email to the principal petitioner advising the outcome.

Outcome results are either the petition has met council's requirements and the principal petitioner may lodge the e-petition with council at their convenience or the petition has not met council's requirements and cannot be presented to council.

The e-petition will then be removed from the e-petitions portal.

For more details

Contact council's Corporate Governance team on 1300 MACKAY (622 529) or email council@mackay.qld.gov.au

mackay.qld.gov.au

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11.2. COMMUNITY SERVICES
11.3. PLANNING, GROWTH AND SUSTAINABILITY
11.3.1. FACILITATING DEVELOPMENT IN THE MACKAY REGION POLICY - SUMMER LP T7 PTY LTD - LOT 2, PEAK DOWNS HIGHWAY, GREENMOUNT

Author Senior Economic Development Officer (Nick Cebalo)
Responsible Officer Director Planning, Growth & Sustainability (Aletta Nugent)
File Reference Facilitating Development in the Mackay Region Policy Applications
Attachments
1. D A-2025-186 - Approved Plans [**11.3.1.1** - 19 pages]

Purpose

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

Related Parties

- Summer LP T7 Pty Ltd
- Property Projects Australia
- Tanya Martin (Consultant)
- Walsh Consulting Engineers
- Solomon Troup Architects
- Hamilton Landscape Architects
- Colliers
- Urbis

Background/Discussion

Summer LP T7 Pty Ltd is seeking concessions for Stage 1 only under the Facilitating Development in the Mackay Region Policy (Policy) to facilitate construction of the Lincoln Place Retirement Village (DA-2025-186). The overall project is a 5-stage retirement facility at Lot 2 Peak Downs Highway, Greenmount (Lot 2 RP720619).

The proposed development seeks to establish a master planned Retirement Facility incorporating 325 independent living dwellings comprised of 1, 2 and 3 bedroom dwellings. These are supported by a dedicated clubhouse precinct and a range of communal recreational spaces. Stage 1 will produce 54 dwellings and the proposed clubhouse precinct. The master plan has been designed to deliver a highly walkable, connected and landscaped residential environment that provides high levels of amenity for future residents. Primary access is provided via Kellys Road, with the internal road network, pedestrian links and green corridors designed to achieve safe, legible and efficient movement throughout the community.

The final development will result in 325 dwellings on the site in stages as per the approved plans, and as follows:
a) 10 Dwellings containing 1 or 2 bedrooms; and
b) 315 Dwellings containing 3 bedrooms.

An Infrastructure Charges Notice has been issued for the development, with total charges for all 5 Stages calculated at $11,776,533.80 (subject to relevant indexation). This application for concessions relates solely to Stage 1 for which the applicable net infrastructure charges total $1,933,069.80.

The applicant has advised that the development connects to existing infrastructure networks, with internal systems funded and delivered by the developer. The development includes upgrades to Kellys Road to meet council standards, with land dedication and works undertaken at the developer’s cost. The project demonstrates a net neutral impact on council infrastructure, with all required upgrades either internalised or developer funded.

Construction of Stage 1 is scheduled to commence in September 2026, with completion anticipated in September 2028.

The development is considered to contribute to the provision of affordable and diverse housing options for the over 50s cohort within the Mackay Region.

Incentive Requests

The applicant submitted an Expression of Interest under the Policy on 18 June 2026 and the Stage 2 application was also received on 18 June 2026. The application is for Stage 1 of the development only.

The applicant is seeking the following concessions:

a. Concession on Infrastructure Charges – 50%

	Adopted Infrastructure Charge	Eligible concessions	Charges payable
Stage 1 – 54 dwellings	$1,933,069.80	50% up to combined maximum concession value of $1,000,000	$966,534.90

Under Schedule 4 Housing Diversity of the Policy, residential care facility and retirement facility infrastructure charges may be reduced up to 50% based on the net charge amount identified on the Infrastructure Charges Notice (after the application of any offsets or credits), to a maximum concession value of $1,000,000 for eligible developments (i.e. applicants other than registered charities or not-for-profit groups).

b. Delayed payment

Under Schedule 4 Housing Diversity delayed payment of the infrastructure charges payable under the Infrastructure Charges Notice may be considered as per the table below:

Development type	Typical payment trigger	Potential delayed trigger
Material Change of Use	Prior to the commencement of the use	Within 12 months of the commencement of the use, subject to the approved infrastructure agreement.

Delayed payment of infrastructure charges will be subject to an acceptable infrastructure agreement between the developer, landowner and council.

c. Service connection fee refund

Under Schedule 4 Housing Diversity of the Policy the water service connection fee can attract a 50% discount, up to maximum of $500, applied at the time when the fees would be payable for the activity. The sewerage connection fee can attract a 50% discount, up to maximum of $500, applied at the time when the fees would be payable for the activity. Maximum concessions allowable for all service connections is $1,000.

General Eligibility Criteria

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

Based on information provided by the applicant, the proposed development satisfies the requirements under the General Eligibility Criteria in Schedule 4 Housing Diversity as follows:

Criteria	Eligibility
Timing of development Completed within 2 years.	Commencement of construction – September 2026 (estimated) Commencement of use – September 2028 (estimated)
Non-Government Development	Yes
Infrastructure capacity	The development connects to existing infrastructure networks, with internal systems funded and delivered by the developer. The project demonstrates a net neutral impact on council infrastructure, with all required upgrades either internalised or developer funded.
Construction costs	The applicant has advised that construction cost for Stage 1 is $55.509M.

Specific Eligibility Criteria

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

Criteria	Eligibility
Economic Investment *The applicant must demonstrate that the minimum capital investment in the development is equal to or greater than $500,000.*	• Estimated construction cost of the development is $55.509M. • Estimated total capital investment of $62.199M. • Based on council's economic modelling, a direct injection of $55.509M (construction costs) will result in combined supply chain and consumption effects of $65.551M, totaling $121.060M economic impact.
Employment Generation	Based on council's economic modelling, the project will generate 52 direct and 153 indirect full-time equivalent (FTE) jobs, totaling 205 FTE jobs.
Applicable Area	The development is located within the Priority Infrastructure Area in the Mackay Region Planning Scheme.
Applicable Land Uses	The development is for a use that is listed as an "applicable land uses" in Schedule 4 – Housing Diversity of the Policy.

Business and Regional Benefits

Based on the information provided by the applicant, Stage 1 of the development supports increased business activity within the local construction industry, provides additional employment opportunities across various industry sectors, and addresses critical housing shortages in the Mackay region. While Stage 1 will result in the establishment of 54 dwellings, the full development will result in 325 dwellings over 5 Stages.

The applicant advises that the development will deliver the following benefits to the Mackay region's economy:

- Delivery of a large-scale, master-planned over-50s lifestyle community, addressing a recognised market gap and increasing housing choice for residents seeking to downsize.
- Provision of housing options that enable older residents to age in place and remain within the Mackay region close to established family, social and community networks.
- Attraction of retirees from outside the region, supporting population growth and bringing additional investment and expenditure into the local economy.
- Increased housing diversity in accordance with the objectives of the Policy.
- Operational efficiencies through integrated design, staging and shared infrastructure
- Release of existing traditional housing stock back to the market, increasing housing availability for young families and the local workforce.

- Creation of ongoing employment opportunities and demand for local goods, services and contractors during the operational phase of the development.
- Establishment of a sustainable, service-based land lease community that generates long-term economic activity and investment.
- Delivery of innovative community design outcomes, including walkability, shared facilities, social infrastructure and ageing-in-place principles.

Consultation and Communication

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

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

Resource Implications

a. Concessions on Infrastructure Charges

In accordance with the Infrastructure Charges under the Development Approval (DA-2025-186), the Material Change of Use has the following levied charges for Stage 1:

Gross Infrastructure Charge (IC)	Credit	Net Infrastructure Charge (IC minus Credit)	Concession (%)	Concession ($)	Charges Payable
$1,969,740.50	$36,670.70	$1,933,069.80	50%	$966,534.90	$966,534.90

Under Schedule 4: Housing Diversity, for residential care facility and retirement facility, infrastructure charges may be reduced by up to 50% based on the net charge amount identified on the Infrastructure Charges Notice, up to a maximum concession value of $1,000,000. The charge amount of $1,933,069.80 for Stage 1 is eligible for 50% concession, resulting in $966,534.90 charges payable by the applicant.

b. Delayed payment

Delayed payment of the infrastructure charges payable under the Infrastructure Charges Notice will be subject to an acceptable infrastructure agreement between the developer, landowner and council.

c. Service connection fee refund (Water/sewerage)

Under the Policy, the water service connection fee and the sewerage connection fee are each eligible for a 50% concession, up to maximum of $500 per connection. Accordingly, the maximum concession available for connection fees is $1,000. This concession would be applied at the time when the fees would be payable for the activity.

Risk Management Implications

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

- An existing development permit is in place and on-site infrastructure requirements have been reviewed as part of the assessment process.

- A condition has been included as part of the officer's recommendation stating that the approved concessions are dependent on council not incurring any additional infrastructure costs (including 'bring forward costs') to service the development.
- Infrastructure charge concessions are based on the net charge amount identified on the Infrastructure Charges Notice, following annual adjustments, and after the application of any offsets.
- Strict timeframes are in place for claiming approved concessions. If the use has not commenced within the recommended timeframe, the concessions will no longer apply and 100% of the applicable Infrastructure Charges will be payable.
- Council can review the application of the Policy at any time.

Conclusion

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

The proposed application supports the desired outcomes of Schedule 4 of the Policy, and the provision of concessions will facilitate the delivery of the project, increase economic output, and assist in addressing the housing diversity gaps in the region.

Officers Recommendation

THAT the following Specific Incentives are approved under the Facilitating Development in the Mackay Region Policy for the proposed Stage 1 development by Summer LP T7 Pty Ltd, located at Lot 2 Peak Downs Highway, Greenmount (Lot 2 on RP720619):

a. Concession of 50% (estimated at $966,534.90) to be applied against the net charge amount (calculated following annual adjustments and subtraction of any offsets and credits), on the Infrastructure Charges Notice issued for the Material Change of Use – Development Permit for Retirement Facility (DA-2025-186) up to a maximum concession value of $1,000,000.

b. Delayed payment of infrastructure charges will be subject to an acceptable infrastructure agreement between the developer, landowner and council.

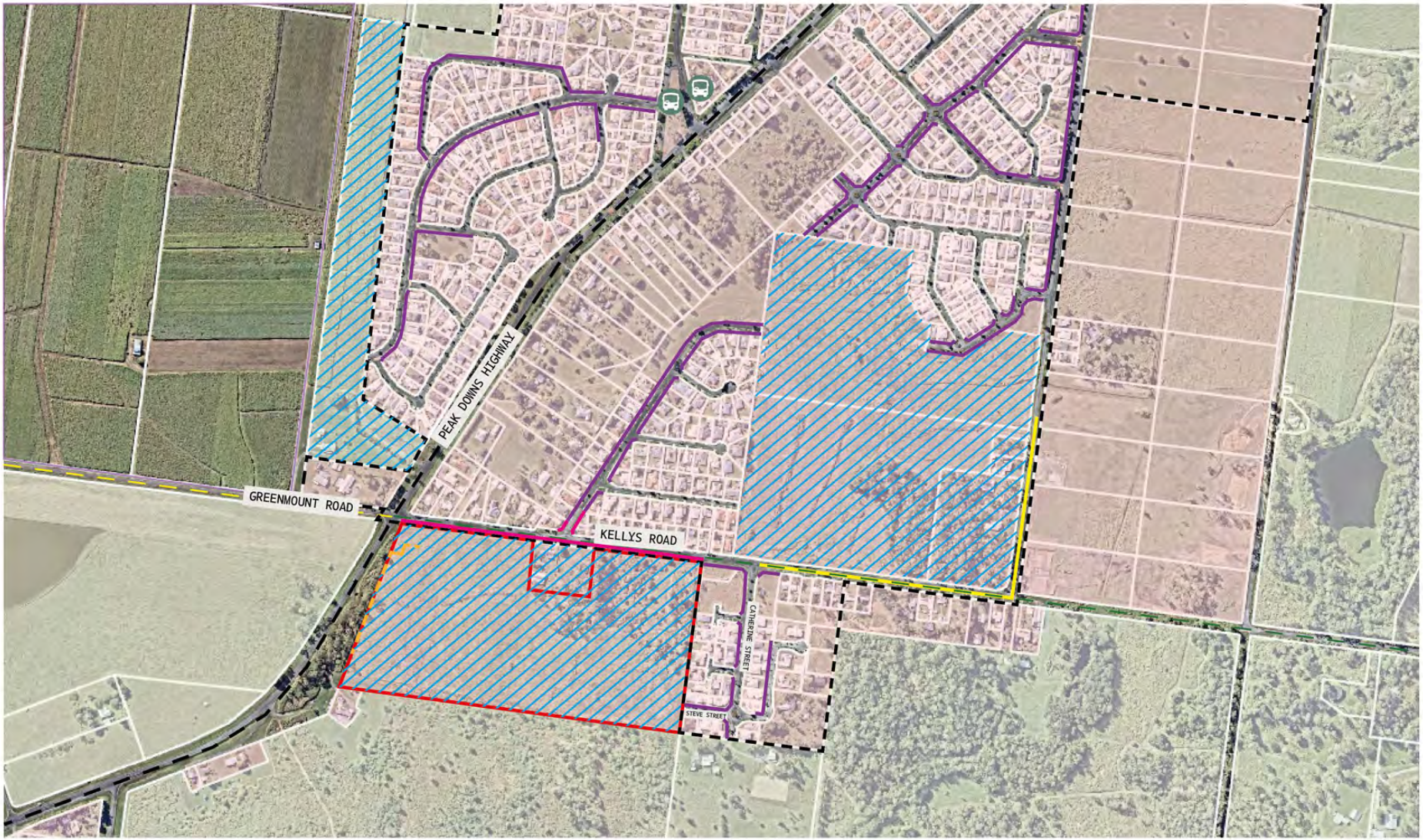
c. Reduction in water and sewer service connection fees (50% discount up to a maximum of $500 for each service, totalling a maximum available concession of $1000) be applied at the time when the fees would be payable for the activity.

AND THAT the approval of concessions is dependent on:

d. The development must be completed and commenced use by 26 August 2028.

e. No additional infrastructure costs incurred by council (including establishment and bring forward costs).

f. The developer utilising local contractors and suppliers.



LEGEND:

- SUBJECT SITE - LOT 2 PEAK DOWNS HIGHWAY, GREENMOUNT QLD 4751 (LOT 2 ON RP720619)
- *LGIP - KELLYS ROAD PLANNED UPGRADE - REFER TO APPENDIX E FOR CONTEXT*
- LGIP - PRIORITY INFRASTRUCTURE AREA
- HIGHWAY
- MAJOR COLLECTOR
- ACCESS STREET
- ACOUSTIC BARRIER
- NON-RESIDENTIAL AREAS
- RESIDENTIAL AREAS
- EMERGING COMMUNITY ZONE (EC8)
- BUS STOP - ROUTE 310
- EXISTING ACTIVE TRANSPORT FOOTPATH NETWORK
- PROPOSED ADDITIONS TO THE ACTIVE TRANSPORT FOOTPATH NETWORK ASSOCIATED WITH THE PROPOSED DEVELOPMENT

SCALE: NTS **SOURCE:** NEARMAP & MACKAY REGIONAL COUNCIL

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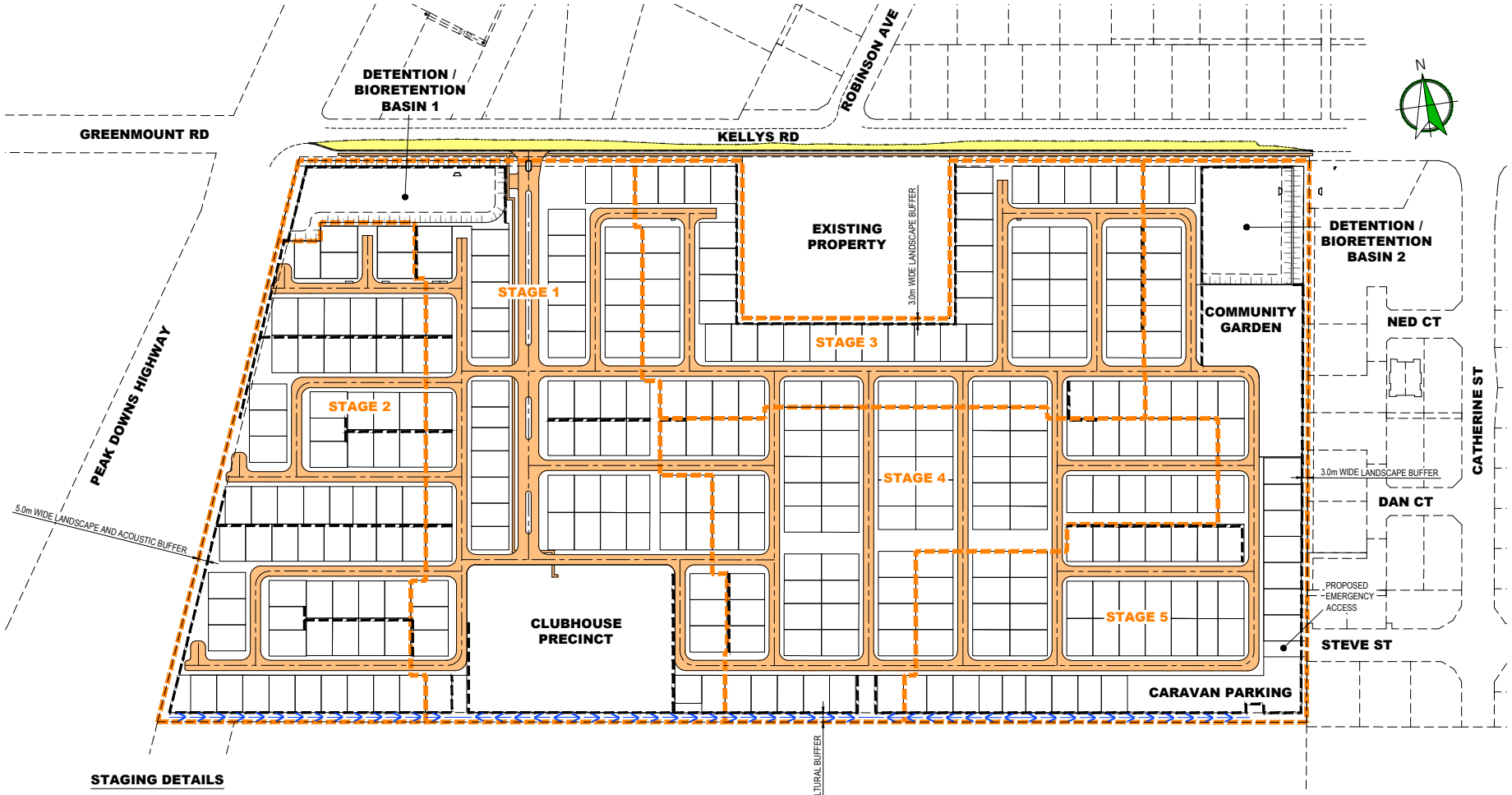

STAGING DETAILS

STAGE 1 - 61 LOTS + CLUBHOUSE PRECINCT, DETENTION / BIORETENTION BASIN 1, KIOSK WESTERN STORMWATER, SEWER & WATER ACCESS POINTS
STAGE 2 - 68 LOTS
STAGE 3 - 63 LOTS
STAGE 4 - 71 LOTS
STAGE 5 - 62 LOTS + A COMMUNITY GARDEN, CARAVAN PARKING, DETENTION / BIORETENTION BASIN 2, EASTERN STORMWATER & SEWER ACCESS POINTS

LEGEND

- PROPOSED ASPHALT ROADWAY
- PROPOSED CONCRETE DRIVEWAY
- PROPOSED CONCRETE FOOTPATH
- PROPOSED STAGE BOUNDARY

0 20 40 60 80 100m

SCALE 1:1000 A1, 1:2000 A3

WALSH CONSULTING ENGINEERS
P 07 5443 4443
E engineers@walsheng.net.au
W walsheng.net.au
A 15/72 Wises Road, Maroochydore Q 4558
PO Box 5512, Maroochydore BC Q 4558
A.B.N. 39 611 482 716

REV	DATE	DESCRIPTION	BY	CHKD
A	24.09.25	AMENDED TO SUIT REVISED LAYOUT	EPW	JON

FILENAME : C6572-25-P02.dwg - DATE : 25/9/25 - 12:23pm

A1 Sheet Size

CHECKED

DIRECTOR APPROVAL
RPEQ - 4665

FOR APPROVAL
NOT FOR CONSTRUCTION

Design: BWM | Drawn: EPW | Date: SEP 2025

PROJECT:
PROPOSED DEVELOPMENT at KELLYS ROAD WALKERSTON for LINCOLN PLACE

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DRAWING TITLE:
DEVELOPMENT LAYOUT PLAN

DRAWING No: **C6572/25/P02**

REVISION: **A**

COUNCIL REFERENCE:

SHEET: 2 of 18

WALSH CONSULTING ENGINEERS

LEGEND

- HOUSE SITE: 11 X 20m — House Product Type E can fit.
- HOUSE SITE: 12.5 X 20m — House Product Type E, O, H & J can fit.
- HOUSE SITE: 14 X 20m — House Product Type E, O, H, J & K can fit.

HOUSE PRODUCT MATRIX:

	Lot Width	Lot Depth	Bed	Bath	Study	MPR	Garage	Build Area
House product - Type E	11	20	2	2	-	-	Single	133m²
House product - Type O	12.5	20	2	1.5	Yes	-	Double	155m²
House product - Type H	12.5	20	2	2	Nook	-	Double	158m²
House product - Type J	12.5	20	3	2	Nook	-	Tandem	180m²
House product - Type K	14	20	3	2	-	-	RV	186m²

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Site Planning | Urban Design | Landscape Architecture
1 York Place, Carlton VIC 3053 - Australia | Tel: +61 03 9348 2800
E-mail: office@hla.net.au | http://www.hla.net.au

PROJECT
PROPOSED DEVELOPMENT AT KELLYS ROAD WALKERSTON

DRAWING: HOUSE PRODUCT MIX PLAN | CLIENT: Lincoln Place

SCALE: 1:1000 @ A1 | DRAWN: WL | JOB NUMBER: 25-018 | Drw No.: TP-16 | REVISION: A

Document Set ID: 12018813
Version: 2, Version Date: 13/03/2026

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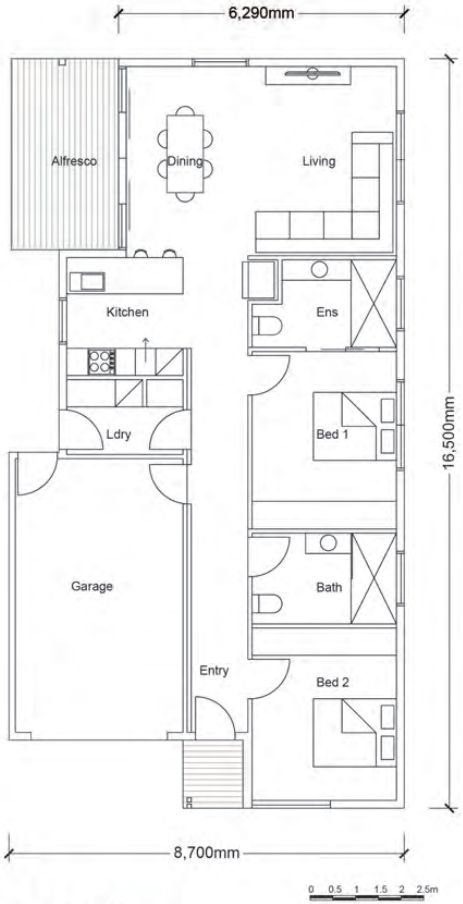

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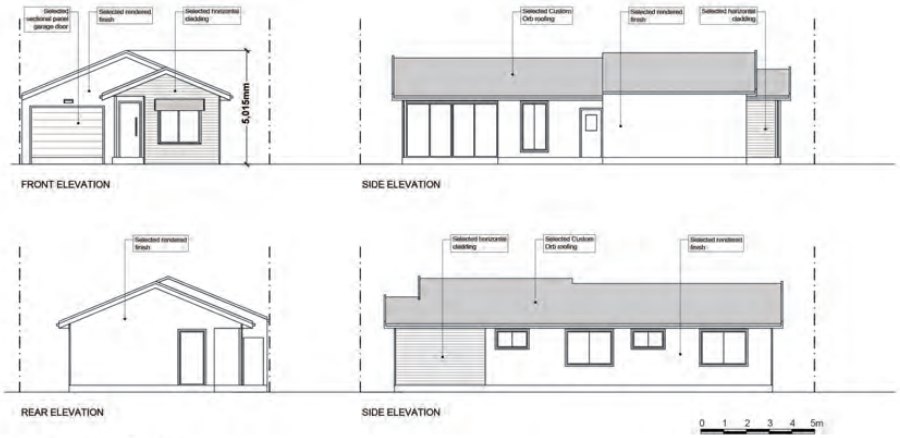


ELEVATIONS
1:100 @ A1

ARTIST IMPRESSION

Areas:

Internal Living	96.30sqm
Garage	24.2sqm
	(120.50sqm)
Alfresco/Deck	10.10sqm
Porch	2.0sqm
Total GFA	**132.6sqm**

(Site Coverage 65%)

HAMILTON LANDSCAPE ARCHITECTS PTY LTD
Site Planning | Urban Design | Landscape Architecture
1 York Place, Carlton VIC 3053 - Australia | Tel: +61 03 9348 2800
E-mail: office@hla.net.au | http://www.hla.net.au

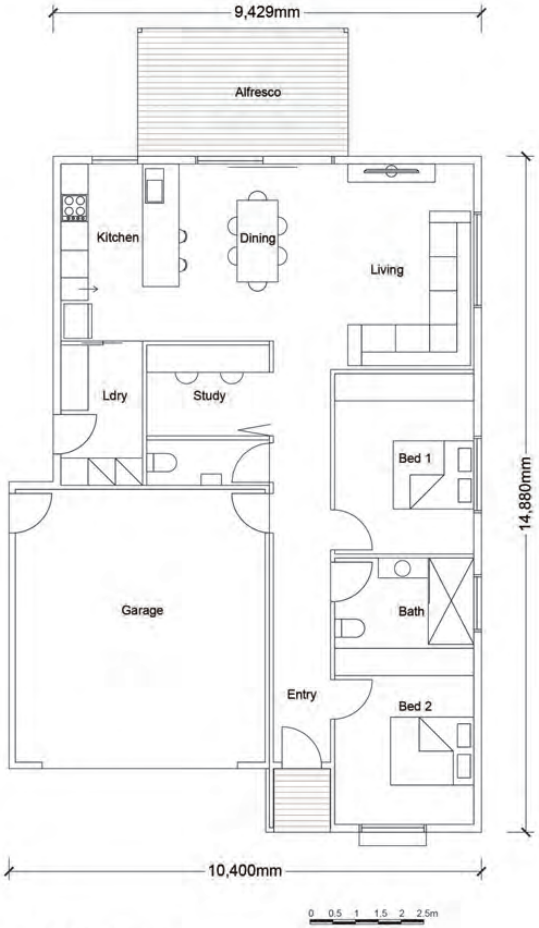
PROJECT
PROPOSED DEVELOPMENT AT KELLYS ROAD WALKERSTON

DRAWING: HOUSE TYPE E			CLIENT: Lincoln Place	
SCALE: AS SHOWN	DRAWN: ZM	JOB NUMBER: 25-018	Drw No.: TP-17	REVISION: A

Document Set ID: 12018813
Version: 2, Version Date: 13/03/2026

TYPE E

TYPE O



FLOOR PLAN
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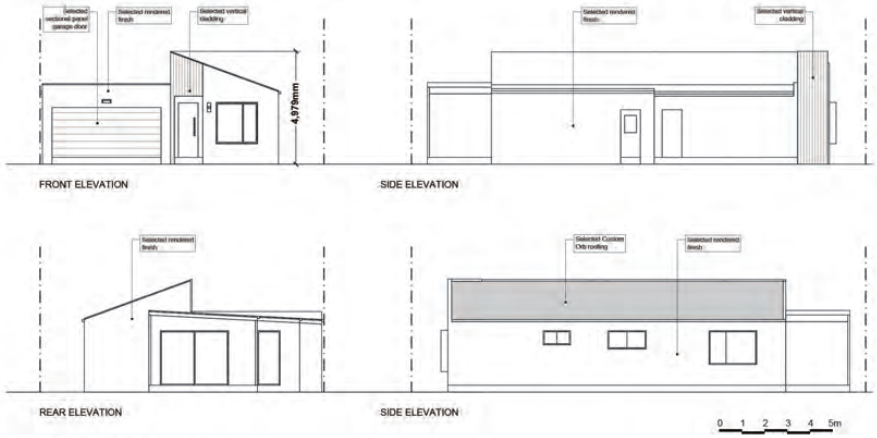


ELEVATIONS
1:100 @ A1

ARTIST IMPRESSION

Areas:

Internal Living	102.10sqm
Garage	35.60sqm
	(137.70sqm)
Alfresco/Deck	13.00sqm
Porch	2.00sqm
Total GFA	**152.70sqm**

(Site Coverage 61%)

HAMILTON LANDSCAPE ARCHITECTS PTY LTD
Site Planning | Urban Design | Landscape Architecture
1 York Place, Carlton VIC 3053 - Australia | Tel: +61 03 9348 2800
E-mail: office@hla.net.au | http://www.hla.net.au

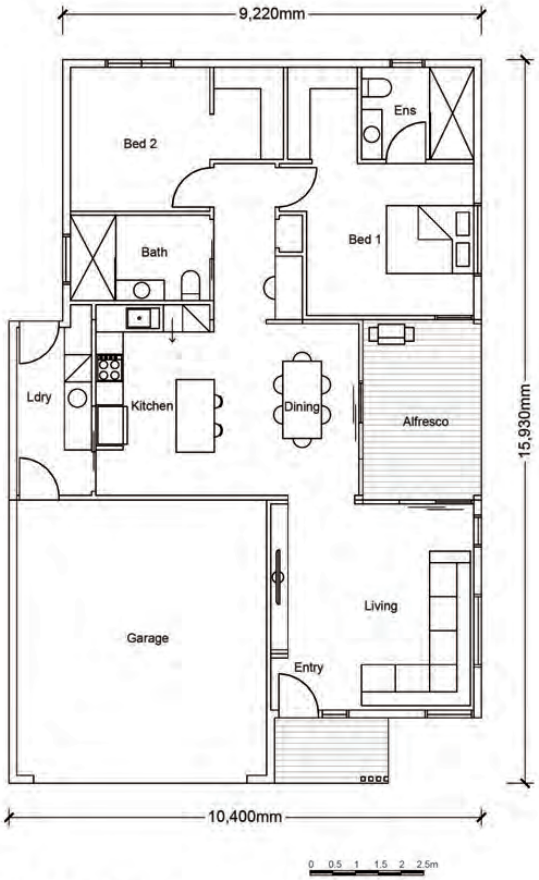
PROJECT
PROPOSED DEVELOPMENT AT KELLYS ROAD WALKERSTON

DRAWING: HOUSE TYPE O			CLIENT: Lincoln Place	
SCALE: AS SHOWN	DRAWN: ZM	JOB NUMBER: 25-018	Drw No.: TP-18	REVISION: A

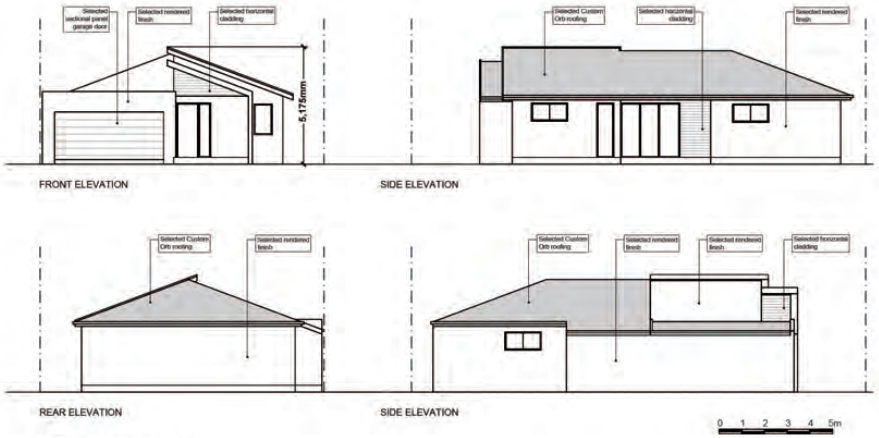
Document Set ID: 12018813
Version: 2, Version Date: 13/03/2026

TYPE O

TYPE H



FLOOR PLAN
1:50 @ A1



ELEVATIONS
1:100 @ A1

ARTIST IMPRESSION

Areas:

Internal Living	104.20sqm
Garage	36.5sqm
	(140.70sqm)
Alfresco/Deck	10.20sqm
Porch	5.2sqm
Total GFA	**156.1sqm**

(Site Coverage 63%)

HAMILTON LANDSCAPE ARCHITECTS PTY LTD
Site Planning | Urban Design | Landscape Architecture
1 York Place, Carlton VIC 3053 - Australia | Tel: +61 03 9348 2800
E-mail: office@hla.net.au | http://www.hla.net.au

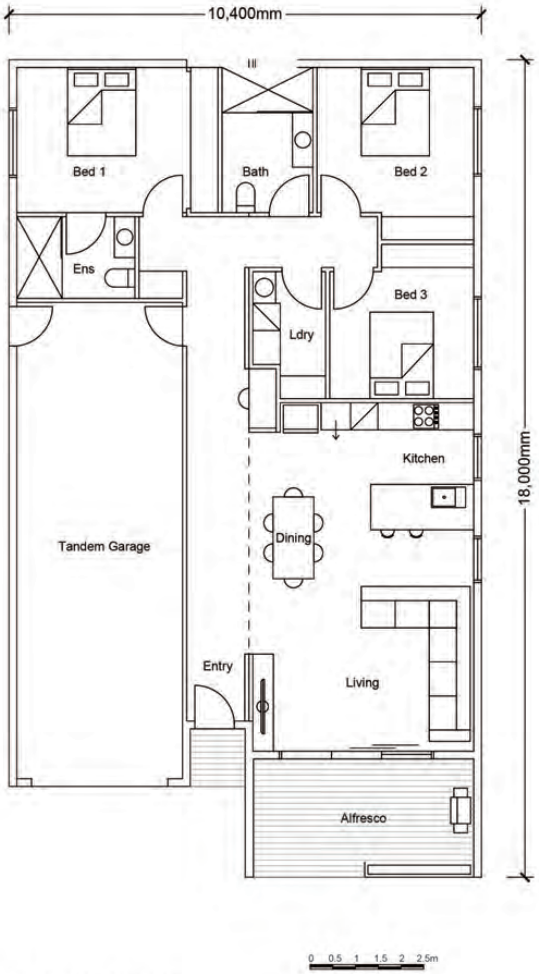
PROJECT
PROPOSED DEVELOPMENT AT KELLYS ROAD WALKERSTON

DRAWING: HOUSE TYPE H			CLIENT: Lincoln Place	
SCALE: AS SHOWN	DRAWN: ZM	JOB NUMBER: 25-018	Drw No.: TP-19	REVISION: A

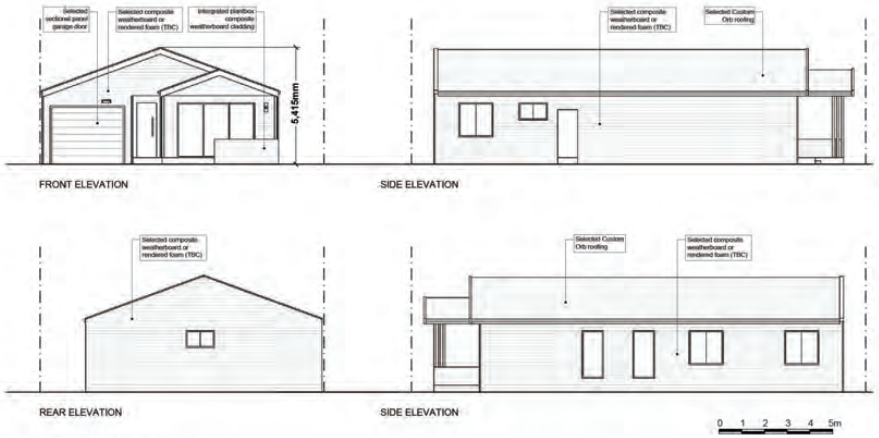
Document Set ID: 12018813
Version: 2, Version Date: 13/03/2026

TYPE H

TYPE J



FLOOR PLAN
1:50 @ A1



ELEVATIONS
1:100 @ A1

ARTIST IMPRESSION

Areas:

Internal Living	122.50sqm
Garage	40.60sqm
	(163.10sqm)
Alfresco/Deck	13.00sqm
Porch	2.00sqm
Total GFA	**178.10sqm**

(Site Coverage 71%)

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PROJECT
PROPOSED DEVELOPMENT AT KELLYS ROAD WALKERSTON

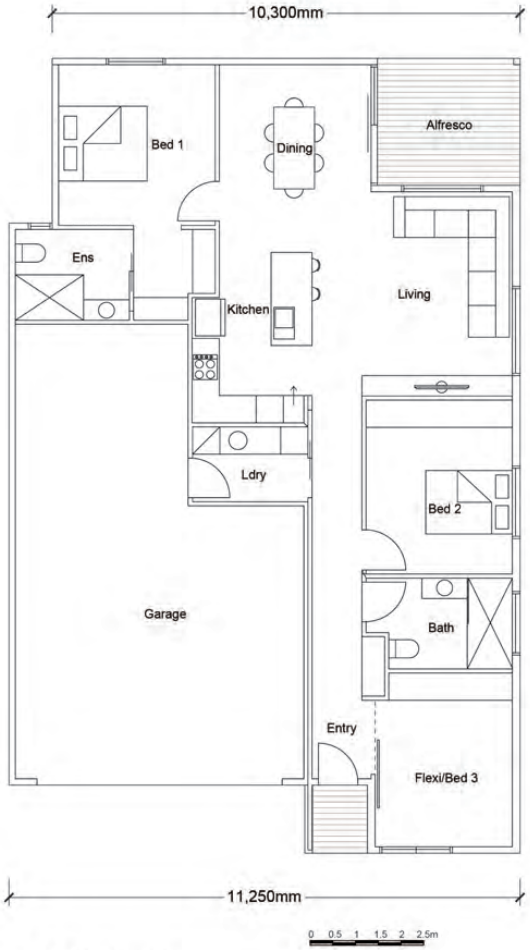
DRAWING: HOUSE TYPE J | CLIENT: Lincoln Place

SCALE: AS SHOWN | DRAWN: ZM | JOB NUMBER: 25-018 | Drw No.: TP-20 | REVISION: A

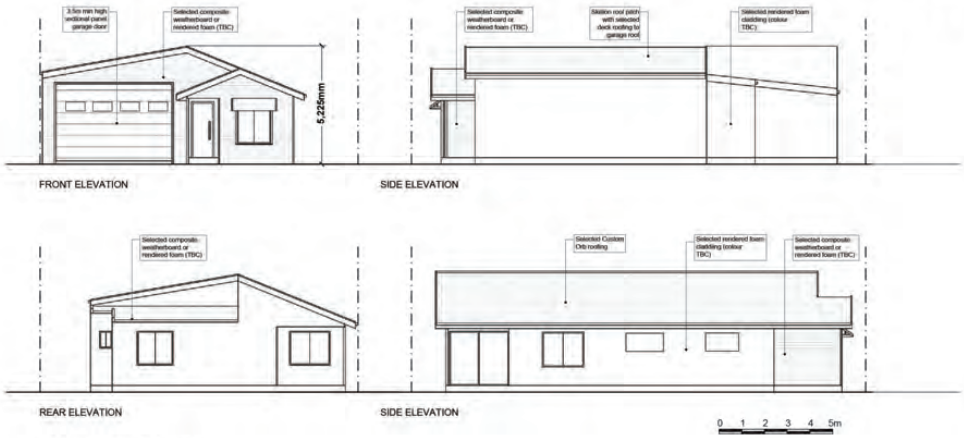
Document Set ID: 12018813
Version: 2, Version Date: 13/03/2026

TYPE J

TYPE K



FLOOR PLAN
1:50 @ A1



ELEVATIONS
1:100 @ A1

ARTIST IMPRESSION

Areas:

Internal Living	117.30sqm
Garage	56.60sqm
	(173.90sqm)
Alfresco/Deck	9.00sqm
Porch	2.00sqm
Total GFA	**184.90sqm**

(Site Coverage 66%)

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PROJECT
PROPOSED DEVELOPMENT AT KELLYS ROAD WALKERSTON

DRAWING: HOUSE TYPE K			CLIENT: Lincoln Place	
SCALE: AS SHOWN	DRAWN: ZM	JOB NUMBER: 25-018	Drw No.: TP-21	REVISION: A

Document Set ID: 12018813
Version: 2, Version Date: 13/03/2026

TYPE K

ARTIST IMPRESSION - INTERNAL STREETSCAPE

PMS-1 PROFILED METAL SHEET - TYPE 1
CUSTOM ORB - COLOUR VARIES

PMS-2 PROFILED METAL SHEET - TYPE 2
ROLLER DOOR. COLOUR VARIES

TIMB-1 TIMBER CLADDING
SHIPLAP OR SIMILAR

TIMB-2 TIMBER BATTENS

WBRD-1 JAMES HARDIE 'LINEAR' WEATHERBOARDS OR SIMILAR - TYPE 1
PAINT FINISH VARIES

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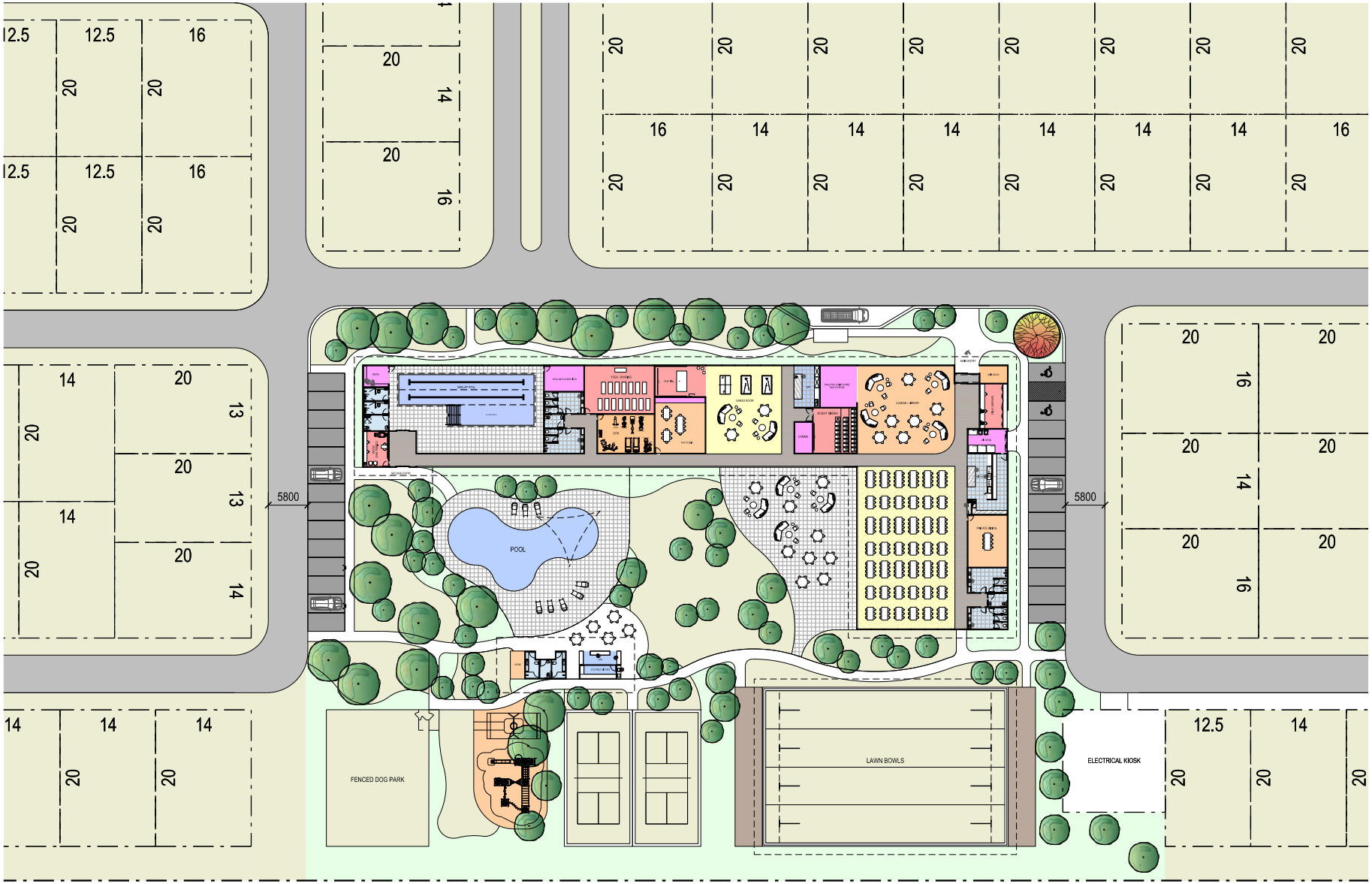
PROJECT
PROPOSED DEVELOPMENT AT KELLYS ROAD WALKERSTON

DRAWING: **HOUSE - MATERIAL SCHEDULE**			CLIENT: Lincoln Place	
SCALE: AS SHOWN	DRAWN: ZM	JOB NUMBER: 25-018	Drw No.: TP-22	REVISION: A

Document Set ID: 12018813
Version: 2, Version Date: 13/03/2026



SOLOMON TROUP

LINCOLN PLACE
Feel at home

DRAWING TITLE
FLOOR PLAN
PROJECT
LINCOLN PLACE MACKAY
PAGE NUMBER
PAGE 2

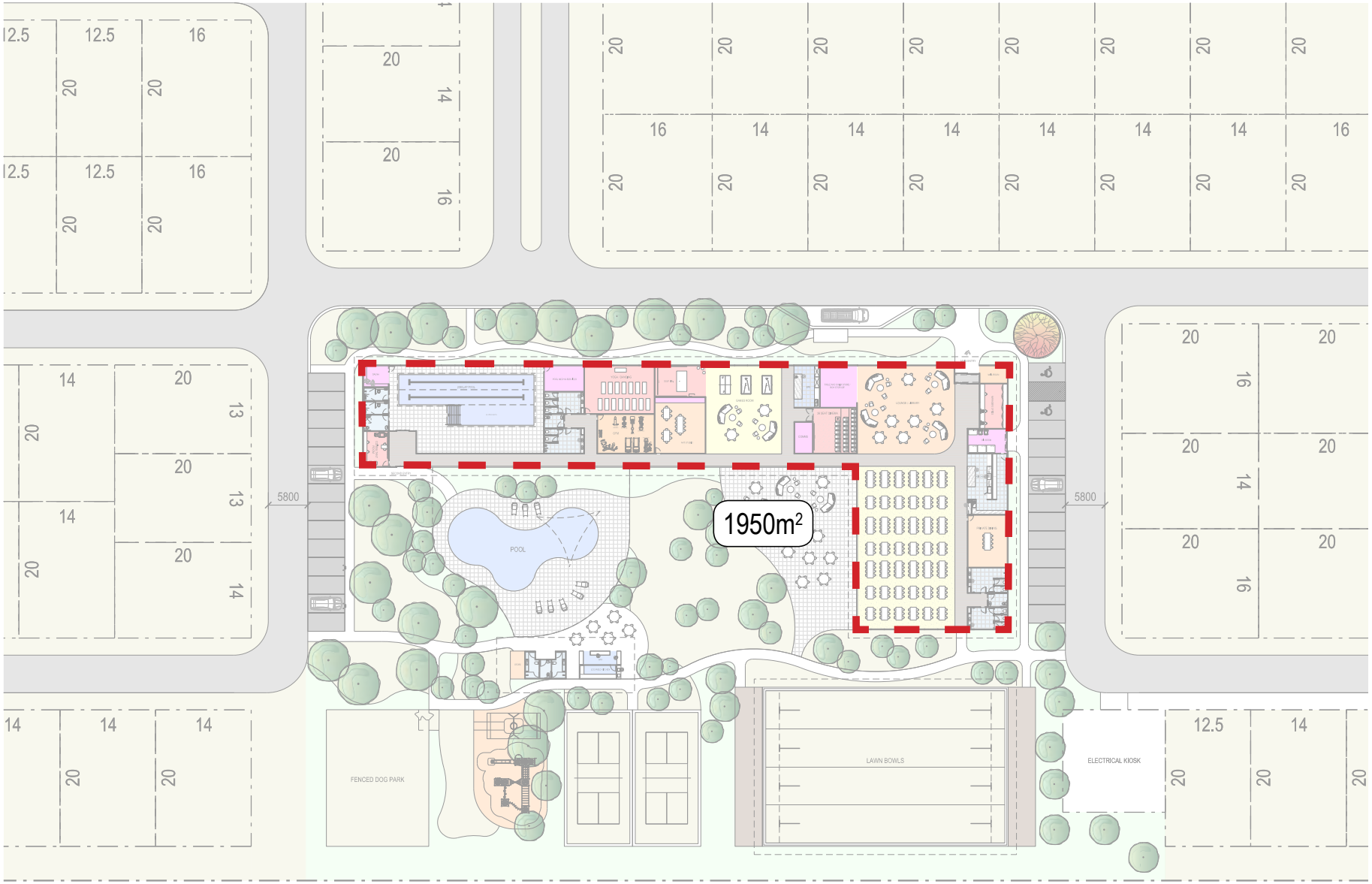
Document Set ID: 12018813
Version: 2, Version Date: 13/03/2026

SOLOMON TROUP

LINCOLN PLACE
Feel at home

DRAWING TITLE
ROOF PLAN
PROJECT
LINCOLN PLACE MACKAY
PAGE NUMBER
PAGE 3

Document Set ID: 12018813
Version: 2, Version Date: 13/03/2026

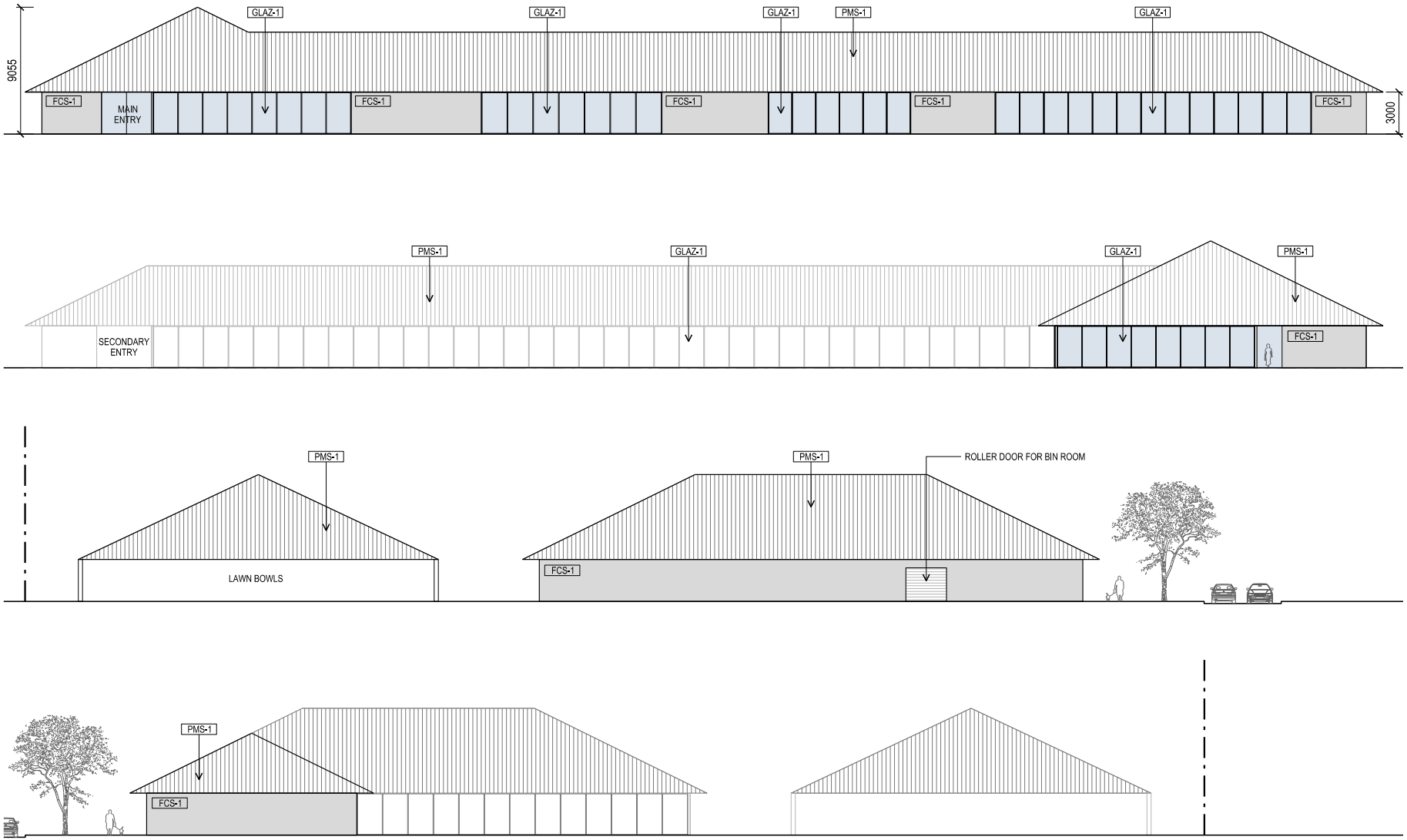


SOLOMON TROUP

LINCOLN PLACE
Feel at home

DRAWING TITLE
AREA ANALYSIS
PROJECT
LINCOLN PLACE MACKAY
PAGE NUMBER
PAGE 4

Document Set ID: 12018813
Version: 2, Version Date: 13/03/2026

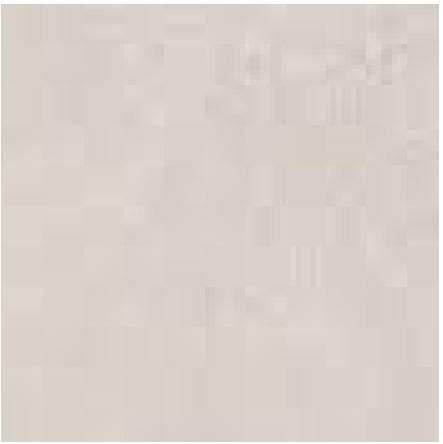


SOLOMON TROUP

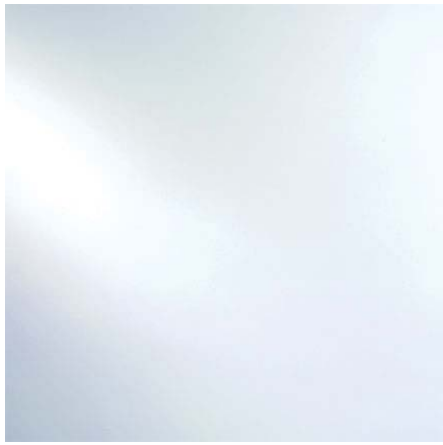
LINCOLN PLACE
Feel at home

DRAWING TITLE
ELEVATIONS
PROJECT
LINCOLN PLACE MACKAY
PAGE NUMBER
PAGE 5

Document Set ID: 12018813
Version: 2, Version Date: 13/03/2026



FCS-1 FIBRE CEMENT SHEET CLADDING - TYPE 1
CIMENTAL BARESTONE OR SIMILIAR



GLAZ-1 GLAZING - TYPE 1
CLEAR GLAZING

PMS-1 PROFILED METAL SHEETING - TYPE 1
CUSTOM ORB OR SIMILAR
COLOUR TBC

SOLOMON TROUP

LINCOLN PLACE
Feel at home

DRAWING TITLE
MATERIALS SCHEDULE
PROJECT
LINCOLN PLACE MACKAY
PAGE NUMBER
PAGE 6

Document Set ID: 12018813
Version: 2, Version Date: 13/03/2026

11.3.2. FACILITATING DEVELOPMENT IN THE MACKAY REGION POLICY - HHNQ PTY LTD - 440 BRIDGE ROAD, WEST MACKAY

Author Senior Economic Development Officer (Nick Cebalo)
Responsible Officer Director Planning, Growth & Sustainability (Aletta Nugent)
File Reference Facilitating Development in the Mackay Region Policy Applications

Attachments
1. Approved plans - 440 Bridge Road [**11.3.2.1** - 15 pages]

Purpose

For Council to consider an application under the Facilitating Development in the Mackay Region Policy (Policy).

Related Parties

- Focus Pacific Australasia
- DSR Investments NQ Pty Ltd
- Milford Planning
- Van Der Meer Consulting
- Office of May
- AG Rigging and Steel
- PT Blink Technology
- SLR Consulting Australia Pty Ltd

Background/Discussion

The proposed Mackay Palm Springs Hotel by HHNQ Pty Ltd is a Short-Term Accommodation material change of use development located at 440 Bridge Road, West Mackay (Lot 16 RP709427). A Development Permit was issued on 20 October 2025 (DA-2025-100) for the development, however a Minor Change application has been lodged (DA-2025-100/A) to reflect modifications to the approved plans and is currently under assessment. The proposed development (subject to the Minor Change application) will provide:

- 20 standard rooms and four larger hotel style rooms (including a site manager room and three accessible rooms) for short-term accommodation over four storeys (levels 1 to 4).
- Shared amenities (laundry) and utilities located on the ground floor.
- 16 rooms will have interconnecting doors, meaning they can be configured as one or two-bedroom suites.
- The four larger suites, one on each level, will have balconies.
- Four standard rooms will be located on each of the four levels.
- 19 car parking spaces (inclusive of one person with disability space and four small car parking spaces).

A revised Infrastructure Charges Notice will be issued following the assessment of the Minor Change application. However, it is estimated that applicable net charges will total $277,647.70 (subject to indexation).

All necessary infrastructure and services are available to the property and no upgrades to Council's infrastructure is required.

This type of facility would help address the growing demand for short-term accommodation in the Mackay region, supporting hospital patients and staff, business visitors, contractors and people relocating to the area. It would also enhance the region's capacity to accommodate broader visitation demand.

Construction is scheduled to commence by November 2026, with estimated commencement of use by July 2027.

Incentive Requests

The applicant submitted an Expression of Interest under the Facilitating Development in the Mackay Region Policy (Policy) on 30 June 2026 and the subsequent Stage 2 application was received on 3 August 2026. The applicant is seeking concessions under Schedule 2 Tourism Development of the Policy.

A revised Infrastructure Charges Notice will be issued following the assessment of the Minor Change application. However, it is estimated that applicable net charges will total $277,647.70 (subject to indexation). The applicant is seeking the maximum concession allowable (100%) under Schedule 2 Tourism Development.

The applicant is also seeking a service connection fee refund for water and sewerage. Under Schedule 2 Tourism Development of the Policy, the water service connection fee can attract a 50% discount, up to maximum of $500, applied at the time when the fees would be payable for the activity. The sewerage connection fee can attract a 50% discount, up to maximum of $500, applied at the time when the fees would be payable for the activity.

General Eligibility Criteria

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

Based on information provided by the applicant, the proposed development satisfies the requirements under the General Eligibility Criteria in Schedule 2 Tourism Development as follows:

Criteria	Eligibility
Timing of development Completed within 2 years.	Commencement of construction – November 2026 (estimated) Commencement of use – July 2027 (estimated)
Non-Government Development	Yes
Infrastructure capacity	The applicant has advised no upgrades to Council infrastructure are required to service the proposed development. Roads, water, sewer, stormwater and NBN services are already constructed. All infrastructure connections will be from the existing connections to the site.
Construction costs	The applicant has noted that construction is anticipated to cost approximately $8.8M

Specific Eligibility Criteria

Based on information provided by the applicant, the proposal satisfies the requirements under Eligibility Criteria in Schedule 2 Tourism Development of the Policy:

Criteria	Eligibility
Economic Investment	• Estimated construction cost of the development is $8.8M. • Estimated total capital investment of $10.83M (plant, equipment, land, construction costs) • Based on Council's economic modelling, a direct injection of $8.8M (construction costs) will result in combined supply chain and consumption effects of $8.973M, totalling $17.773M in economic impact.

Employment Generation	Based on Council economic modelling, the project will generate 10 direct and 23 indirect full-time equivalent (FTE) jobs, totalling 33 FTE jobs.
Applicable Area	The property is located within the Priority Infrastructure Area in the Mackay Region Planning Scheme.
Applicable Land Uses The Policy applies to Material Change of Use development that are consistent with the "applicable land uses" in Schedule 2 Tourism Development on appropriately zoned land.	Short-Term Accommodation is listed as an 'Applicable Land Use' in Schedule 2 of the Policy.

Business and Regional Benefits

Based on the information provided by the applicant, the development supports increased business activity within the local construction industry, provides additional employment opportunities across various industry sectors and contributes to housing supply in the Mackay region.

The applicant advises that the development will deliver the following benefits to the Mackay region's economy:

- The applicant has partnered with PT Blink Technology, a company that specialises in the design of off-site components to enable faster and more efficient construction.
- As part of the PT Blink roll-out, the applicant aims to establish a core modular construction skillset within the Mackay region. This approach seeks to support local workforce development, enable local fabrication opportunities over time, and encourage adoption of innovative construction methodologies by local builders and contractors.
- Initial fabrication will be off-site, enabling the motel's superstructure, including the roof, to be erected and completed within two weeks of delivery to site.
- The modular construction methodologies are expected to reduce the duration of construction activity, minimise impacts to surrounding communities (noise, traffic), reduce waste materials and deliver the project in half the time of traditional build timeframes.
- The applicant has indicated a commitment to use local contractors and suppliers and has signed contracts with local building and trade companies including plumbing, electrical, civil, carpentry, cladding, tiling, mechanical, concreting and rigging. It is anticipated that more than 70% of construction related procurement will be sourced locally in Mackay and the broader North Queensland region.
- During the operational phase, the applicant anticipates the majority of contracts will be sourced locally, including cleaning, laundry, maintenance, hotel management and IT needs. It is estimated that more than 80% of all operational requirements will be sourced locally.

Consultation and Communication

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

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

Resource Implications

a) Concessions on Infrastructure Charges

A revised Infrastructure Charges Notice will be issued following the assessment of the Minor Change application. However, it is estimated that applicable net charges will total $277,647.70 (subject to indexation).

Under Schedule 2 Tourism Development, infrastructure charges may be reduced by up to 100% based on the net charge amount identified on the Infrastructure Charges Notice, up to a maximum concession value of $1,000,000. Applying a 100% concession will result in charges of $0 payable by the proponent.

It is proposed that concessions will be calculated on the net infrastructure charge after annual indexation adjustments, offsets and credits. The application of this methodology will ensure that the granting of concessions does not introduce any additional infrastructure costs to Council.

b) Service connection fee refunds

Under Schedule 2 Tourism Development in the current Policy, water and sewage connection fees can be discounted up to $500 per service, resulting in a maximum concession value of $1,000.

Risk Management Implications

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

- A condition has been included in the officer's recommendation requiring a development permit to be in place prior to awarding concessions. On-site infrastructure requirements will be reviewed as part of the assessment process.
- A condition has been included as part of the officer's recommendation stating that the approved concessions are dependent on Council not incurring any additional infrastructure costs (including 'bring forward costs') to service the development.
- Infrastructure charge concessions will be calculated against the net infrastructure charge specified on the Infrastructure Charges Notice, following annual adjustments and after the application of any offsets. The Infrastructure Charges Notice will be issued upon the assessment and approval of a properly made application.
- Strict timeframes are in place for claiming approved concessions. If the use has not commenced within the recommended timeframe, the concessions will no longer apply and 100% of the applicable Infrastructure Charges will be payable.
- Council can review the application of the Policy at any time.

Conclusion

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

The proposed application supports the desired outcomes of Schedule 2 Tourism Development in the Policy, and the provision of concessions will facilitate the delivery of the project, increase economic output, and assist in short-term housing needs in the region.

Officers Recommendation

THAT the following Specific Incentives are approved under the Facilitating Development in the Mackay Region Policy for the proposed Mackay Palm Springs Hotel development by HHNQ Pty Ltd, located at 440 Bridge Road, West Mackay:

a. Concession of 100% (estimated at $277,647.70) be applied against the net charge amount (calculated following annual adjustments and subtraction of any offsets and credits) resulting from the approved Development Permit and Infrastructure Charge Notice for the Material Change of Use - Short-Term Accommodation (DA-2025-100/A).

b. Reduction in water and sewer service connection fees (50% discount up to a maximum of $500 for each service, totalling a maximum discount of $1000) be applied at the time when the fees would be payable for the activity:

AND THAT the approval of concessions is dependent on:

a. The development must be completed and use commenced by 26 August 2028.

b. No additional infrastructure costs incurred by Council (including establishment and bring forward costs).

c. The developer utilising local contractors and suppliers.

Office of May

24013

440 Bridge Rd,
Mackay QLD

Development Application

f b

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COMPLIANCE TABLE

LGA Lot & DP No. Zoning Class	Mackay Region 16RP709427 Medium Density Residential (MD3) Class 3 Building	
Site Area	802.78m²	
Controls	Mackay Region Planning Scheme 2017 - Version 4.1	
	CONTROL	**PROPOSAL**
Site Coverage	30% Maximum (240.83m²) *Previous Approved DA = 55.3%* *Maximum (443.7m²)*	50% (403.47m²)
Building Height	17m Above ground level (5 storeys)	17m and 5 storeys
Setbacks	Performance based	Performance based

REFERENCES

Refer Survey Plan prepared by **Mackay Surveys**
Refer Stormwater Plan prepared by **Van der Meer Consulting**

PROJECT INFORMATION

Real Property Description	LGA: Mackay Region 16RP709427
Building Classification	Proposed Building is categorised as a Class 3 as defined by the National Construction Code of Australia.
Survey Information	Site information on the drawings has been provided by Mackay Surveys. It has been shown for information only. Responsibility for the accuracy of the Survey rests with the Surveyor. Builder to ensure that a boundary survey is undertaken before any site set out is conducted. Any discrepancy that exists between the detailed site survey and the boundary survey should be brought to the Building Designer's attention immediately.
Existing Conditions	Drawings have been compiled from a variety of sources for information purposes only. Sources include, but are not limited to - Survey information. as built drawings and site inspection and measure. Prior to the commencement of construction, or off site fabrication, all dimensions and location of services are to be verified by Builder.

DRAWING LIST

a d=	b f f	a ^ f d	` ^i b
DA.01	B	Cover Sheet	
DA.02	A	Location Plan	1:2000
DA.03	A	Site Plan	1:200
DA.04	A	Demolition Plan	1:100
DA.05	B	Ground Floor Plan	1:100
DA.06	B	First Floor Plan	1:100
DA.07	B	Second Floor Plan	1:100
DA.08	B	Third Floor Plan	1:100
DA.09	B	Fourth Floor Plan	1:100
DA.10	B	Roof Plan	1:100
DA.11	B	Section A	1:100
DA.12	B	Section B	1:100
DA.13	B	South East Elevation	1:100
DA.14	B	South West Elevation	1:100
DA.15	B	North West Elevation	1:100
DA.16	B	North East Elevation	1:100
DA.17	B	GFA Plans	1:200
DA.18	B	Site Waste Management Plan	1:200
DA.19	A	External Works Plan	1:200
DA.20	A	Shadow Diagrams	
LP.01	B	Landscape Plan	1:200
LP.02	01	Landscape Specifications	
LP.03		Fence Plan	1:200

LEGEND – CODES

AHD	Australian Height Datum
CONC-	Concrete type -
D	Dryer
DP	Down Pipe
FCL	Finished Ceiling Level
FFL	Finished Floor Level
K	King Bed
S	Storage
V	Vending Machine
WM	Washing Machine

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www.officeofmay.com
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CLIENT	FOCUS PACIFIC AUSTRALASIA
PROJECT NO.	24013
ADDRESS	440 Bridge Rd, Mackay QLD
DRAWN/CHECKED	MY/GM
ISSUED	Development Application
SCALE	NTS

NOTES
NOT FOR CONSTRUCTION.
All levels to Australian height datum, it is the contractor's responsibility to confirm all measurements on site and locations of any services before the commencement of work. Drawings should not be scaled. Written dimensions should only be taken from drawings. If a discrepancy exists notify Building Designer immediately. All works shall comply with the National Construction Code (NCC), the rules and requirements of applicable statutory bodies, Council and all relevant Australian standards and specifications.

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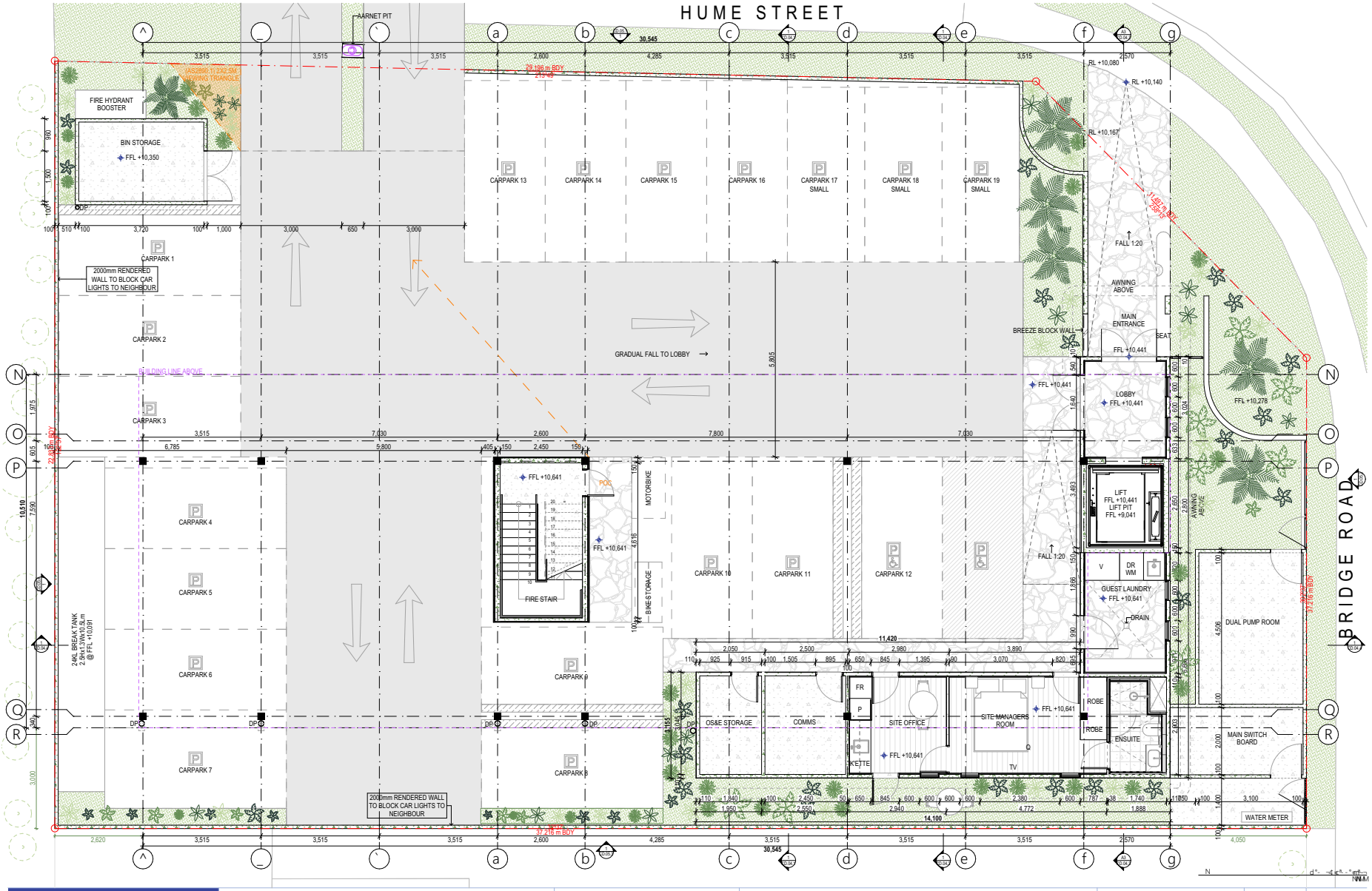
DRAWING NO.
DA.01



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REVISION/ISSUE	
^	NM/LM/CM
_	CO/LM/LO/MS

CLIENT	FOCUS PACIFIC AUSTRALASIA
PROJECT NO.	24013
ADDRESS	440 Bridge Rd, Mackay QLD
DRAWN/CHECKED	MY/GM
TITLE	Ground Floor Plan
SCALE	1:100 AT A3

NOTES
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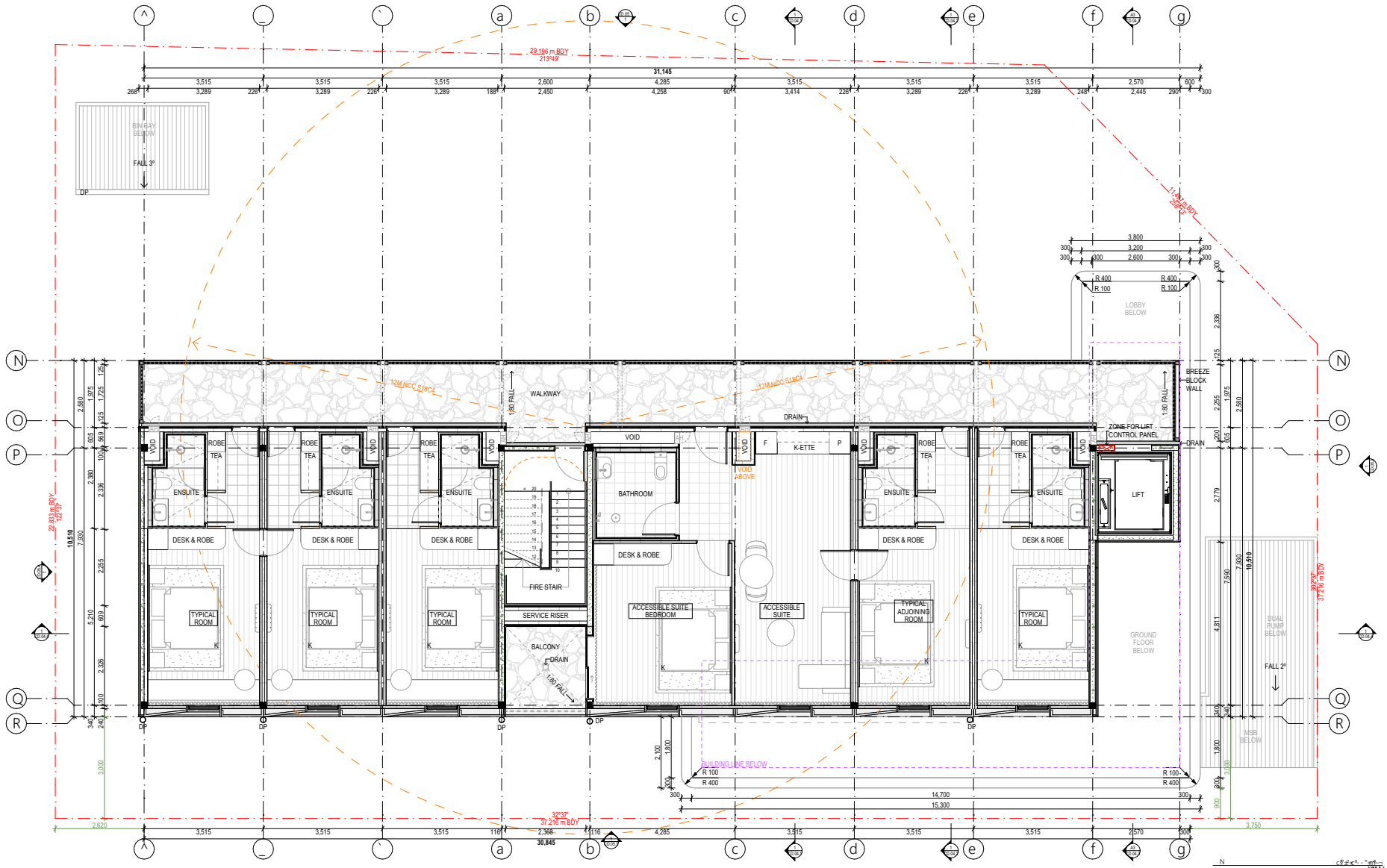
DRAWING NO.
DA.05



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CLIENT	FOCUS PACIFIC AUSTRALASIA
PROJECT NO.	24013
ADDRESS	440 Bridge Rd, Mackay QLD
DRAWN/CHECKED	MY/GM
TITLE	First Floor Plan
SCALE	1:100 AT A3

NOTES
NOT FOR CONSTRUCTION.
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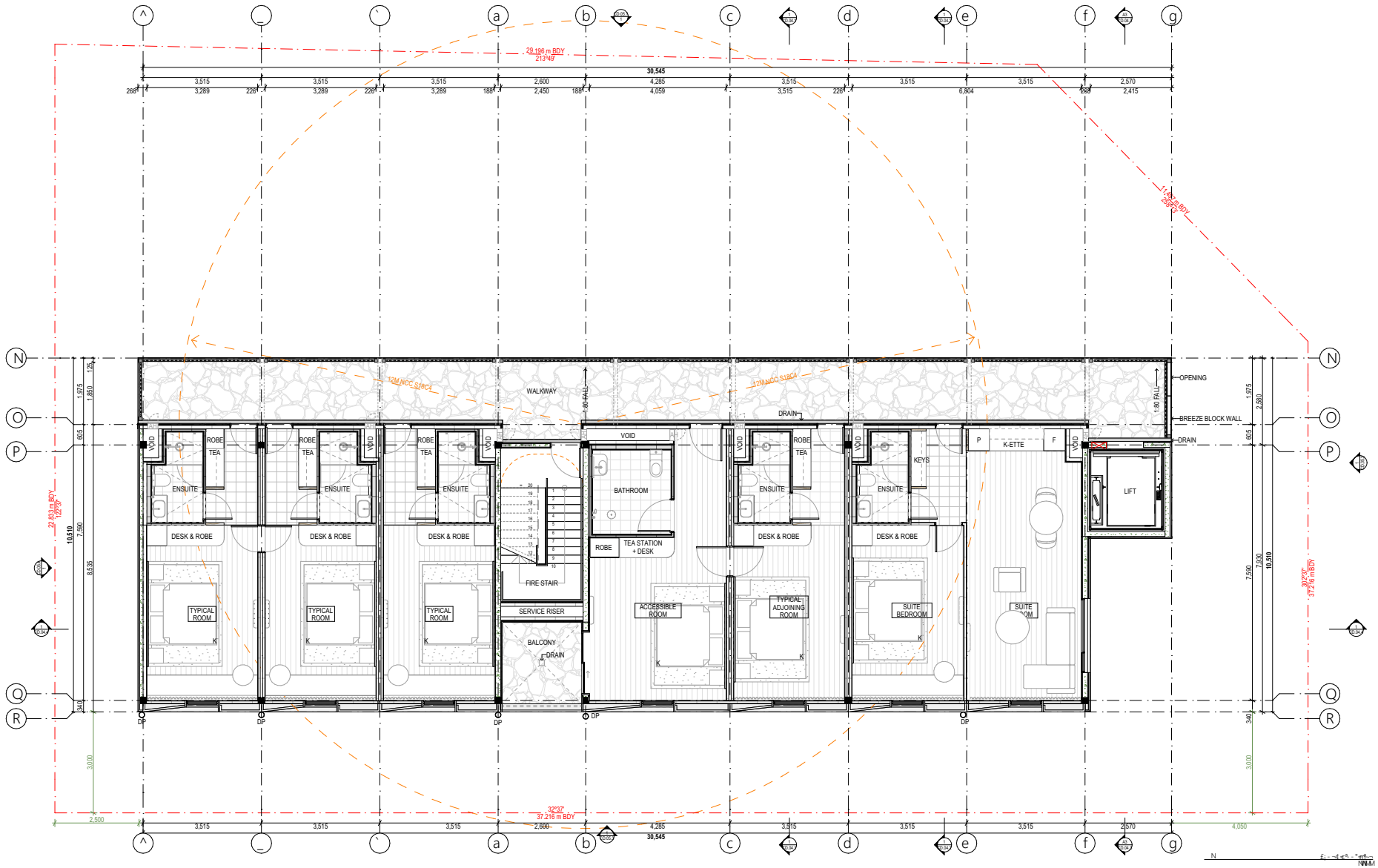
DA.06



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CLIENT	FOCUS PACIFIC AUSTRALASIA
PROJECT NO.	24013
ADDRESS	440 Bridge Rd, Mackay QLD
DRAWN/CHECKED	MY/GM
TITLE	Second Floor Plan
SCALE	1:100 AT A3

NOTES
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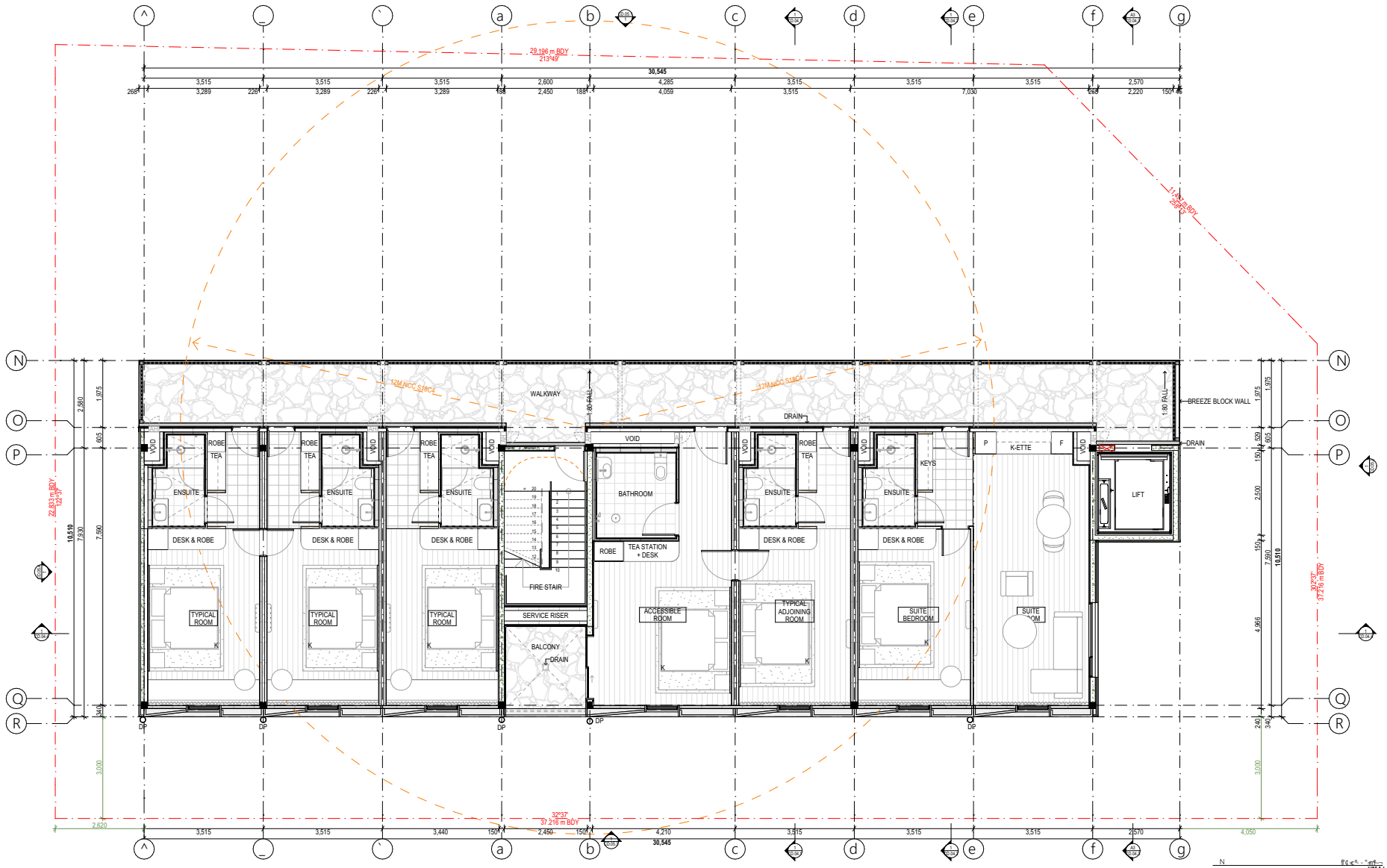

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CLIENT	FOCUS PACIFIC AUSTRALASIA
PROJECT NO.	24013
ADDRESS	440 Bridge Rd, Mackay QLD
DRAWN/CHECKED	MY/GM
TITLE	Third Floor Plan
SCALE	1:100 AT A3

NOTES
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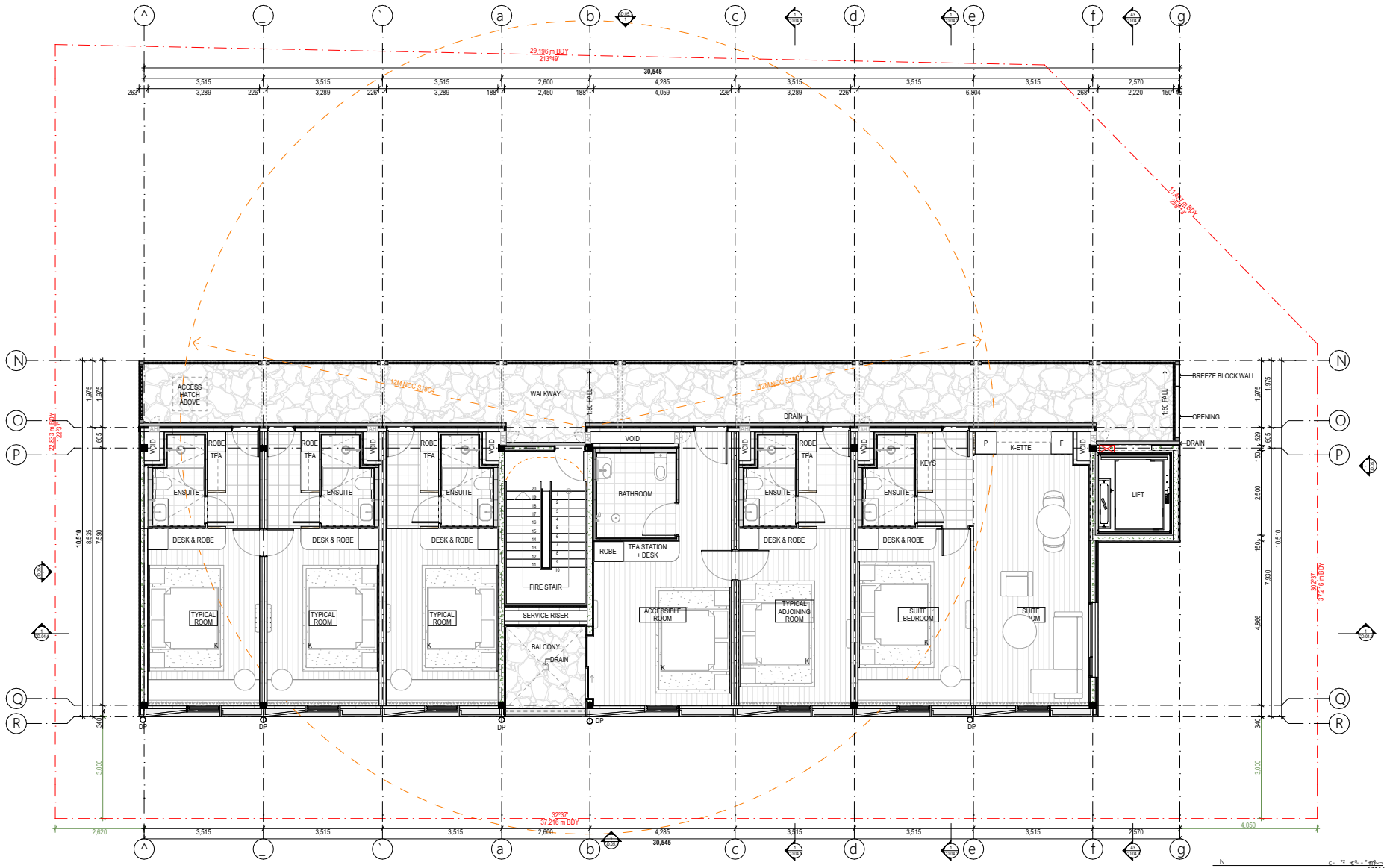

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CLIENT	FOCUS PACIFIC AUSTRALASIA
PROJECT NO.	24013
ADDRESS	440 Bridge Rd, Mackay QLD
DRAWN/CHECKED	MY/GM
TITLE	Fourth Floor Plan
SCALE	1:100 AT A3

NOTES
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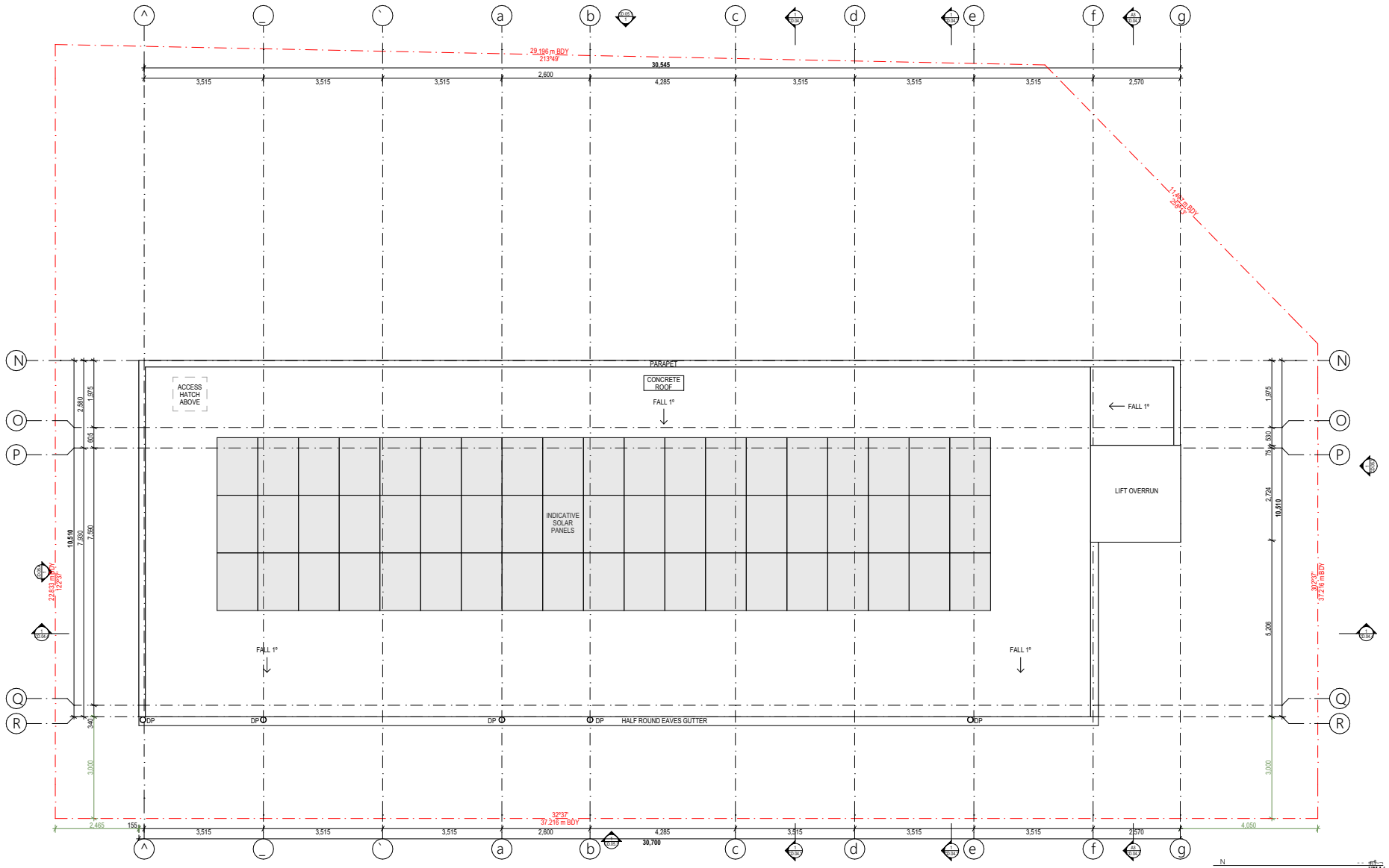

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CLIENT	FOCUS PACIFIC AUSTRALASIA
PROJECT NO.	24013
ADDRESS	440 Bridge Rd, Mackay QLD
DRAWN/CHECKED	MY/GM
TITLE	Roof Plan
SCALE	1:100 AT A3

NOTES
NOT FOR CONSTRUCTION.
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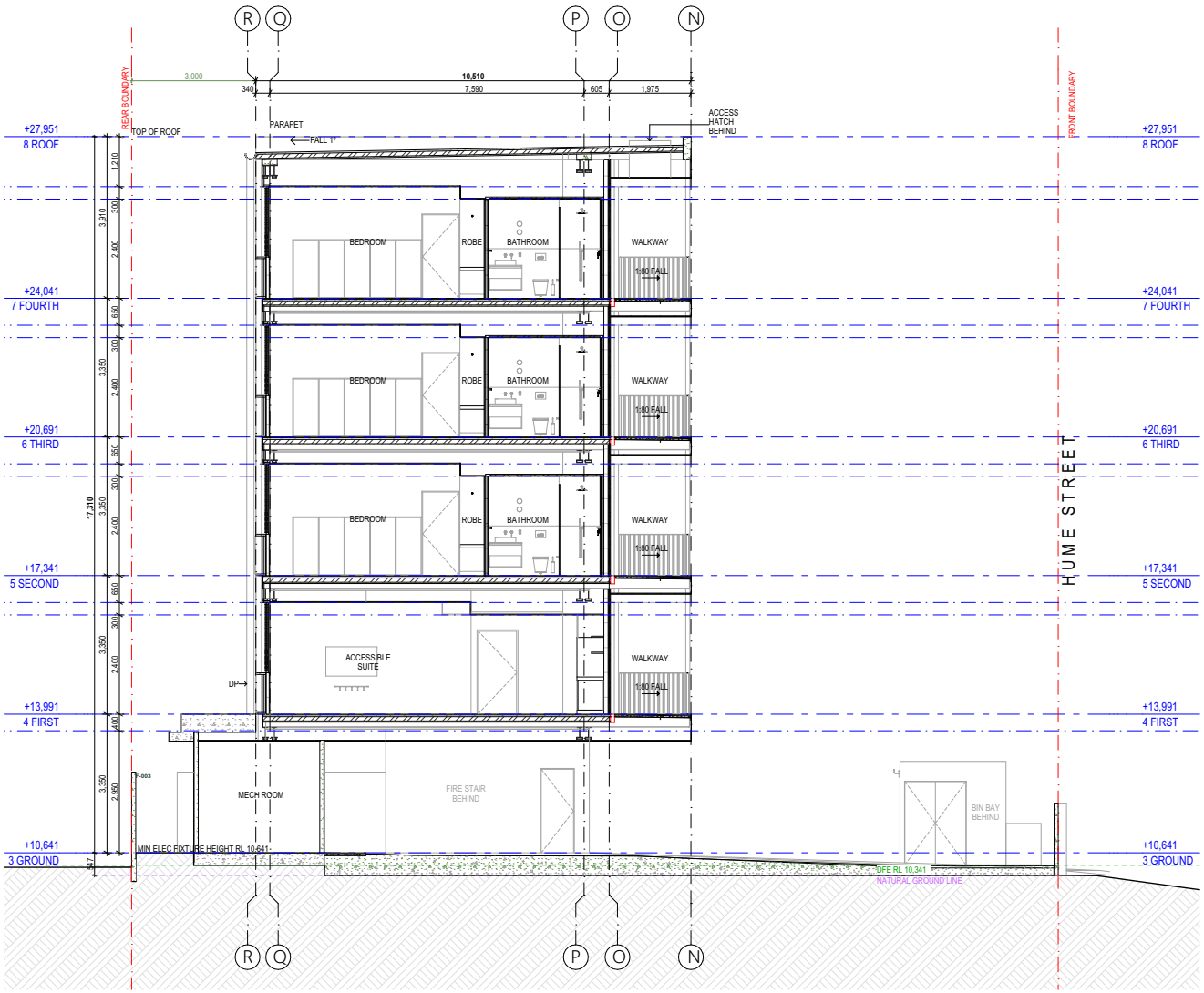

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CLIENT	FOCUS PACIFIC AUSTRALASIA
PROJECT NO.	24013
ADDRESS	440 Bridge Rd, Mackay QLD
DRAWN/CHECKED	MY/GM
TITLE	Section A
SCALE	1:100 AT A3

NOTES
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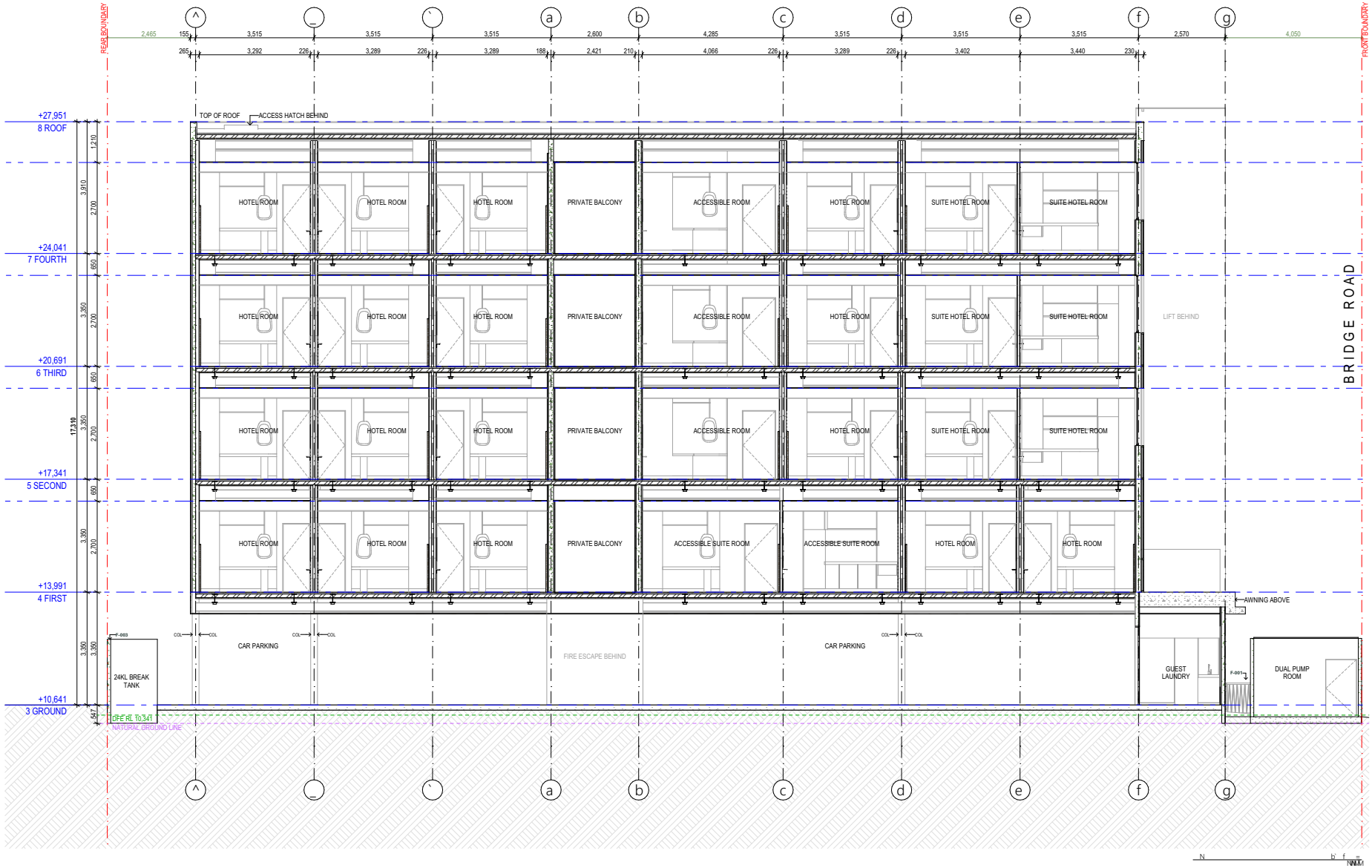

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CLIENT	FOCUS PACIFIC AUSTRALASIA
PROJECT NO.	24013
ADDRESS	440 Bridge Rd, Mackay QLD
DRAWN/CHECKED	MY/GM
TITLE	Section B
SCALE	1:100 AT A3

NOTES
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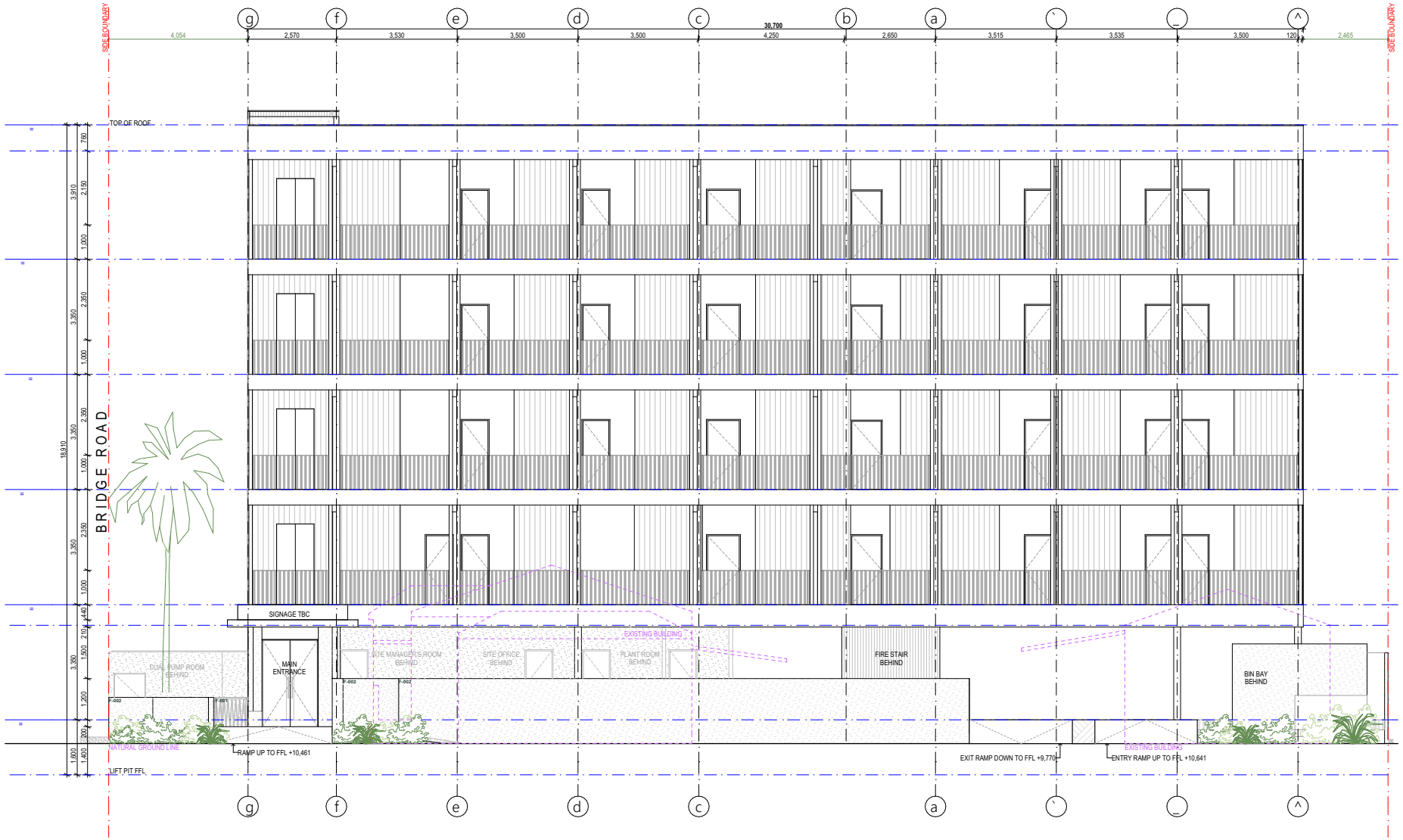

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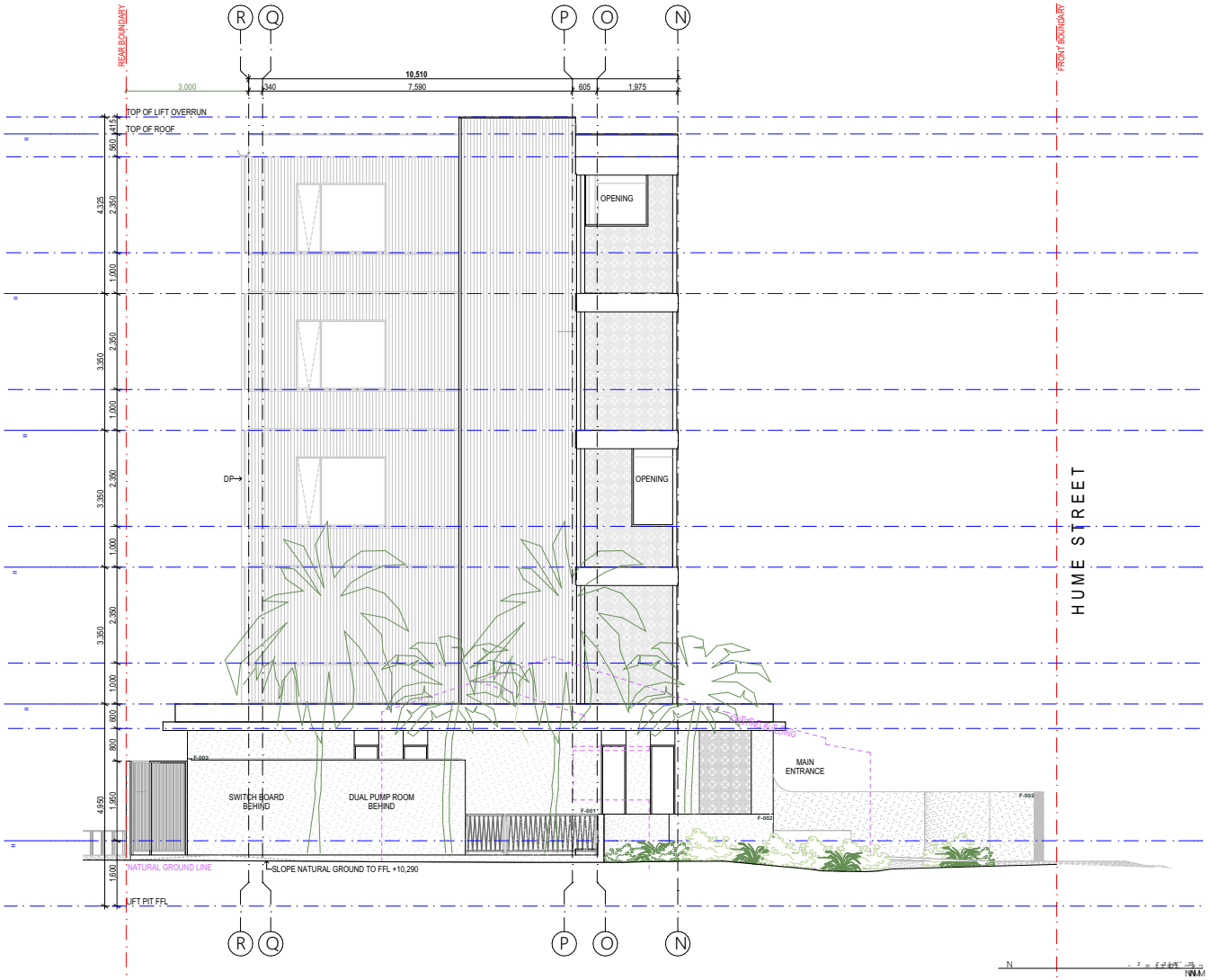

Office of May INFO@OFFICEOFMAY.COM +61 407 433 522 ABN 32 278 623 936 DRAFT	REVISION/ISSUE ^ a £´ £^ ©® £¬¬^ ©®¶ ¬¶ ¬ NUMLOMER _ a £´ £^ ©® £¬¬^ ©®¶ ¬¶ §¬ °¬^« £¬¬« £¬± COLUMLOMES	CLIENT FOCUS PACIFIC AUSTRALASIA PROJECT NO. 24013 ADDRESS 440 Bridge Rd, Mackay QLD DRAWN/CHECKED MY/GM TITLE South West Elevation SCALE 1:100 AT A3	NOTES NOT FOR CONSTRUCTION. All levels to Australian height datum, it is the contractor's responsibility to confirm all measurements on site and locations of any services before the commencement of work. Drawings should not be scaled. Written dimensions should only be taken from drawings. If a discrepancy exists notify Building Designer immediately. All works shall comply with the National Construction Code (NCC), the rules and requirements of applicable statutory bodies, Council and all relevant Australian standards and specifications.	© COPYRIGHT IN ALL DOCUMENTS PREPARED BY OFFICE OF MAY. ANY WORK EXECUTED FROM THESE DOCUMENTS AND DRAWINGS WILL REMAIN PROPERTY OF OFFICE OF MAY OR ON CREATION VEST IN OFFICE OF MAY.		REVISION B DRAWING NO. DA.14

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CLIENT	FOCUS PACIFIC AUSTRALASIA
PROJECT NO.	24013
ADDRESS	440 Bridge Rd, Mackay QLD
DRAWN/CHECKED	MY/GM
TITLE	North West Elevation
SCALE	1:100 AT A3

NOTES
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All levels to Australian height datum, it is the contractor's responsibility to confirm all measurements on site and locations of any services before the commencement of work. Drawings should not be scaled. Written dimensions should only be taken from drawings. If a discrepancy exists notify Building Designer immediately. All works shall comply with the National Construction Code (NCC), the rules and requirements of applicable statutory bodies, Council and all relevant Australian standards and specifications.

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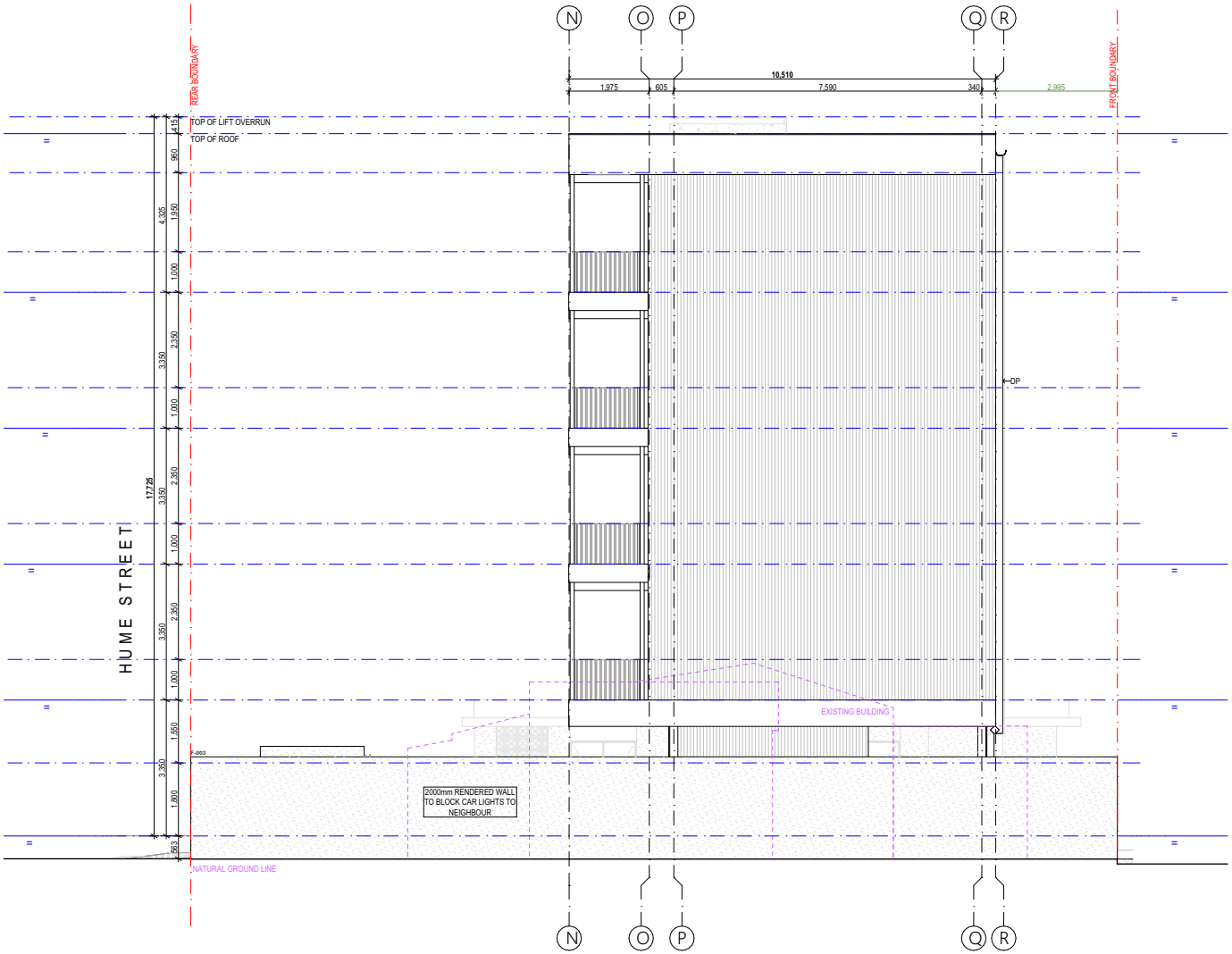
Document Set ID: 12332579
Version: 1, Version Date: 04/08/2026



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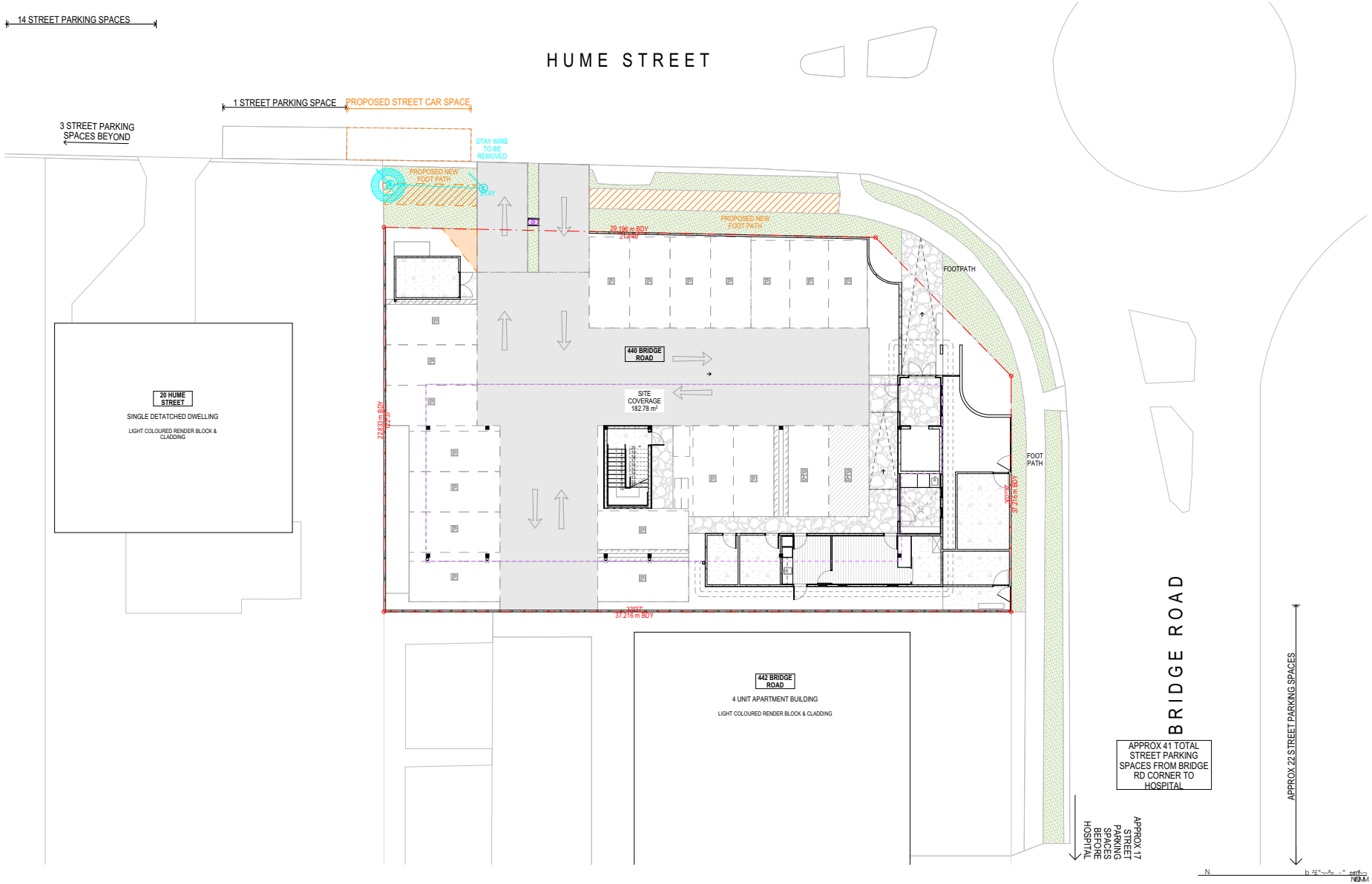

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CLIENT	FOCUS PACIFIC AUSTRALASIA
PROJECT NO.	24013
ADDRESS	440 Bridge Rd, Mackay QLD
DRAWN/CHECKED	MY/GM
TITLE	External Works Plan
SCALE	1:200 AT A3

NOTES
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DRAWING NO.
DA.19

Document Set ID: 12332579
Version: 1, Version Date: 04/08/2026

A

Crazy Paving.
Quantity: 22 m²

B

Mulch.
Quantity: 92 m²

C

Zoysia Grass.
Zoysia matrella
Quantity: 20m²
Origin: Exotic
Aspect: Full Sun/Semi Shade

D

Kidney Weed.
Dichondra repens
Quantity: 50m²
Spread: 2.00 m
Height: 0.15 m
Size: 200mm
Origin: Exotic
Aspect: All

E

Creeping Boobialla.
Myoporum ellipticum
Quantity: 10
Width: 3 m
Height: 0.3 m
Origin: Australian Native
Aspect: Full Sun/Semi Shade

F

Creeping Fig.
Fiscus Pumila
Quantity: 7
Spread: 5 m
Height: 6 m
Origin: Exotic
Aspect: Shade

G

Echidna Grass.
Lomandra 'Echidna'
Quantity: 51
Width: 0.5 m
Height: 0.3 m
Origin: Australian Native
Aspect: Full Sun/Semi Shade

H

Xanadu.
Philodendron Xanadu
Quantity: 55
Width: 0.6 m
Height: 0.6 m
Origin: Exotic
Aspect: All

I

Agleonema sp.
Agleonema sp
Quantity: 33
Width: 0.6m
Height: 0.5 m
Origin: Exotic
Aspect: Semi Shade

J

Alocasia sp.
Alocasia sp
Quantity: 59
Width: 0.5m
Height: 1 m
Origin: Exotic
Aspect: Semi Shade

K

Foxtail Palm.
Wodyetia bifurcata
Quantity: 4
Services: 6 m zone
Height: 10 m
Width: 4 m
Origin: Australian Native

L

Macarthur Palm.
Ptychosperma macarthuri
Quantity: 1
Height: 6 m
Width: 3 m
Origin: Australian Native

M

Lacy Tree Fern.
Cyathea cooperi
Quantity: 2
Width: 3 m
Height: 4 m
Origin: Australian Native
Aspect: Full Sun/Semi Shade

The Mackay region forms part of the Wet Tropics Natural Resource Management cluster and experiences a tropical climate with average annual rainfall of 1,585mm per year, received largely during the months from December through to March with the driest months being August & September. Average maximum temperatures range from 30°C in summer to 23°C in winter with average minimums ranging from 23°C to 11°C.

NOTE: SPECIES CHOSEN ARE A COMBINATION OF NATIVE SPECIES TO PROMOTE A HEALTH ECOLOGY AND RECOMMENDATIONS FROM LOCAL WHOLESALERS

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CLIENT.	FOCUS PACIFIC AUSTRALASIA
PROJECT NO.	24013
ADDRESS	440 Bridge Rd, Mackay QLD
DRAWN/CHECKED	MY/GM
TITLE	Landscape Plan
SCALE	AS SHOWN

NOTES
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DRAWING NO.
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11.3.3. 10-YEAR REVIEW OF THE MACKAY REGION PLANNING SCHEME

Author Coordinator Planning & Growth Management (Andrew Schembri)
Responsible Officer Director Planning, Growth & Sustainability (Aletta Nugent)
File Reference SPRP-062

Attachments
1. Mackay Region Planning Scheme 10-year review report [**11.3.3.1** - 83 pages]

Purpose

The purpose of this report is for Council to:
(a) consider and adopt the 10-year review of the Mackay Region Planning Scheme, including the findings of the review, and
(b) decide on the recommendation of the 10-year review, based on the findings of the review.

Related Parties

The following related parties are relevant to the 10-year review:
- Department of State Development, Infrastructure and Planning (DSDIP)
- Local development industry:
  - UDIA Mackay Whitsunday Branch
  - Pointglen Developments
  - RPS Mackay
  - Veris Mackay
  - Jewell Planning Consultants
  - Coastal Development Approvals
  - Becker Sunner Consulting
  - Whitsunday Design and Drafting

Corporate Plan Linkage

Live and Visit

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

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

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

Background/Discussion

A planning scheme review is essentially a performance review or report card that shows how a planning scheme has performed in delivering development for the community since its commencement. The review can identify a range of recommendations to improve the performance of a planning scheme, but the review itself does not make or amend a planning scheme. Key indicators that can signal when a new planning scheme may be required have been identified and analysed in each section where relevant. The process to make or amend a planning scheme comes after the planning scheme review is completed.

A 10-year review of the Planning Scheme has been undertaken in accordance with section 25 of the *Planning Act 2016* and followed the State Government guideline for *Planning scheme monitoring and undertaking a ten-year review* (November 2021). The purpose of the review was:

- to determine whether the Planning Scheme remains effective, contemporary and fit for purpose in guiding growth and development across the region, and
- for Council to decide, in accordance with section 25 of the *Planning Act 2016* and based on the outcomes of the review, whether the Planning Scheme should be amended, replaced, or retained without amendment.

The review commenced in 2023/24 with a series of supporting studies and reviews, including land supply analysis, housing strategy, State Planning Policy analysis and workability review. The review examined the region's demographic trends, land supply, State planning matters, local strategic priorities and the operation and performance of the Planning Scheme. The review also considered whether key indicators exist that would necessitate the replacement of the Planning Scheme.

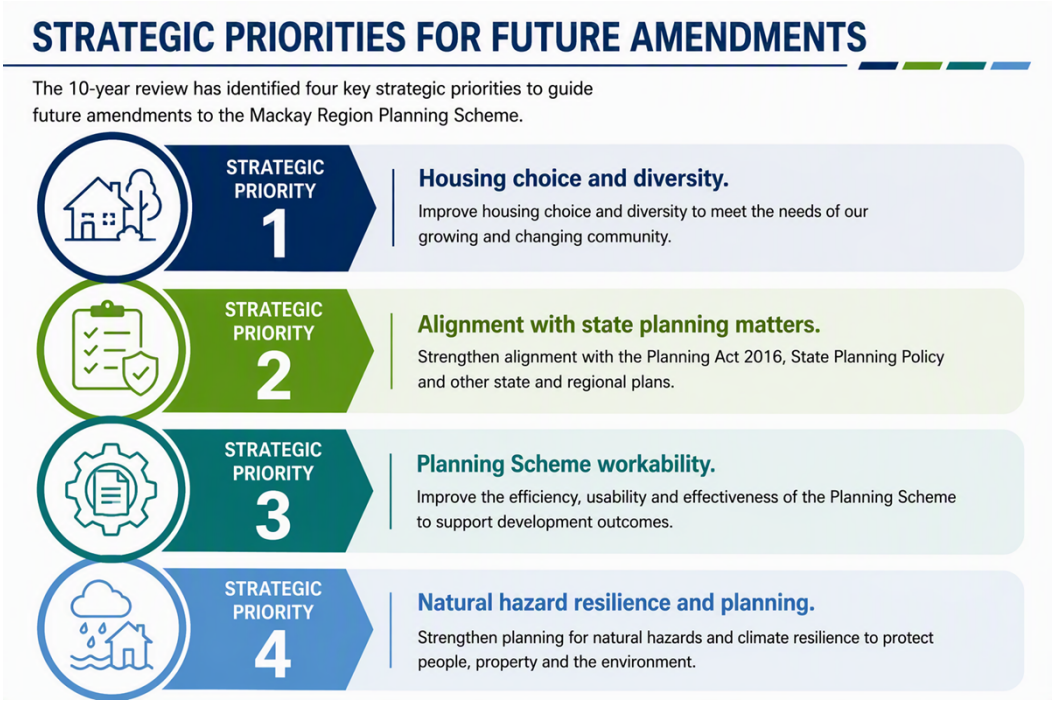
Targeted consultation was undertaken with internal and external stakeholders around the performance and workability of the Planning Scheme. Community aspirations and values were also considered through recent community and liveability surveys. Consultation outcomes indicated that the Planning Scheme is generally well understood and remains easy to use and functional with opportunities to improve and refine provisions.

A report has been prepared that collates the various elements examined as part of the 10-year review and includes the findings and recommendations of the review – refer to Attachment 1.

While a number of opportunities have been identified to amend the Planning Scheme to improve strategic outcomes, levels of assessment, assessment benchmarks and mapping, these matters do not necessitate the replacement of the Planning Scheme. The findings of the review conclude that there are no key indicators, such as significant state legislation, or significant structural or policy changes proposed to the Planning Scheme, that necessitate its replacement.

Overall, the review concludes that the Planning Scheme:
- Remains current, fit for purpose and functioning effectively in practice
- Continues to effectively manage and deliver growth and development across the region
- Has sufficient land supply to accommodate projected growth over the next 10 years
- Remains generally aligned with state planning requirements
- Remains aligned with local priorities and community aspirations
- Has remained responsive to changing priorities and circumstances since its commencement in 2017.

Based on the outcomes of the review, it is recommended that Council amend the Planning Scheme through a series of targeted priority amendments, rather than prepare a new planning scheme. The recommendations arising from the review have been grouped into four strategic priorities relating to housing choice and diversity, alignment with state planning matters, workability, and natural hazards resilience and planning (refer to figure below). These strategic priorities will guide future amendments to the Planning Scheme.



By progressively implementing the recommendations identified through this review, Council will ensure the Planning Scheme remains contemporary, responsive and aligned with projected growth, community expectations and state planning priorities while continuing to support Council's vision of becoming the 'best region for liveability and livelihood' and purpose of 'creating opportunity to thrive'.

The review of Council's Local Government Infrastructure Plan, including the Priority Infrastructure Area, occurs every five years and follows a separate process to a 10-year planning scheme review. There are other amendments that are under preparation, such as managing coastal hazards at Illawong Resort, which are not directly related to the 10-year review but will progress through a separate amendment process under the Minister's Guidelines and Rules.

Consultation and Communication

Several briefings have been provided to Council over the course of the 10-year review and relating to the following topics:

- 10-year review scope, process and updates
- Land use supply and demand
- State Planning Policy analysis
- Rural areas and agricultural land
- Strategic directions review
- Workability review
- Development framework plan review
- Neighbourhood centre audit
- Housing strategy
- Short-term rental accommodation review.

Targeted consultation was undertaken with internal and external stakeholders around the performance and workability of the Planning Scheme. Engagement included meetings and workshops with council officers, elected members, and the local development industry (planning consultants, developers, engineers, and building certifiers). Community aspirations and values were also considered through recent community and liveability surveys including:

- Corporate Plan community survey (conducted in 2021),
- Community perceptions survey (conducted in 2023), and
- Liveability census (conducted in 2023 and 2025).

Stakeholder feedback generally indicated that the Planning Scheme is generally well understood and remains easy to use, functional and comparable with planning schemes across Queensland. Consultation identified opportunities to improve and refine levels of assessment and assessment benchmarks.

If adopted, the 10-year report will be published on Council's website.

Targeted and broader community engagement will take place as part of the amendment process for each of the identified priority amendment packages.

Resource Implications

The process of undertaking the 10-year review has been managed by Strategic Planning. Resources required will be funded from the current operational budget.

Future priority amendment packages will be staged and managed by Strategic Planning with resources funded from the current operational budget.

Risk Management Implications

It is a statutory requirement under section 25 of the *Planning Act 2016* for Council to undertake a review of its planning scheme within 10 years of when the planning scheme was made and then decide whether to amend or replace the planning scheme.

Delaying or not deciding on the 10-year review will result in Council not satisfying the requirements of section 25 of the *Planning Act 2016*. Other risks of not proceeding with the recommendation of the 10-year review are as follows:

- The Planning Scheme will remain unimproved, affecting its usability, legibility and workability in relation to assessment triggers, overall outcomes and development requirements,
- The Planning Scheme will not appropriately integrate state interest policies of the SPP, which is a legislative requirement of the State Government, and
- The Planning Scheme may not be optimally positioned to respond to emerging development opportunities.

The review has found that the replacement of the Planning Scheme is not necessary as the Planning Scheme generally remains current, fit for purpose and functioning effectively to meet projected growth and community needs. The development of a new planning scheme will have significant resourcing and budget implications for Council.

Conclusion

A 10-year review of the Planning Scheme has been undertaken in accordance with section 25 of the *Planning Act 2016*. The review has considered demographic trends, supply of zoned land, state planning matters (including a legislative review) and local planning matters to determine whether the Planning Scheme remains effective, contemporary and fit for purpose in guiding growth and development across the region.

The review found that the Planning Scheme remains current, fit for purpose and functioning effectively in practice. While opportunities to amend the Planning Scheme are identified by the review, these matters do not necessitate the replacement of the Planning Scheme. Similarly, there are no key indicators, such as significant state legislation changes or significant structural or policy changes to the Planning Scheme, that necessitate the replacement of the Planning Scheme.

Based on the outcomes of the review, it is recommended that Council amend the Planning Scheme through a series of targeted priority amendments, rather than prepare a new planning scheme.

Officer's Recommendation

THAT in accordance with section 25 of the *Planning Act 2016*, Council:

(a) adopts the Mackay Region Planning Scheme 10-year review report, and

(b) decides, based on the review, to amend the Mackay Region Planning Scheme through a series of targeted priority amendment packages.

Mackay Region Planning Scheme
10 Year Review Report

Mackay REGIONAL COUNCIL

August 2026

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Disclaimer:

The content, outcomes and recommendations of this report support and inform the 10-year review of the Mackay Region Planning Scheme and Council's decision on the review. The review sets the direction of priority amendment packages based on the information available at the time of writing the review which may change as planning reforms at State and local level are undertaken.

While every care has been taken in preparing this publication, Mackay Regional Council accepts no responsibility and disclaims all liability (including without limitation, liability in negligence) for all expenses, losses (including direct and indirect loss), damages and costs incurred as a result of decisions or actions taken as a result of any data, information, statement or advice, expressed or implied, contained within.

Acknowledgements

Acknowledgement of Country

Mackay Regional Council recognises and respects the cultures, histories and continuous connection to Country of Aboriginal and Torres Strait Islander peoples and seeks to build strong relationships between Aboriginal and Torres Strait Islander communities and the broader community in Mackay.

Mackay Regional Council respects the Traditional Custodians of the lands and waters that make up the Mackay region and acknowledges all Aboriginal and Torres Strait Islander people who call the region home.

Acknowledgement of contribution

Mackay Regional Council thanks the local development industry, Queensland State Government and Council's internal programs and elected members for their involvement in the 10-year review of the Mackay Region Planning Scheme.

Glossary of acronyms

Acronym	Means
CHP	Community Housing Provider
Council	Mackay Regional Council
EDQ	Economic Development Queensland
GWRP	Greater Whitsunday Regional Plan (replacing the MIWRP)
ha	hectares
LGA	Local government area
LGIP	Local Government Infrastructure Plan
METS	Mining equipment, technology, and services
MID	Ministerial Infrastructure Designation
MIWRP	Mackay Isaac Whitsunday Regional Plan
MGR	Minister's Guidelines and Rules
MLES	Matters of Local Environmental Significance
MRPS	Mackay Region Planning Scheme
MSES	Matters of State Environmental Significance
PDA	Priority Development Area
P&E Court	Planning and Environment Court
PIA	Priority Infrastructure Area
QDC	Queensland Development Code
QHC	Queensland Housing Code
RV	Recreational vehicle
SA2	Statistical Area Level 2
SARA	State Assessment and Referral Agency
SDA	State Development Area
SPP	State Planning Policy
The Act	*Planning Act 2016*
TLPI	Temporary Local Planning Instrument

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1. Executive summary

1.1 The Planning Scheme and its review

The Mackay Region Planning Scheme (Planning Scheme) commenced on 24 July 2017 and provides the statutory framework for managing land use and development across the Mackay local government area. The role of the Planning Scheme is to facilitate and enable appropriate development that advances the Mackay region as a desirable place to live, work and play.

In accordance with section 25 of the *Planning Act 2016* (Planning Act), Council has undertaken a 10-year review of the Planning Scheme (the review) to assess its effectiveness, currency and performance in achieving the intended planning outcomes for the region to inform whether the Planning Scheme should be amended, replaced, or retained without amendment.

The review has examined the region's demographic trends, land supply, state planning matters, local strategic priorities and the operation and performance of the Planning Scheme. The review further considered whether key indicators exist that would necessitate the replacement of the Planning Scheme.

While a number of opportunities have been identified to amend the Planning Scheme to improve strategic outcomes, levels of assessment, assessment benchmarks and mapping, these matters do not necessitate the replacement of the Planning Scheme. The matters identified through the review can be addressed through a coordinated program of targeted amendments to ensure the Planning Scheme remains contemporary, fit for purpose and responsive to future growth and community needs.

1.2 Stakeholder engagement

Targeted consultation was undertaken with internal and external stakeholders around the performance and workability of the Planning Scheme. Engagement included individual meetings and workshops with Council officers, elected members, and representatives of the local development industry (planning consultants, developers, engineers, and building certifiers). Community aspirations and values were also considered through recent community and liveability surveys undertaken between 2021 and 2025.

Stakeholder feedback generally indicated that the Planning Scheme is generally well understood and remains easy to use, functional and comparable with planning schemes across Queensland. Consultation identified opportunities to improve and refine levels of assessment and assessment benchmarks.

1.3 Key findings and recommendations

The Mackay region is expected to experience an average population growth of approximately 1% per annum, increasing from around 129,253 residents in June 2025 [1] to approximately 159,360 residents by 2046 [2]. This will be supported by ongoing projected growth in employment with more than 19,700 additional jobs [3] and a need for an additional 13,863 dwellings [4]. While growth is expected to be moderate, the region is experiencing significant demographic change in the

[1] Estimated population as at 30 June 2025 (Queensland Government Statistician's Office, Queensland Treasury)

[2] Queensland Government Population Projections, 2023 Edition (Queensland Government Statistician's Office, Queensland Treasury)

[3] Mackay Regional Council growth projection modelling 2025

[4] Mackay Regional Council growth modelling 2025 and Queensland Government Population Projections, 2023 Edition (Queensland Government Statistician's Office, Queensland Treasury)

community, including an ageing population and increasing numbers of smaller households (one and two person households). These trends highlight the need for greater housing diversity and a broader range of housing options to meet the changing needs of the community. Housing will be a key strategic focus area for Council and the Planning Scheme in the next ten years. Although the Planning Scheme contains provisions that support housing choice and diversity, further review of housing-related assessment benchmarks and levels of assessment is recommended to ensure the Planning Scheme remains responsive to changing household needs and facilitates a range of housing options.

The land supply analysis (refer to section 4 of this report) confirms that the Planning Scheme has sufficient capacity to accommodate projected residential, industrial and commercial growth over the next ten years. The analysis considers zoned land both inside and outside the PIA and assumes that separate LGIP amendment processes will amend the PIA to include land as required to accommodate 10-15 years supply. Key findings include:

- residential zoned land can accommodate residential growth to 2054. This confirms that the future growth areas within the Rural zone – Investigation Precinct at Ooralea, Richmond and Sarina east, are not needed to meet projected growth during the life of the Planning Scheme to 2036,
- existing Rural residential zoned land is estimated to accommodate 88.5 years of rural residential growth, indicating that no additional land is needed to be zoned in the Planning Scheme to meet demand,
- industrial and commercial land supplies are generally sufficient to meet forecast demand to 2036, and
- existing industry investigation areas and the Mackay State Development Area provide confidence that longer-term industrial growth requirements are identified to meet future need.

The review of state planning matters (refer to section 5 of this report) found the Planning Scheme remains aligned with the Planning Act and is generally consistent with the State Planning Policy (SPP). There are opportunities to:

- improve alignment with state planning interests such as housing, natural hazards, biodiversity, active transport and renewable energy through further amendment to the Planning Scheme, and
- align the Planning Scheme with the new Greater Whitsunday Regional Plan when it becomes available.

The local planning review (refer to section 6 of this report) found that:

- the Planning Scheme:
  - continues to perform effectively and is generally well understood, workable and comparable to other planning schemes in Queensland,
  - remains reflective of Council's corporate priorities and strategies, local planning policy and community aspirations, and
  - appropriately applies zones to meet the projected growth of the region and community needs and expectations,
- generally positive feedback from stakeholders was received about the workability and performance of the instrument,
- the strategic framework remains relevant and continues to provide a strong foundation for managing growth, protecting environmental values, supporting economic development and maintaining liveability across the region,

- amendments to the Planning Scheme have been effective in:
  - maintaining the currency, effectiveness and workability of the instrument,
  - improving alignment with state planning matters,
  - facilitating new development opportunities, and
- the 4,331 development approvals, including the relatively small number of variation requests (11 requests approved) and legal proceedings (2 appeals heard in the Planning and Environment Court), demonstrate that the Planning Scheme has remained responsive to changing circumstances over time, is functioning effectively and generally achieving the intended planning outcomes.

While a number of opportunities have been identified to amend the Planning Scheme to improve strategic outcomes, levels of assessment, assessment benchmarks and mapping, these matters do not necessitate the replacement of the Planning Scheme. Key indicators, that can signal when a new planning scheme may be required to be made, have been identified and analysed in each section where relevant. The findings of the review conclude that there are no key indicators, such as significant state legislation or policy changes or significant structural or policy changes proposed to the Planning Scheme, that necessitate the replacement of the Planning Scheme.

Overall, the review concludes that the Planning Scheme:

- remains current, fit for purpose and functioning effectively in practice,
- continues to effectively manage and deliver growth and development across the region,
- has sufficient land supply to accommodate projected growth over the next ten years,
- remains generally aligned with state planning matters,
- remains aligned with local priorities and community aspirations, and
- has remained responsive to changing priorities and circumstances since its commencement in 2017.

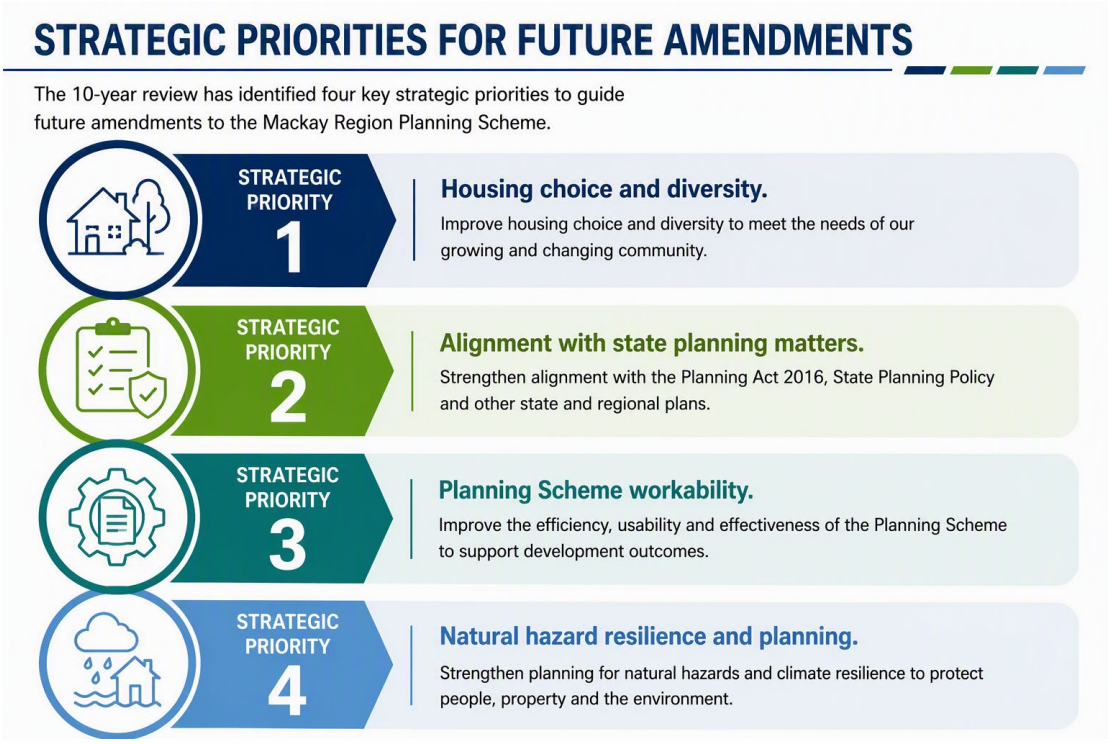
Based on the outcomes of the review, it is recommended that Council amend the Mackay Region Planning Scheme through a series of targeted amendments to implement the recommendations identified by this review rather than prepare a new planning scheme.

1.4 Implementation

Based on the recommendation to amend the Planning Scheme, a series of amendment packages have been identified to consider and address the outcomes and recommendations of the 10-year review. Four strategic priorities, identified in Figure 1, have emerged from the review relating to housing choice and diversity, state legislation and policy alignment, workability and natural hazards resilience and planning. These strategic priorities will guide future amendments to the Planning Scheme.

By progressively implementing the recommendations identified through this review, Council will ensure the Planning Scheme remains contemporary, responsive and aligned with projected growth, community expectations and state planning priorities while continuing to support Council's vision of becoming the 'best region for liveability and livelihood' and purpose of 'creating opportunity to thrive'.

Figure 1 - Strategic priorities for future amendments



2. The planning scheme and its review

2.1 Mackay Region Planning Scheme

The Planning Scheme was prepared by Council to regulate the use and development of land within its local government boundaries. A planning scheme identifies which land uses (e.g. residential apartments, shop or warehouse) and which types of development (e.g. new buildings, extensions to existing buildings or subdivision of land) require assessment and the standards that development must meet to gain approval (e.g. building setbacks and height, noise levels, car parking provision, appropriate location).

The Planning Scheme is the primary statutory instrument for implementing Council's vision ('To become the best region for liveability and livelihood'), purpose ('Create opportunity to thrive'), strategies and planning policy for managing growth and development in the region. A planning scheme is required to align with state planning legislation and policy, and regional planning policy. The document is also a 'living document' where it is regularly reviewed and amended as required.

Council began drafting the Planning Scheme in 2011 with the view of creating a single planning scheme for the amalgamated Mackay Regional Council, replacing the former Mackay City (2006), Sarina Shire (2005) and Mirani Shire (2007) planning schemes. The Planning Scheme took effect on 24 July 2017 and applies to the whole local government area for the Mackay region, except for special areas like ports (airport and seaport), Priority Development Areas (PDA), State Development Areas (SDA) or Integrated Resort Development. The strategic planning horizon of a planning scheme is 20 years and the life of a planning scheme is ten years.

The structure of the Planning Scheme is based on the standardised planning provisions under the former Queensland Planning Provisions. The Planning Scheme includes the following components that represent Council's strategic priorities and local planning policy, and the integration of state and regional planning policy:

- Strategic framework – contains the strategic directions of the planning scheme that represent Council's broader policy objectives, community aspirations and state policy outcomes. The Strategic framework manages growth and settlement pattern, protects natural resources and ensures our communities are liveable and resilient,
- Zone, local plan, overlay and development codes – zone, land use, local area specific and development constraint requirements relating to siting, design, character, conflicts or impacts,
- Local Government Infrastructure Plan (LGIP) – identifies trunk infrastructure required to service future urban areas, and
- Mapping – includes mapping relating to the strategic framework, zones, overlays and the LGIP.

A Planning scheme policy (PSP) is not a local categorising instrument under the Planning Act and cannot regulate the level of assessment for development or contain assessment benchmarks. A PSP may set out policies for all or part of a local government area that support planning and development assessment requirements under a planning scheme. There are 15 PSPs that support the Planning Scheme, which cover a range of matters such as state interests or infrastructure design. Council has undertaken an extensive program of amendments to the range of Planning Scheme Policies since 2017 to ensure that the policies remain contemporary and continue to support planning scheme outcomes. Whilst this review focuses on the Planning Scheme, it does not directly review PSPs, although potential future amendments to the Planning Scheme as identified by this review may subsequently require amendment to a PSP to ensure alignment.

The role of the Planning Scheme is to facilitate and enable appropriate development that advances the Mackay region as a desirable place to live, work and play. The 10-year review of the Planning Scheme presents an opportunity to review the principles, objectives and general performance of the instrument to ensure it continues to play a key role in facilitating and enabling appropriate development that advances the region.

It has been, and continues to be, the aim of Council to ensure that the Planning Scheme:

- remains current, fit-for-purpose, facilitative and flexible to be able to shift with changes in market conditions, the economy or the needs of the community, and
- achieves an appropriate regulatory balance that promotes development and facilitates appropriate outcomes for the community.

2.2 Purpose of the review

The Planning Act requires Council to undertake a major review of its Planning Scheme every ten years to determine its currency and how it has performed. Whilst Council has been diligent in reviewing and amending the Planning Scheme since its commencement, this review is a statutory requirement to check the performance of a planning scheme and ensure it remains contemporary, responsive, and relevant to informing and guiding the future development of the local government area. The findings of this review culminate in a decision of Council (by resolution) on whether to replace or amend the planning scheme or to take no action.

Under the Planning Act, section 25 states that a local government must:

- review its planning scheme within ten years after the planning scheme was made or was last reviewed, and
- based on the review, decide whether to:
    - **amend the planning scheme**, or

      The decision to amend the planning scheme may be applicable where identified amendments improve the existing planning scheme without significantly changing the structure or policy outcomes of the instrument.

    - **replace the planning scheme** (i.e. make a new planning scheme), or

      The decision to replace the planning scheme may be applicable where there are significant structural and policy changes, which substantially rewrites the existing planning scheme.

    - **not to amend or replace the planning scheme** (i.e. retain the existing planning scheme without amendment).

      The decision to not amend or replace the planning scheme may be applicable where no issues are identified. This decision must be accompanied by reasons for not amending or replacing the planning scheme.

A planning scheme review is essentially a performance review or report card that shows how a planning scheme has performed in delivering development for the community since its commencement. The review can identify a range of recommendations to improve the performance of a planning scheme but the review itself does not make or amend a planning scheme. Key indicators, that can signal when a new planning scheme may be required to be made, have been identified and analysed in each section where relevant. The process to make or amend a planning scheme comes after the planning scheme review is completed.

This report provides a summary and findings of the planning scheme review and includes a recommendation to Council for a decision on whether to amend or replace the instrument. The findings from this review represent a point in time and any additional matters identified after this 10-year review can still be considered (where appropriate) for change or inclusion in the Planning Scheme.

The review has followed the State Government guideline for *Planning scheme monitoring and undertaking a ten-year review* (November 2021) and includes the following aspects and elements relating to the 10-year review of the Planning Scheme:

- Regional overview, including an analysis of demographics,
- Land supply analysis,
- State planning review, including a review or analysis of:
  - Legislation, including subordinate legislation,
  - The SPP,
  - The Regional Plan,
  - Other state plans,
- Local planning review, including a review or analysis of:
  - Strategic directions – Council vision, strategies, community surveys,
  - Planning scheme workability,
  - Planning scheme amendments undertaken during the life of the instrument,
  - Zoning application, and
  - Development approvals audit, including legal proceedings (appeals).

The review of an LGIP, including the Priority infrastructure area (PIA), occurs every 5 years and follows a separate process to a 10-year planning scheme review.

2.3 Stakeholder consultation

Stakeholder consultation with both internal and external stakeholders was undertaken during the review. Consultation was targeted and tailored to get the most value out of the consultation process. Feedback obtained from previous community surveys conducted between 2021 and 2025, such as the Liveability Census (conducted in 2023 and 2025), Community Perceptions Survey (conducted in 2023) and Corporate Plan Community Survey (conducted in 2021), were also reviewed and considered to understand the community's priorities and aspirations.

The stakeholder engagement undertaken during the workability component of the review included:

- individual meetings with development industry stakeholders (i.e. consultants, developers, certifiers),
- presentations at development industry forums,
- internal meetings and workshops with Council programs, and
- briefings and workshops with the elected members of Council.

Stakeholder consultation with individuals and the wider community will continue to occur post review through the making or amending a planning scheme process under the Minister's Guidelines and Rules (MGR).

3. Mackay region overview

3.1 The Mackay region

The Mackay region is located approximately halfway between Brisbane and Cairns on Queensland's central coast. The Mackay Regional Council local government area spans more than 7,600km² along the coast and inland to the Clarke and Connors ranges. Mackay is a vibrant, prosperous and sustainable region and is a desirable place to live, work and play. The liveability of Mackay is characterised by its:

- tropical climate and associated outdoor-orientated lifestyle,
- proximity and accessibility to employment, services, facilities, recreation and natural landscapes, and
- sense of place and community found in distinctive urban neighbourhoods, compact walkable centres, and rural and coastal towns.

Situated between the Coral Sea and coastal mountain ranges, the Mackay region's landscape is diverse and defined by its tropical urban form and art deco heritage, agriculturally productive coastal plains and valleys, pristine waterways and wetlands, rainforest mountain ranges, sandy beaches and Great Barrier Reef islands. Mackay has a diverse, resilient and culturally rich community that contributes to the vibrancy, liveability and connectedness of Mackay.

Council's vision for the region is to become the best region for liveability and livelihood. The appropriate management and facilitation of growth and development in the region through the Planning Scheme is important to achieving Council's vision.

The region's estimated population is 129,253 [5] (June 2025) and the number of dwellings in the region is 52,982. The region's population is projected to grow by approximately 1% per annum over the next 20 years to 159,360 by 2046 [6] requiring an additional 13,863 dwellings to be established during this time.

The region features a mix of urban, coastal, rural, and industrial communities. There are 5 key urban areas in the region being Mackay, Sarina, Walkerston, Marian and Mirani where most of the urban development in the region occurs. The Mackay urban area serves as the primary activity and residential centre. There are over 30 township and rural communities such as Bloomsbury and Seaforth in the north, Finch Hatton and Eungella in the west and Sarina Beach and Koumala in the south.

The region's strong and diverse economy is worth over $14.8 billion annually (Gross Regional Product) with over 67,900 jobs and 12,300 local businesses [7]. Mackay has established itself as a key contributor to Queensland's economy through its strong foundations in agriculture, key supporting role in the state's resources sector, and its growing presence in bio-industries, tourism, healthcare and education.

Mackay is one of Australia's leading sugar-producing regions and serves as a nationally significant hub for mining equipment, technology, and services (also known as the METS sector), supporting major mining operations in the Bowen and Galilee Basins. The region's economy is evolving in response to changing global demand for food, fibre and fuel, and is benefiting from opportunities in emerging sectors such as biomanufacturing, bioenergy, critical mineral processing and advanced

[5] Estimated population as at 30 June 2025 (Queensland Government Statistician's Office, Queensland Treasury).

[6] Queensland Government Population Projections, 2023 Edition (Queensland Government Statistician's Office, Queensland Treasury).

[7] Mackay Region Economic Quarterly Snapshot (August 2025).

manufacturing. Mackay's strategic location, supported by established transport links via major coastal and inland highways and rail lines, the Mackay Airport, and seaports (Priority Port of Mackay and Hay Point), makes the region essential to the functioning, development and prosperity of the Greater Whitsunday region and positions Mackay well to capitalise on development opportunities in emerging sectors.

3.2 Mackay region demographic overview

This demographic overview looks at population growth and other relevant population statistics for the Mackay region, which can help to inform settlement pattern outcomes and associated planning policy (for example, housing provisions).

3.2.1 Population

3.2.1.1 Population growth and trends

The current population of the Mackay region is 129,253 [8], which is projected to grow by approximately 1% per annum to 159,360 [9] by 2046. The region's growth rate is in line with historic averages and there are no indications that the growth rate will significantly increase or decrease over the projection period.

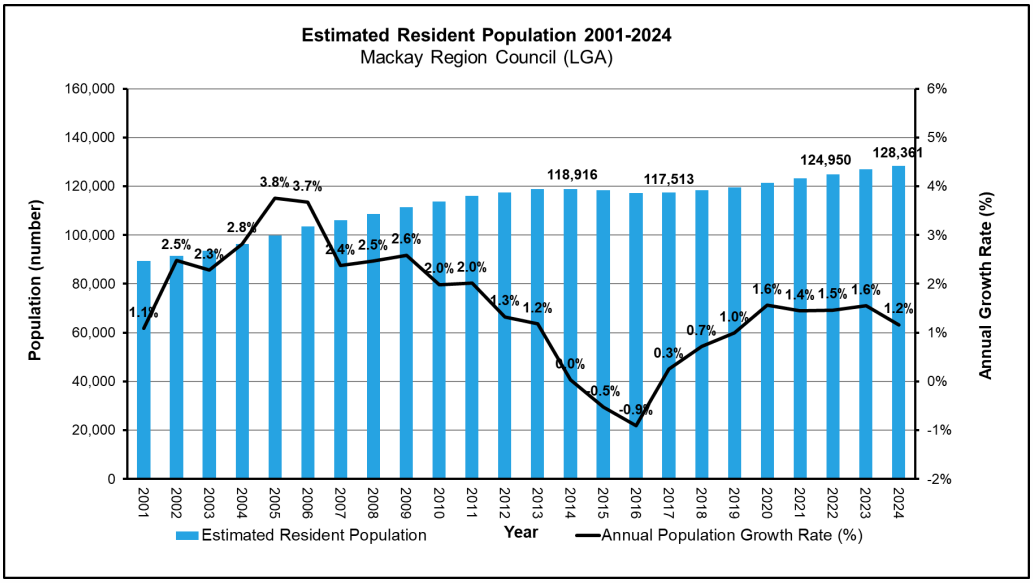
This projected growth will be concentrated in the five key urban areas of Mackay, Sarina, Walkerston, Marian and Mirani. The Mackay urban area accommodates, and will continue to accommodate, most of the region's population (about 76%). Most of the projected growth will occur in the Mackay urban area where major residential growth areas are concentrated in the Northern Beaches and Ooralea / Bakers Creek localities.

Population growth in the Mackay region over the previous 25 years included a period of high growth between 2002-2013 which added 27,000 new residents over this period. Following this period of high growth, there was a short decline between 2014-2017 where population declined slightly from the population peak in 2013. After the short period of decline there was a period of modest recovery from 2017 to date. Figure 2 shows the changes in growth from 2001 to 2024.

[8] Estimated population as at 30 June 2025 (Queensland Government Statistician's Office, Queensland Treasury).

[9] Queensland Government Population Projections, 2023 Edition (Queensland Government Statistician's Office, Queensland Treasury).

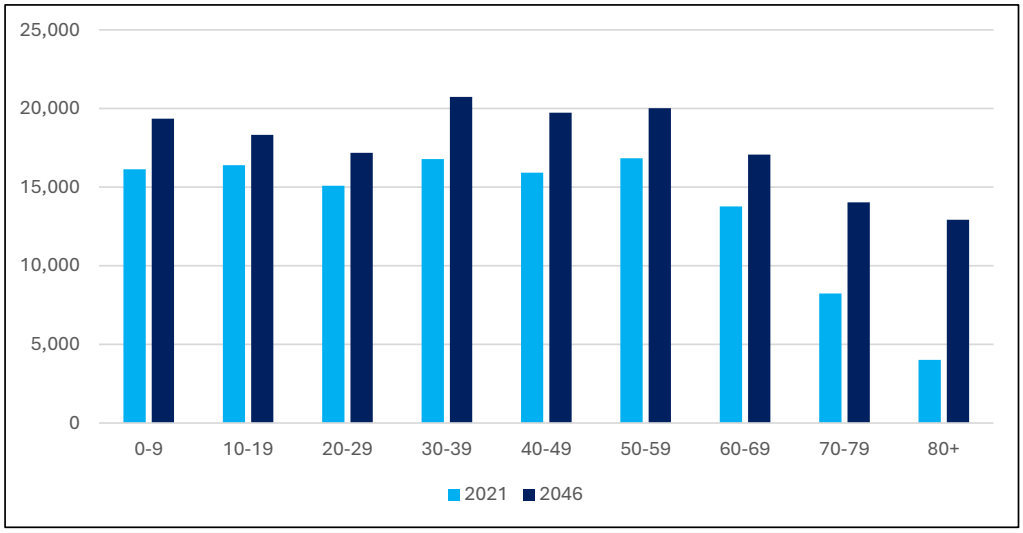
Figure 2 - Estimated resident population (Mackay Regional Council)



Like many regions in Australia, the population of the Mackay region is ageing. The median age in the region has risen from 34 in 2001 to 38 in 2021, and this is likely to increase again by 2046 as the population ages. Between 2011 and 2021, the number of people aged over 60 increased from 16 per cent (17,681) of the population to 21 per cent (26,029) of the population in 2021. This is an increase of almost 50 per cent in this age cohort. This is expected to increase to 27 per cent or almost 1 in 3 people being 60 years or older by 2046.

Figure 3 [10] shows the changes in age cohorts between 2021 and 2046.

Figure 3 - Changes to age distribution in the Mackay region over time



[10] QGSO 2023.

3.2.1.2 Role of the Planning Scheme

As the region's population ages, it comes with changing needs of the community. It is the role of the Planning Scheme to ensure that these changing needs can be accommodated and enabled through housing choice and diversity, good neighbourhood design and a range of accessible services and facilities to meet daily needs.

3.2.2 Housing

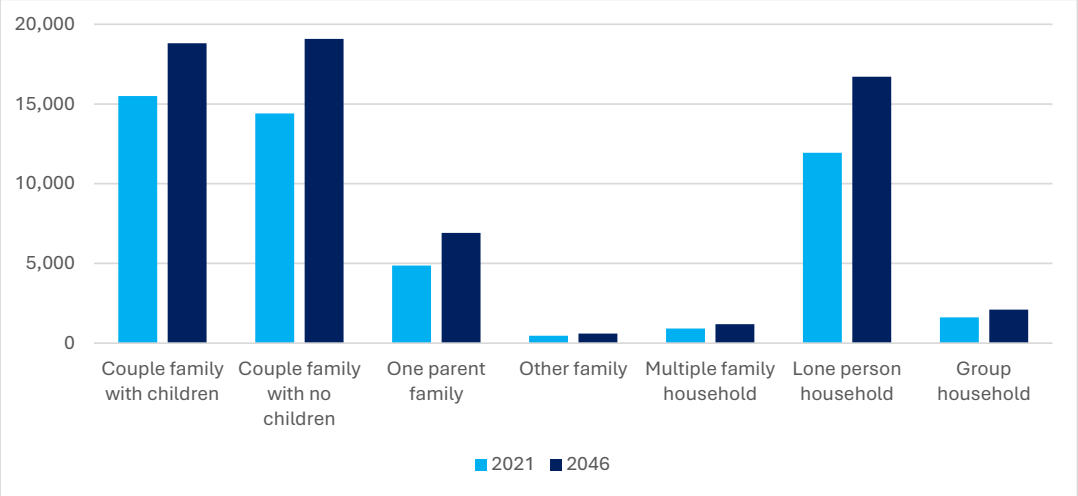
3.2.2.1 Housing statistics and trends

The number of dwellings in the region is 52,982 [11]. The region's projected population growth will result in an additional 13,863 dwellings being established over the next 20 years to 2046.

Figure 4 shows that the two fastest growing household types between 2021 and 2046 are projected to be lone person households (expected increase of 4,776 households) and couples without children (expected increase of 4,672 households). Combined with one parent households, these small households are expected to comprise 67% of household growth through to 2046. Currently, 81% of all dwellings in the region have three or more bedrooms and the projected growth in small households will require a significant shift in the housing market in the 20-year period to 2046 to meet the changing needs of the community.

An ageing population means smaller households, for which smaller dwelling types are better suited. The growth in the older cohorts is partially responsible for the projected decrease in the region's average household size.

Figure 4 - Projected households by family type



3.2.2.2 The role of the Planning Scheme

The region's changing household composition presents a challenge to the local housing market to deliver smaller dwellings to meet the needs of smaller households in a market that is traditionally dominated (81%) by homes with three or more bedrooms. The role of the Planning Scheme is to enable housing diversity in residential zones and other appropriate zones like centre zones and mixed use zones. Council has prepared the Mackay Region Housing Strategy (2026) to understand

[11] Mackay Regional Council Growth Projection 2025.

the housing needs of the region over the next 20 years. An action of the strategy is to undertake a review of the housing provisions (including levels of assessment, and density and design provisions) to ensure the Planning Scheme facilitates and enables increased housing diversity.

3.2.3 Employment

3.2.3.1 Employment statistics and trends

Mackay has established itself as a key contributor to Queensland's economy through its strong foundations in agriculture, key supporting role in the state's resources sector, and its growing presence in tourism, healthcare and education. The region's strong and diverse economy is worth over $14.8 billion annually (Gross Regional Product) with over 67,900 jobs and 12,300 local businesses [12].

Council's growth modelling projects an increase of 19,700 jobs to 2046. This figure increases employment at the same growth rate as population growth, noting that long term employment projections are highly speculative due to micro and macro-economic factors that can affect job numbers.

3.2.3.2 The role of the Planning Scheme

The role of the Planning Scheme is to ensure opportunity for employment generating land uses to locate in existing or future zoned centres or industrial precincts. With most of these additional jobs likely locating in centre zones or industrial zones, there is capacity in the Planning Scheme for employment growth in:

- existing centres like the principal centre, major centres and district centres,
- future identified centres including a future centre at Ooralea (as part of the future growth area), the Ooralea specialised centre, Bakers Creek local centre and Shoal Point local centre,
- Industry investigation zoned land, and
- the Mackay SDA, which identifies and provides for the industrial growth needs of the region beyond 2036.

[12] Mackay Region Economic Quarterly Snapshot (August 2025).

4. Mackay region land supply analysis

4.1 Introduction

A land supply analysis (2025) was undertaken to understand the capacity of the Planning Scheme to accommodate future projected growth (demand) within residential, industrial and centre zoned land.

The analysis compares projected demand for each land use over vacant land supply for the 2021 to 2036 period to estimate whether there is sufficient remaining vacant zoned land to accommodate residential, industrial and centre uses over the next 10-year period to 2036. The analysis also considered beyond 2036 by projecting forward incremental demand. The analysis does not consider underutilised sites which will also contribute to supply over the projection horizon. The analysis also provides estimates of the anticipated timeframe for the exhaustion of residential, industrial and centre zoned land [13].

The analysis considers appropriately zoned land both within and outside the PIA for the purposes of supply. While this report does not address changes to the PIA or the LGIP, the assumption is that the PIA will be amended as necessary to maintain 10-15 years of growth as required via a separate LGIP review and amendment process. In this way, appropriately zoned land outside the PIA is able to contribute to future supply, if needed.

The analysis has been prepared for five sub regions within the Mackay local government area, which have been defined based on statistical area level 2 (SA2) boundaries. The sub regions are Mackay North, Mackay South, Sarina, Walkerston and Marian / Mirani, which are defined further in Table 1.

Table 1 - Sub regions identified for the land supply analysis

Sub region	SA2
Mackay North	Andergrove - Beaconsfield Eimeo - Rural View Mackay Harbour Mount Pleasant - Glenella North Mackay Shoal Point - Bucasia Slade Point
Mackay South	East Mackay Mackay Ooralea - Bakers Creek South Mackay West Mackay
Sarina	Sarina
Walkerston	Walkerston – Eton
Marian / Mirani	Pioneer Valley

4.2 Residential land supply analysis

The analysis of residential land supply projects residential land demand by sub region and compares this to remaining supply to estimate remaining years of residential land supply in the region.

[13] The analysis considers capacity from vacant land and does not consider underutilised sites which may also contribute to supply over the projection horizon.

The zones considered in the residential land supply analysis include:

- Low density residential zone,
- Medium density residential zone,
- High density residential zone,
- Mixed use zone,
- Emerging community zone,
- Rural residential zone [14],
- Township zone, and
- Mackay Waterfront PDA (noting that the Andergrove PDA is fully developed).

Vacant residential zoned land in the region is predominantly located in the Emerging community zone (1,415.3 ha). More than half of the vacant residential land in the region (1,064.2 ha) is located within the PIA. Based on residential densities of the Planning Scheme, there is estimated capacity for an additional 17,176 dwellings in the region (noting that projected dwellings to 2046 is 13,863) providing more than 20 years of supply in each sub region, with:

- the Emerging community zone accounting for most of this capacity, and
- Mackay North sub region having the most capacity for 10,235 dwellings.

Overall, the analysis shows that:

- the urban land use pattern in the Planning Scheme (i.e. urban zoning) has sufficient capacity to accommodate projected residential growth for the next ten years to 2036, and beyond. Therefore, if population growth were to increase above 1% in any given year, the Planning Scheme has sufficient land zoned to cater for these shifts, and
- that there is no need for land supply in the Ooralea or Richmond investigation areas (future growth areas) to meet the needs of projected growth in the next ten years to 2036.

Continuous monitoring of growth and the take-up of urban land will inform future potential changes to the settlement pattern to ensure the Planning Scheme continues to identify sufficient land to meet projected growth.

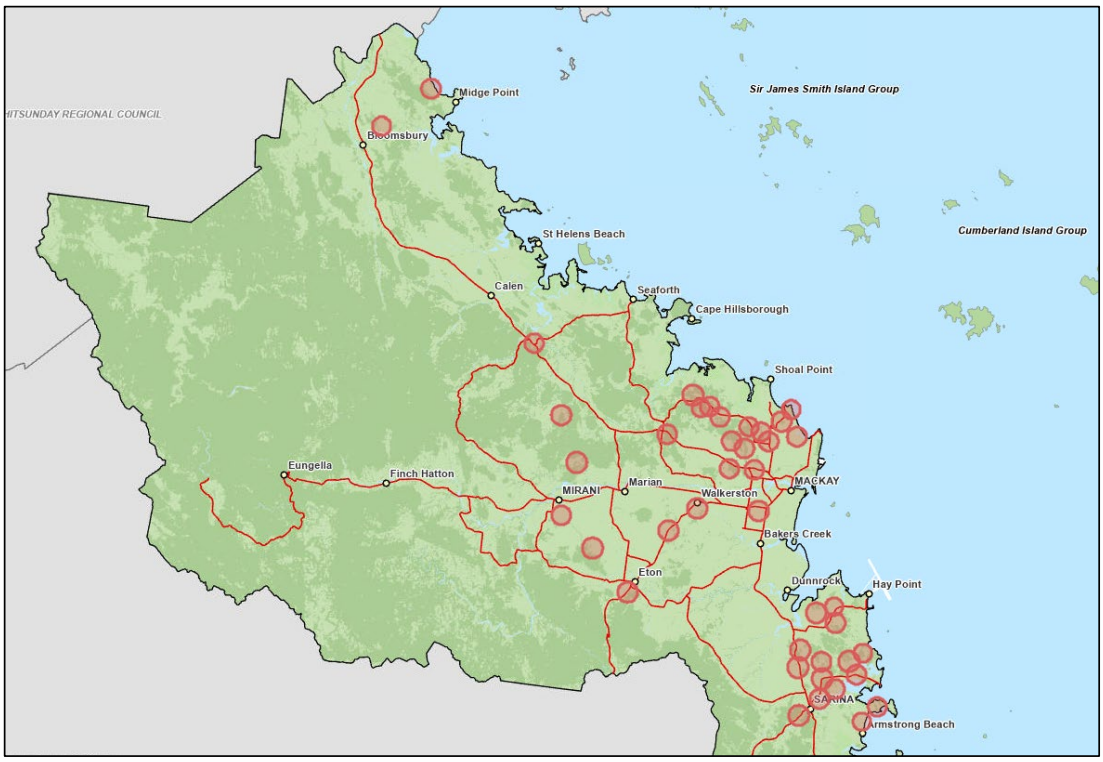
4.3 Rural residential land supply analysis

The rural residential land supply analysis was updated in 2026 and focusses on land within the Rural residential zone.

There are 43 rural residential nodes across the region as shown in Figure 5. A small number of nodes are located within or on the edges of the urban footprint, however most nodes are isolated amongst the rural landscape and are not serviced by reticulated water and sewer infrastructure services. The scattered nature of the rural residential nodes is the result of historic planning policies under separate former councils or haphazard planning approvals.

[14] A separate Rural residential analysis looked at residential take up in this zone in more detail and across the entire LGA rather than the subset of SA2s that the residential land supply analysis focussed on.

Figure 5 - Map of Rural residential zoned nodes



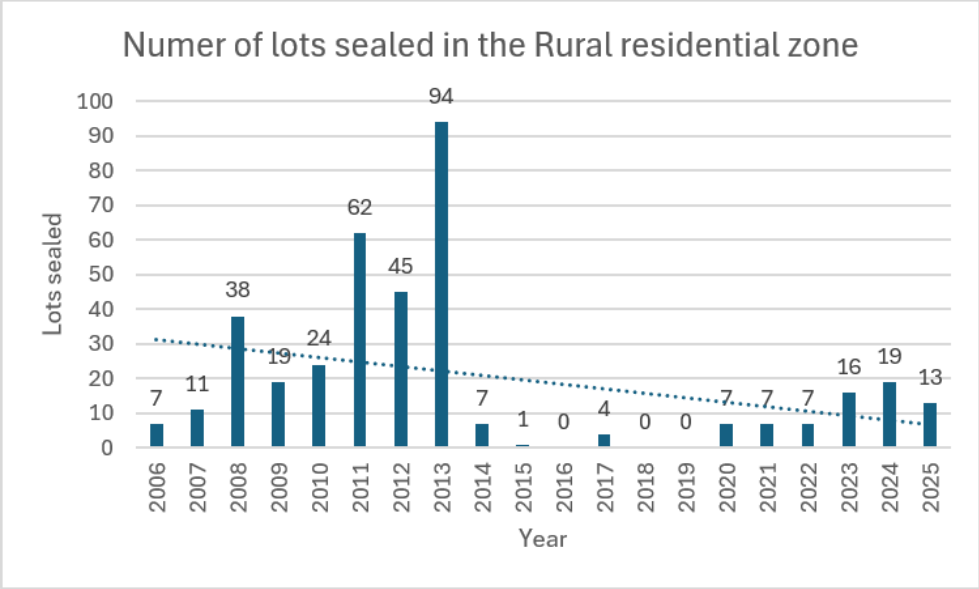
In the Rural residential zone, there are:

- 281 vacant lots that are 1ha or less in size,
- 741 lots in the Rural residential zone that have an area of 2 ha or greater and may have potential to be subdivided further to provide up to 1,220 additional lots (based on minimum lot size of 1 ha and assuming 70% of land is developable), and
- 177 lots to be delivered at Erakala as part of a planned estate.

Therefore, there is an estimated supply of 1,678 lots in the Rural residential zone.

Figure 6 shows the number of lots sealed per year in the Rural residential zone over a 20-year period from 2006 to 2025. Based on these numbers, the average lot take up in the Rural residential zone (i.e. lots sealed and created) over the 20 year period (from 2006 to 2025) has slowed from a take up of 31 lots per year between 2006 and 2015 (noting that this 10-year period saw high rates of growth within the region, which ended in 2014) to 7 lots per year between 2016 and 2025. An average of the two decades is a take up of 20 lots per year.

Figure 6 - Number of lots sealed per year in the Rural residential zone 2006 to 2025



Using the estimated supply in the Rural residential zone of 1,678 additional lots and an average take up of 20 lots per year (averaged over the 20 year period from 2006 to 2025) there is substantially more than 20 years of supply remaining in the Rural residential zone. On this basis, there is no need to increase the amount of Rural residential zoned land in the Planning Scheme as there is sufficient zoned land to accommodate growth.

4.4 Industrial land supply analysis

The industrial land supply analysis was undertaken in 2025 and looks at the period from 2023 – 2025 as well as historical data from previous audits. The analysis:

- monitors trends in international markets for commodities, coal production and export, trends in manufacturing and population growth patterns,
- audits the annual take-up of low impact and high impact industrial land, and
- projects industrial employment and industrial land demand which is compared to remaining supply to estimate remaining years of industrial land supply in the region.

The zones considered in the industrial land supply analysis include:

- High impact industry zone,
- Low impact industry zone, and
- Industry investigation zone.

The Paget locality accommodates the region's major high impact industrial area and where most of the region's industrial development occurs. The Paget industrial area:

- serves as a nationally significant hub for mining equipment, technology, and services sector, supporting major mining operations in the Bowen and Galilee Basins, and
- provides for regionally significant industrial development to support the long-term industrial needs of a growing diversified regional economy.

Supplementing the Paget industrial area are Industry investigation zoned precincts located at Bakers Creek, Boundary East Road, Cowleys Road (Ooralea) and Sarina. There are also several low impact industry precincts located at Paget, Glenella, Mackay city centre, North Mackay and Slade Point that satisfy local demand for smaller industrial services.

There is approximately 390.2 ha of industrial land supply (vacant zoned industrial land):

- the majority of High impact industry zoned land is located at the Paget industrial estate and sugar mill precincts,
- the majority of Low impact industry zoned land is located at Paget, Mirani and North Eton, and
- the majority of Industry investigation zoned land is located at Bakers Creek / Paget South, Sarina, Ooralea–Cowleys Road and Boundary Road East. Of the vacant land in the Industry investigation zone, 48% is intended to be high impact industry and 52% is intended to be low impact industry.

The take-up of industry zoned land between 2023 and 2025 in Paget has been identified at the following rates:

- Approximately 5.7 ha per annum for High impact industry zoned land – which is broadly consistent with an identified steady state scenario [15] of 7 ha per annum
- Approximately 0.1 ha per annum for Low impact industry zoned land - which is broadly consistent with an identified low growth scenario[15] of 0.5 ha per annum.

Looking across the region, there was also 3.7 ha per annum take-up of Industry investigation zoned land in Bakers Creek. This included 2.9 ha per annum of potential future high impact industry yield and 0.8 ha per annum of future low impact industry yield. Therefore, the regional total of high impact industry take-up was 8.55 ha per annum and low impact industry was 0.9 ha per annum.

The remaining years of industrial land supply identified by the analysis, based on the annual land take-up rates for High impact industry (7 ha per annum) and Low impact industry zoned land (0.5 ha per annum), shows that the Planning Scheme has sufficient capacity to accommodate high impact industry development until 2034 within the High impact industry zone in Paget. If including the Industry investigation zones (high impact industry component), the year of supply within the Mackay urban area is increased to 2043, with supply in Sarina and Marian providing additional capacity for growth at those locations. The Low impact zone can accommodate low impact industry beyond 2036.

The Mackay State Development Area (SDA) will provide for regionally significant industrial development to support growth requiring larger lots, or bio-future type industries and long-term industrial growth needs. The SDA is split into two localities, being Rosella and Racecourse Mill. The SDA at Rosella covers an area of 770 ha including 431.9 ha zoned for industrial development, and the SDA at Racecourse covers an area of 137 ha including 82.9 ha zoned for industrial development (24.5 ha is already developed with the Racecourse Sugar Mill).

[15] Council adopted growth scenarios for future industrial land take-up based on different levels of economic activity established through an independent report on Mackay Industrial Land Study (2020).

4.5 Commercial land supply analysis

The analysis of commercial land supply projects commercial land demand by sub region and compares this to remaining supply to estimate remaining years of commercial land supply in the region.

The zones considered in the commercial land supply analysis include:

- Principal centre zone (Mackay city centre),
- Major centre zone (Mount Pleasant, Rural View and Sarina),
- District centre zone (West Mackay, North Mackay, Andergrove, Walkerston and Marian),
- Local centre zone (Bakers Creek, Ooralea, Evan Street (South Mackay), George Street (Mackay), Martins Corner, Gasworks, Moore Street (Mackay), Ungerer Street (North Mackay), Slade Point, Andergrove, Andergrove Lakes, Sarina, Mirani, Mackay Harbour, Bucasia and Blacks Beach),
- Neighbourhood centre zone (Malcomson Street (North Mackay), Boundary Road (Ooralea), Bucasia Esplanade, Finch Hatton and Eungella), and
- Specialised centre zone (Richmond and Ooralea).

In the region, there is estimated to be 31.99 ha of vacant commercial zoned land. Most of the vacant centre zoned land is accommodated in Mackay North sub region with 20.28 ha, followed by the Mackay South sub region with 10.05 ha. The take-up of centre zoned land in the region has been identified at an average of 1ha per annum, which is considered medium growth.

The remaining years of commercial land supply identified by the analysis, based on a medium rate of uptake, indicates that overall the LGA has 30 years of remaining commercial land supply, however the Mackay South sub-region will exhaust vacant commercial land supply by 2030, although this does not include additional potential supply at Mackay Airport (Milton Precinct). Since the analysis was undertaken, additional zoned land supply is now also available at the Bakers Creek local centre (located at The Waters residential estate), which can satisfy demand to 2036, and any remaining demand that could be accommodated in adjacent sub regions. A future centre within the Ooralea investigation area will provide additional commercial land supply beyond 2036. Further, existing centres like the Mackay City Centre, Mount Pleasant and Sarina have redevelopment capacity or existing vacancies to also accommodate future demand for centre uses.

Overall, the Planning Scheme has sufficient capacity to accommodate projected commercial growth beyond 2036.

4.6 Outcomes and recommendations from the land supply analysis

A summary of outcomes from the land supply analysis are as follows:

- the land supply analysis identifies that there is:
  - sufficient capacity within the Planning Scheme to accommodate projected growth in residential dwelling demand in the next ten years to 2036 for all urban areas in the region, and
  - no need for land supply in the Ooralea or Richmond investigation areas (future growth areas) to meet the needs of projected growth in the next ten years to 2036,
- whilst High impact industrial land supply is projected to become exhausted by approximately 2034 in Paget, there is capacity for the industry investigation zones to increase supply in the

Mackay urban area to 2043. Sarina and Marian also have capacity to accommodate further High impact industry growth.

- The Mackay SDA identifies and provides for the industrial growth needs of the region beyond the current supply of industrial land identified in the Planning Scheme. Based on the projected take-up of land in Paget, land in the SDA would be required in the next 10-years.
- Low impact industry land has sufficient supply to well beyond 2036 at the current low take up rate of 0.5 ha per year
- commercial land supply across the LGA is adequate and in the Mackay South sub region is supported by additional land supply at the Bakers Creek local centre (located at The Waters residential estate), which will increase supply to 2036, and potential additional capacity at the Mackay Airport (Milton Precinct). A future centre within the Ooralea investigation area will provide additional commercial land supply beyond 2036. Further, existing centres like the Mackay City Centre have redevelopment capacity or existing vacancies to also accommodate future demand for centre uses.

The land supply analysis has identified the following Planning Scheme recommendations in Table 2.

Table 2 - Planning scheme recommendations relating to the land supply analysis

#	Relating to	Planning scheme recommendation
A	**Investigations areas**	
1	**Ooralea, Richmond and Sarina east investigation areas**	In consideration of the land supply analysis in identifying sufficient land capacity to accommodate projected growth in existing urban zoned land, review the use of timings for Investigation areas in the Planning Scheme.

5. State planning review

5.1 Introduction

The State Government has the responsibility of setting planning legislation in Queensland through the Planning Act and *Planning Regulation 2017* (Planning Regulation), including the SPP and the planning rules and framework that support the making or amending of planning schemes.

The Planning Act is supported by:

- the Planning Regulation – supports the principal legislation by detailing how the Planning Act operates, and
- a range of state planning instruments that establish the planning framework across the state and affect the preparation, amendment and implementation of the Planning Scheme. These include:
    - The SPP (2017) and associated guidance materials – sets out state planning interests, which are integrated into planning schemes,
    - The MGR – sets out the rules for making or amending a planning scheme, and
    - Regional Plan – long-term strategic document that establishes land use planning outcomes at a regional level to support growth and development while protecting natural resources.

This section of the report includes a review of state planning regulation and policy in relation to the Planning Scheme and the findings of the review.

5.2 State Government planning framework

5.2.1 Planning Act 2016 and Planning Regulation 2017

The Planning Scheme was prepared under the superseded *Sustainable Planning Act 2009*, and its structure is based on the Queensland Planning Provisions (superseded). Soon after the commencement of the Planning Scheme in 2017, it was amended for alignment with the incoming Planning Act by the Minister's rules under section 293 of the Planning Act on 26 July 2017.

The purpose of the Planning Act is to *establish an efficient, effective, transparent, integrated, coordinated, and accountable system of land use planning (planning), development assessment and related matters that facilitates the achievement of ecological sustainability*. The Planning Scheme is aligned with the purpose of the Planning Act, and the outcomes of the 10-year review will further strengthen this alignment.

Since the commencement of the Planning Scheme in July 2017, the state has made a range of legislative changes to the Planning Act and Planning Regulation which are identified in Table 3, which affect the Planning Scheme. The Planning Scheme recommendations relating to the review of legislative changes in Table 3 are identified in section 5.3 of this report.

Table 3 - State legislative changes

Legislation	Amendment	Planning Scheme review
Planning Act	**Housing availability and affordability** (2024) *To improve the planning framework's response to housing supply challenges.*	The review has identified through the SPP analysis that further review of housing provisions in the Planning Scheme should be undertaken to: • facilitate a greater diversity of housing outcomes to meet the varying household needs of the community, • be clearer on housing outcomes such as residential density or built form outcomes, • ensure density is well located. Council has prepared the Mackay Region Housing Strategy which recommends a review of housing provisions to consider what improvements are required to facilitate increased housing diversity outcomes. Administrative amendment 9 to the Planning Scheme has included updated land use definitions and administrative terms relating to housing. Consider reviewing the housing provisions of the Planning Scheme, including what improvements are required to facilitate increased housing diversity outcomes.
Planning Regulation	**Walkable neighbourhoods** (September 2020) *Ensures new residential neighbourhoods are designed to support comfortable and convenient walking for transport, leisure, recreation and exercise. Development requirements, in schedule 12A of the Planning Regulation, relating to connectivity, block length, provision of street trees, footpaths and parks and open space apply to reconfiguring a lot for a residential purpose in certain residential zones.*	No amendment was made to the Planning Scheme at the time this legislative change came into effect, as: • the Planning Scheme contains provisions to achieve good neighbourhood design, and • the provisions of schedule 12A of the Planning Regulation overrides the Planning Scheme where there is a conflict. A comparison review between the Planning Scheme and schedule 12A of the Planning Regulation should be undertaken with the intent of aligning provisions in the Planning Scheme, following the review of the State Planning Policy.
Planning Regulation	**Development in Priority Port Master Planned Area** (December 2021) *A Port Authority is the assessment manager for development that is completely on strategic port land made assessable by a port overlay for a priority port's master planned area.*	No amendment was made to the Planning Scheme at the time this legislative change came into effect, as the planning framework of the Planning Scheme did not conflict with the outcomes of the Priority Port Master Plans for the ports in the region. Consider reviewing the application of zoning for sites affected by Port Master Plans with the intent of aligning the Planning Scheme with the Port Master Plans where relevant.

Planning Regulation	**Land use definition changes** (February 2022) *Align the definition of 'food and drink outlet' with the provisions of the Liquor Act 1992 to allow for the sale of takeaway liquor from a restaurant or café.* *Remove the regulation of living arrangements from 'rural workers' accommodation' and 'non-resident workforce accommodation' that is restricting who can occupy these land uses.*	No amendment was made to the Planning Scheme at the time this legislative change came into effect. A review of land use definitions and administrative terms should be undertaken and updates made to Schedule 1 of the Planning Scheme to align with the Planning Regulation where relevant.
Planning Regulation	**Dwellings and secondary dwellings** (September 2022) *Amend the definitions of household, dwelling house, dual occupancy, multiple dwelling and secondary dwelling to ensure that the planning framework is not regulating private living arrangements. This change will also provide state-wide consistency in the way a secondary dwelling may be occupied.*	The Planning Scheme has been amended to reflect this legislative change. Administrative amendment 9 to the Planning Scheme involved changes to the land use definitions and administrative terms to amend the definitions of household, dwelling house, dual occupancy, multiple dwelling and secondary dwelling. No further changes were required to be made to the Planning Scheme in relation to secondary dwelling, at the time of this legislative change, as it already had a facilitative approach towards secondary dwelling. The Planning Scheme reflects this legislative change and therefore further amendment is not required.
Planning Regulation	**Dwelling house and rooming accommodation** (December 2022) *Provide for state-wide consistency and support small-scale rooming accommodation where meeting certain criteria and located in a residential zone. Reduce the circumstances where an overlay can make dwelling houses and rooming accommodation assessable development in the lower density residential zones to support a range of housing forms.* *Allow for local governments to assess applications for dwelling houses in the high density residential zone and medium density residential zone recognising that dwelling houses are not an efficient use of land within these zones.* *Remove reference to 'dwelling house' from the zone purpose statements for the low density residential zone and low-*	No amendment was made to the Planning Scheme at the time this legislative change came into effect. Council has prepared the Mackay Region Housing strategy which recommends a review of housing provisions to consider what improvements are required to facilitate increased housing diversity outcomes.

	medium density residential zone to clarify other low scale housing forms can also be expected in these zones.	
Planning Regulation	**Battery storage facility** (December 2022) *Include a new use term for battery storage facility. Prescribe certain small scale battery storage facilities as being unable to be made assessable development in a local planning instrument.*	The Planning Scheme has been amended to reflect this legislative change. Administrative amendment 9 to the Planning Scheme involved changes to the land use definitions to include a new land use definition for battery storage facility. The Planning Scheme does not make small scale battery storage facilities, as described by the Planning Regulation, assessable development. The Planning Scheme reflects this legislative change and therefore further amendment is not required.
Planning Regulation	**Housing availability and affordability** (July 2024) *Criteria for an affordable housing component and a new definition for 'build-to-rent' development.*	No amendment was made to the Planning Scheme at the time this legislative change came into effect. Council has prepared the Mackay Region Housing strategy which recommends a review of housing provisions to consider what improvements are required to facilitate increased housing diversity outcomes.
Planning Regulation	**Decriminalising Sex Work** (August 2024) *Ensure a sex work business is treated the same as any other business through the planning framework and land use planning.*	The Planning Scheme has been amended to reflect this legislative change. Administrative amendment 9 to the Planning Scheme involved changes to the land use definitions and administrative terms to: • remove the land use definition for brothel • amend the land use definitions for home-based business and shop to include reference to sex work business • include new administrative term for sex work business. The Planning Scheme now treats sex work business the same way as any other commercial uses facilitated by the Planning Scheme. The Planning Scheme reflects this legislative change and therefore further amendment is not required.
Planning Regulation	**Housing on community land** (December 2024) *Non-for-profit and charitable organisations may access the MID process. This will allow registered churches and charities to seek approval from the state for the*	No amendment was made to the Planning Scheme at the time this legislative change came into effect. A voluntary model code for housing on community land has been developed alongside this legislative change.

	development of social and affordable housing on their land. *Amend schedule 2 to change the State-wide Community facilities zone purpose statement, to include 100 per cent affordable housing on church and charity-owned land as acceptable in the zone.* *Amend schedule 6 to introduce new provisions to allow existing church and charity dwellings such as caretaker residences and presbyteries to be repurposed as housing without the need for a development application.*	Council has prepared the Mackay Region Housing strategy which recommends a review of housing provisions to consider what improvements are required to facilitate increased housing diversity outcomes. A review of regulated zone purpose statements should be undertaken and the Planning Scheme updated to align with the Planning Regulation where relevant.
Planning Regulation	**Wind farms** (February 2025) *Makes all development applications for MCU for wind farms under the Planning Act subject to impact assessment.*	This legislative change does not impact the Planning Scheme. Despite the assessment of the renewable energy uses through the State Assessment and Referral Agency (SARA), there is an opportunity to consider the inclusion of strategic statements in the Strategic framework that specifies Council's policy position for renewable energy.
Planning Regulation	**Social Impact and Community Benefit** (July 2025) *Prescribes the development to which a social impact assessment is required.* *Prescribes the new process for social impact assessment and gives effect to the new Social Impact Assessment Guideline.* *Prescribes a new land use definition for a solar farm and updates the land use definition of a wind farm.* *Makes solar farm development impact assessable and prescribes SARA as the assessment manager for large scale solar farms.*	This legislative change does not impact the Planning Scheme. The legislative change removes the need for the Planning Scheme to set assessment benchmarks for solar farm development as this land use will be assessed by SARA. Despite the assessment of the renewable energy uses through SARA, there is an opportunity to consider the inclusion of strategic statements in the Strategic framework that specifies Council's policy position for renewable energy.
Planning Regulation	**Amendment to the Planning Regulation** (November 2025) *Extend the rooming accommodation provisions in Schedule 6 for 12 months.* *Extend the Queensland Rural Workers' Accommodation Initiative and clarify the applicability of overlays for categorising development.* *Amend provisions under Schedule 6 for community residences*	No amendment was made to the Planning Scheme at the time this legislative change came into effect. Council has prepared the Mackay Region Housing strategy which recommends a review of housing provisions to consider what improvements are required to facilitate increased housing diversity outcomes. A review of land use definitions and administrative terms should be undertaken and updates made to Schedule 1 of the

	Make relocatable classrooms Temporary Accepted Development until the end of 2029. *Introduce a new land use definition for build to rent housing.* *Make waterway barrier works accepted development for particular water storage infrastructure.*	Planning Scheme to align with the Planning Regulation where relevant.
Planning Regulation	**Battery Storage Facilities** (December 2025) *Prescribes battery storage facility (50MW or greater) as development subject to social impact assessment.* *Makes battery storage facility (50MW or greater) development impact assessable and is assessed through the State Assessment and Referral Agency.* *Introduces State code 27: Battery Storage Facility development into the State Development Assessment Provisions.*	This legislative change does not impact the Planning Scheme. The legislative change removes the need for the Planning Scheme to set assessment benchmarks for battery storage facility development as this land use will be assessed by SARA. Despite this, there is an opportunity to consider the inclusion of strategic statements in the Strategic framework that specifies Council's policy position for renewable energy.

5.2.2 Minister's Guidelines and Rules (MGR)

The MGR document sets the process and requirements for making or amending a local planning instrument, which includes a planning scheme, planning scheme policy, LGIP and Temporary Local Planning Instrument (TLPI). The MGR also includes eligibility criteria and requirements (steps) for the different types of amendments (e.g., administrative, minor, qualified state interest and major) and the preparation of a feasible alternatives assessment report to address an adverse planning change made in response to a natural hazard.

Section 18 of the Planning Act allows Council to tailor the amendment process in consultation with the Department of State Development, Infrastructure and Planning with the aim of streamlining an amendment process.

If the outcomes and recommendations of this report recommend further amendment be made to the Planning Scheme as a result of the 10-year planning scheme review, these future amendments will follow the amendment process of the MGR or section 18 of the Planning Act.

5.2.3 State Planning Policy 2017 (SPP) analysis

The SPP analysis (2024) is a key component of the planning scheme review. The SPP makes sure the state's interests in planning are protected and delivered as part of local government planning across Queensland. The SPP outlines 17 state interests arranged under five broad themes:

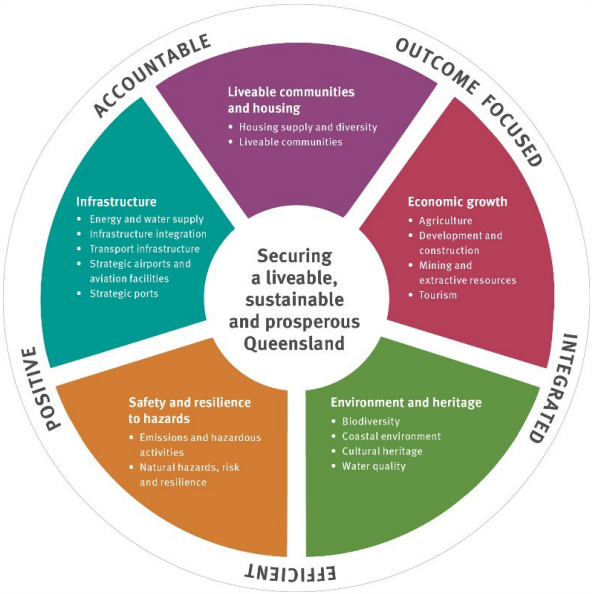
- liveable communities and housing,
- economic growth,
- environment and heritage,
- safety and resilience to hazards, and

- infrastructure.

The SPP contains guiding principles (identified in Figure 7) to ensure the plan making and development assessment systems across the state are:

1. Outcome focused – clearly focused on delivery of outcomes
2. Integrated – reinforce the role of local planning schemes as the integrated, comprehensive statement of land use policy and development intentions for a local area
3. Efficient – support the efficient determination of appropriate development
4. Positive – enable positive responses to change, challenges and opportunities
5. Accountable – promote confidence in the planning system through plans and decisions that are transparent and accountable.

Figure 7 - State interests and guiding principles (Image source: Queensland Government)



Under the Planning Act, each local government planning scheme must set out integrated state, regional and local planning and development assessment policies for the local government area. The SPP supports the state interests that apply to plan making and the themes should be considered during the planning scheme preparation or amendment process.

At the time of the Planning Scheme's commencement in 2017, the Minister responsible for planning at the time confirmed the Planning Scheme's compliance with the 2016 version of the SPP. The SPP was subsequently updated in 2017. Despite the newer (2017) version of the SPP, the Planning Scheme integrates the state's interests identified by the SPP.

At the time of this report, the State Government has announced a review of the SPP in 2026 with the view of revising the state interests within the policy. As the outcomes of the SPP review will not be known in time for this report, the recommendations are related to the current SPP version dated 2017. Future amendments of the SPP may affect the implementation of some of the recommendations and further considerations and analysis of the new SPP will be required at that time.

Since 2017, Council has made several amendments that have been informed by previous SPP analysis reports and improve alignment and integration with the SPP relating to:

- Agricultural land
- Biodiversity
- Cultural heritage
- Water Quality
- Emissions and hazardous activities
- Natural hazards, risk and resilience
- Infrastructure integration
- Transport infrastructure
- Strategic airports and aviation facilities.

State planning related amendments made over the life of the Planning Scheme are identified in Table 4.

Table 4 - Amendments undertaken to improve alignment with state planning matters

Amendment	Relevant State interests	Purpose and general effect
Planning Act 2016 alignment		
Alignment amendment (section 293 of *Planning Act 2016*)	• Planning Act	• Improve the clarity and workability of the planning scheme under the new Planning Act
Major amendment		
Major amendment 2	• Agricultural land • Cultural heritage • Emissions and hazardous activities • Natural hazards, risk and resilience	• Update Bushfire hazard overlay code to align with SPP • New strategic outcomes relating to planning for Aboriginal and Torres Strait Islander People in the Strategic framework • New high impact activity buffers around the Palmyra motorsports precinct and Mackay showground • Improve provisions in the Agricultural land overlay code and Reconfiguring a lot code relating to protecting the utility and productivity of agricultural land • Promote agricultural diversity opportunities through rural tourism uses
Major amendment 3	• Natural hazards, risk and resilience	• Introduce flood risk overlay mapping and overlay code in the Finch Hatton area
Qualified state interest amendment		
Qualified state interest 3	• Water Quality	• Change to the assessment triggers (categories of development and assessment) to ensure the erosion and sediment control requirements apply to all development • Introduces medium-risk category for stormwater quality management • Strengthens the stance that constructed lakes are only provided where there is an overriding need in the public interest and water quality objectives can be met

Minor amendment		
Minor amendment 2	• Natural hazards, risk and resilience • Transport infrastructure • Strategic airports and aviation facilities	• Introduce new flood hazard overlay mapping • Update the following SPP layers to reflect the latest versions of these layers (Transport noise corridor, Airport environs – wildlife hazard buffers, Coastal hazards – erosion prone areas)
Minor amendment 3	• Biodiversity • Natural hazards, risk and resilience • Infrastructure integration • Transport infrastructure	• Amend flood hazard overlay mapping to reflect new flood mapping (Bakers Creek South Mackay Stormwater Trunk Infrastructure Study and Sarina Drainage Study) • Reflect updated SPP mapping (wetlands, regional electricity infrastructure, substations, and railway infrastructure) • Reference the Mackay Waterfront PDA Development Scheme in Part 10
Minor amendment 4	• Natural hazards, risk and resilience	• Amend flood hazard overlay mapping to reflect new flood mapping (Sandy Creek Catchment Flood Study and Rocky Dam Creek Catchment Flood Study)
Minor amendment 5	• Natural hazards, risk and resilience • Biodiversity • Cultural heritage • Transport infrastructure	• Amend flood hazard overlay mapping to reflect new flood mapping (North Mackay, West Mackay, and Andergrove/Beaconsfield drainage studies) • Reflect updated SPP mapping, including wildlife habitat, state heritage places, transport noise corridors
Minor amendment 6	• Natural hazards, risk and resilience	• Amend flood hazard overlay mapping to reflect new flood mapping (McCreadys Creek Flood Study)
Administrative amendment		
Administrative amendment 9	• Planning Regulation • Planning Act	• Update the suite of land use definitions identified in the Planning Regulation 2017, including consequential changes to land use references throughout the planning scheme • Include reference to the Mackay State Development Area in Part 10 Other Plans • Update Schedule 4

An analysis was undertaken of the Planning Scheme and its integration of the state interests expressed in the SPP. The analysis included a comprehensive audit of the various elements for each state interest that is detailed by the SPP guidance document *Integrating state interests in a planning scheme (November 2021)*. The purpose of the SPP analysis was to identify areas where the Planning Scheme could improve its integration with the SPP. The analysis also involved engagement with state agencies to further identify areas and opportunities for improved integration with the SPP.

Overall, the analysis found that the Planning Scheme integrates both state and regional interests with opportunities to further improve upon its integration with the Planning Scheme in several state interest areas identified in Table 5.

Housing has emerged as a key area for improvement in the Planning Scheme and will be a key strategic focus area for Council and the Planning Scheme over the next ten years. In response, Council has developed the Mackay Region Housing Strategy that:

- provides a proactive plan to improve housing diversity, increase the delivery of public and social housing, and accelerate the rate of new housing supply across the region, and

- outlines a long-term plan to ensure the housing delivered in the region meets the changing needs of its residents and supports growth across urban, rural and coastal communities.

An action of the strategy is to undertake a review of the housing provisions (including levels of assessment and assessment benchmarks) associated with the various aspects of housing such as density, siting, built form, amenity, design and the like. The review will inform amendments to the Planning Scheme to ensure it facilitates and enables increased housing diversity in the region.

The planning scheme recommendations relating to the SPP analysis in Table 5 are identified in section 5.3 of this report.

Table 5 - Findings of the SPP analysis (2024)

State interest	Analysis finding	Planning Scheme review
Liveable communities and housing – Housing supply and diversity	The region is perceived to lack housing diversity, particularly for smaller households. A comprehensive review of current development parameters is recommended to promote flexibility in design and diversity in housing options.	The Planning Scheme includes strategic outcomes and provisions that promote and facilitate housing diversity in the region. Council has prepared the Mackay Region Housing Strategy to understand the housing needs of the region over the next 20 years. An action of the strategy is to undertake a review of the housing provisions (including levels of assessment, and density and design provisions) to ensure the Planning Scheme facilitates and enables increased housing diversity in the region.
Agriculture – Fisheries	The Open space zone is applied to both public parkland (as an urban use) and natural environmental areas (e.g. mangrove areas). This presents an issue with identifying urban and non-urban land in relation to allowing MSES offsets in line with State provisions.	The Planning Scheme broadly applies the Open space zone to land that is both urban parkland and environmental open space. The application of the zone to environmental open space does not fit with the purpose statement of the Open space zone and there is an opportunity to better differentiate between urban parkland and environmental open space using different and more appropriate zones.
Environment and heritage – Biodiversity	The Planning Scheme lacks acknowledgement of Matters of State Environmental Significance (MSES) values, especially within the Strategic Framework and Biodiversity overlay mapping. Consideration should be given to the further study of the local natural environment to potentially inform Matters of Local Environmental Significance (MLES)	The Planning Scheme includes a Biodiversity overlay map which reflects MSES mapping. However, the mapping does not differentiate between the different MSES layers – noting, MSES falls under the jurisdiction of the State in relation to identifying such features and also development assessment through SARA. Review and consider: • differentiating MSES layers in the Biodiversity overlay map where relevant.

		• undertaking further study of local natural environmental values to potentially inform a MLES mapping layer (if relevant).
Environment and heritage – Cultural heritage	The Planning Scheme uses symbology to identify Local and State Heritage Places, which is inconsistent with the mapping requirements identified under the SPP for mapping to reflect the extent of the place.	Whilst the Planning Scheme identifies Local and State Heritage places it does not map them correctly. Review the Heritage overlay mapping in the Planning Scheme and consider mapping the extent of: • State Heritage Places as per SPP mapping • Local Heritage Places.
Natural hazards, risk and resilience – Bushfire hazard	The current bushfire mapping is outdated and needs updating. Further review and inclusion of provisions relating to Class 9 buildings (early learning centre) is recommended.	The Planning Scheme appropriately integrates bushfire hazard state interest requirements and adopts best practice principles in the overlay code. The Planning Scheme incorporates bushfire hazard mapping. A comparison between bushfire overlay mapping adopted by the Planning Scheme and the bushfire mapping on SPP mapping system shows that there is no difference between the two mapping sets. The State has announced that new generation bushfire hazard mapping is being prepared for the region. Once this mapping is made available, it can be incorporated into the Planning Scheme, including local refinements in urban areas where the bushfire threat has been eliminated by constructed development.
Natural hazards, risk and resilience – Flood hazard	While flooding hazards are addressed in the Planning Scheme, there are deficiencies in identifying and refining flood hazard areas and zone mapping. A risk-based planning assessment and further disaster management measures are recommended.	The Planning Scheme includes flood hazard mapping and provisions. The overlay mapping shows the 1% and 0.2% AEP flood extents, which is no longer considered to be best practice under the SPP. To improve alignment with the SPP and apply best practice principles, a risk-based approach to flood hazard mapping and provisions should be considered.
Natural hazards, risk and resilience – Landslide hazard	Landslide matters are generally addressed in the Planning Scheme. However, currently it lacks information on tolerance levels. Evacuation techniques and management should also be considered. Detailed comparison between overlay mapping and zone mapping to occur to determine risk response.	The Planning Scheme includes landslide hazard mapping and provisions. Further improvements to the overlay to align with the SPP could be considered.
Infrastructure (Energy and water supply) – Renewable energy	Renewable Energy: The Planning Scheme broadly identifies renewable energy. Further investigation into promoting and implementing renewable	The State Government has increased its authority in assessing renewable energy uses and is the assessment authority for

	energy uses is recommended, including the potential introduction of a new development code for renewable energy facilities	wind farms, solar farms and battery storage facilities. Despite the assessment of the renewable energy uses through SARA, consider the inclusion of strategic statements in the Strategic framework that specifies Council's policy position for renewable energy.

5.2.4 State model codes

The State Government provides a range of planning guidance materials to assist councils in adopting best practice planning principles and to address complex planning matters. As part of this guidance, there are a suite of non-statutory model codes, which councils can choose to include in a planning scheme. Where relevant, Council should consider adapting local planning policy to best practice planning principles. The available model codes are identified and reviewed in Table 6.

However, the State Government has announced a review of the SPP in 2026 with the view of revising the state interests within the policy and associated assessment benchmarks and guidance materials. As the current SPP review process is still underway, the Planning Scheme recommendations in this report are based on current state model codes (where relevant). However, a future amendment to the SPP may affect the implementation of some of the recommendations and further considerations and analysis of the new SPP will be required at that time.

The planning scheme recommendations relating to the review of model codes in Table 6 are identified in section 5.3 of this report.

Table 6 - Review of State model codes

Model code	Planning Scheme review
Community housing in the Community facilities zone This model code facilitates community housing in the Community facilities zone, where the housing will: • be well-located and well-designed for resident needs • be compatible with the nature of the existing or intended community facility, so its operation will be effectively maintained now and into the future • be integrated with the surrounding neighbourhood • maintain the capacity of the Community facilities zone to accommodate the current and intended community facility needs of the community.	Council has prepared a Housing Strategy to understand the housing needs of the region over the next 20 years. An action of the strategy is to undertake a review of the housing provisions (including levels of assessment, and density and design provisions) to ensure the Planning Scheme facilitates and enables increased housing diversity. Part of this review will include the consideration of the inclusion of provisions from the model code for community housing in the Community facilities zone.
Sea turtle sensitive area Queensland's coastline is home to many turtles and new development in turtle sensitive areas has the potential to adversely impact nesting turtles. This	There are several coastal and island beaches in the Mackay region that are identified by MSES mapping as being turtle nesting beaches. Some of these beaches are located adjacent to existing urban areas.

model code provides a set of provisions (such as ways to avoid direct artificial light on beaches, the ocean and sky) which can be implemented in local planning schemes.	Review and consider what further changes could be made to the Planning Scheme that may be relevant to regulating development in the region in relation to sea turtle sensitive areas.
Neighbourhood design This model code provides a set of provisions for reconfiguring a lot, providing best practice neighbourhood design and promoting the creation of walkable neighbourhoods for local government and developers. Assists in addressing the state interest for Liveable communities.	The Planning Scheme contains provisions to achieve good neighbourhood design. However, review and consideration of the model code should be undertaken to determine what further changes could be made to the Planning Scheme that are relevant or beneficial to regulating development in the region.

5.2.5 Mackay Isaac Whitsunday Regional Plan

The Mackay Isaac Whitsunday Regional Plan (MIWRP) came into effect in February 2012. The MIWRP establishes a vision and direction for the region to 2031. It provides certainty about where the region is heading and provides a framework to respond to challenges and opportunities that may arise.

At the time the MIWRP came into effect, the Planning Scheme was being drafted and reflected the regional framework and desired regional outcomes of the regional plan. No further amendment has been made to the regional plan and the Planning Scheme remains generally consistent with the MIWRP.

The State Government is developing a new regional plan for the Mackay Isaac Whitsunday region, which will replace the current regional plan and rename it Greater Whitsunday Regional Plan (GWRP), which is expected to occur in 2026/27. The GWRP will be a long-term strategic document that establishes land use planning outcomes at a regional level to support growth and development while protecting the region's natural resources. The scope of the new Regional Plan will focus on the following five state interest policies:

- Housing supply – ensuring sufficient and suitable land supply is identified to meet housing needs,
- Mining and extractive resources – supporting and protecting mining and extractive resource industries,
- Agriculture – supporting the protection of agricultural land and identifying opportunities for diversification,
- Tourism – supporting the region's tourism sector and identifying key tourism areas, growth and opportunities, and
- Development and construction – supporting new and emerging industries, identifying and protecting future industrial growth areas, and exploring opportunities at strategic ports.

The new GWRP will include a Regional Infrastructure Plan to identify enabling infrastructure to support housing and economic growth opportunities. The Regional Infrastructure Plan will:

- cover the following five key infrastructure areas:
  - Transport (including strategic airports and ports),
  - Energy (electricity generation, transmission and storage),
  - Water supply,
  - Digital connectivity, and

- Social infrastructure (health, education and public safety), and
- identify region shaping infrastructure and future planning considerations.

Changes to the Planning Scheme to reflect regional policy outcomes of the GWRP can be considered when the new regional plan becomes effective.

5.2.6 Queensland Building Provisions

In Queensland, the building provisions relevant to dwelling house are included in the Queensland Development Code (QDC) MP1.1 and MP1.2. Section 33 of the *Building Act 1975* allows council to adopt varied or alternative building provisions in the Planning Scheme. The varied and alternative provisions adopted by the Planning Scheme relate to Dwelling house and are listed in Part 1.6. The varied and alternative provisions sit within the Dwelling house code.

In 2025, the Queensland Government commenced a review of the QDC to replace MP1.1 and 1.2 with the Queensland Housing Code (QHC). The QHC will commence 1 September 2026. Section 33 of the *Building Act 1975* will continue to have effect, with transitional provisions and Council will be able to vary certain provisions.

The alignment of the QHC with the Planning Scheme will likely result in changes to existing assessment benchmarks. These changes will be considered as part of the housing provisions review.

5.2.7 Other state plans

The State Government has the ability to designate special planning areas through either the Planning Act or other Acts. These designations override Council's Planning Scheme where development is assessed by another authority and include:

- Priority Development Areas,
- State Development Areas,
- Strategic ports and airports,
- Integrated Resort Development, and
- Ministerial infrastructure designations.

There are several state designated areas within the region where development is not assessed by the Planning Scheme. Most of these designated areas are regulated by other legislation, except for Ministerial infrastructure designation which is designated and managed under the Planning Act. Whilst the Planning Scheme has no or limited jurisdiction within these designated areas, it acknowledges these areas through:

- Part 10 of the Planning Scheme (as a minimum),
- zoning,
- a special precinct designation (that is not zoning), and
- references in the Strategic framework and/or relevant codes.

The state designation areas located in the region are identified and reviewed in Table 7.

Table 7 - Review of state designations in the region

State designated area	Governing legislation	Planning Scheme review
Strategic Port Land: • Port of Mackay • Port of Hay Point	*Transport Infrastructure Act 1994*	The Planning Scheme acknowledges the two Port land use plans in Part 10 Other Plans. The Port overlay has been finalised for both Ports. There may be opportunity for the Planning Scheme to further align with the approved Port master plan overlay for the Port of Hay Point. Consider what further changes are needed to further align the planning scheme with the approved Port master plan overlays.
Mackay Airport	*Land use plan under the Airport Assets (Restructuring and Disposal) Act 2008*	The Planning Scheme: • acknowledges the Mackay Airport land use plan in Part 10 Other Plans • the economic importance of the Mackay Airport is identified by the Strategic Framework • protects the operational safety of the airport through overlays. No further amendment is required in relation to acknowledging the Mackay Airport land use plan.
Priority Development Area: • Andergrove Priority Development Area • Mackay Waterfront Priority Development Area	*Economic Development Act 2012*	The Planning Scheme acknowledges the two Priority Development Areas (PDA) in Part 10 Other Plans. The Mackay city centre local plan code includes references to the Mackay Waterfront PDA Development Scheme. The Andergrove PDA is now complete and can deliver no further development as intended by its Development Scheme. Once PDAs have reached completion, they are revoked and integrated into the local planning scheme. Therefore, Council should work with Economic Development Queensland (EDQ) in the process of PDA revocation for the Andergrove PDA.
Mackay State Development Area	*State Development and Public Works Organisation Act 1971*	Administrative amendment 9 included changes to the Planning Scheme to acknowledge the Mackay State Development Area (SDA) in Part 10 Other Plans. Additional changes are required to the planning scheme that acknowledge the SDA through zoning and in the Strategic framework.

		Consider what further changes are needed to be made to the Planning Scheme in relation to the Mackay SDA to be consistent with other SDAs across the state.
Integrated Resort Development • Laguna Quays Integrated Resort	*Integrated Resort Development Act 1987*	Currently, the Planning Scheme does not reference the Laguna Quays Integrated Resort in Part 10. Consider referencing the Integrated Resort in Part 10 of the Planning Scheme as it is an 'other plan' that overrides the Planning Scheme.
Ministerial infrastructure designations (also previously known as Community infrastructure Designations)	*Planning Act 2016*	Currently, the Planning Scheme references Ministerial infrastructure designations in Schedule 4 of the Planning Scheme. This list is updated through administrative amendments.

5.3 Outcomes and recommendations of the state planning review

A review of state planning matters has been undertaken for the 10-year review of the Planning Scheme. A summary of outcomes of the state planning review are as follows:

- the Planning Scheme is aligned with the Planning Act,
- the Planning Scheme is generally aligned with the SPP, with further opportunities to improve integration across several state interests, including housing, natural hazards, biodiversity and infrastructure,
- the Planning Scheme is aligned with the Mackay Isaac Whitsunday Regional Plan. Changes to the Planning Scheme to reflect the future Greater Whitsunday Regional Plan will be considered when that becomes effective,
- there are further opportunities to:
  - align the Planning Scheme with the Planning Regulation, including recent changes,
  - reflect other state plans, such as State Development Areas, in the Planning Scheme,
  - incorporate best practice planning provisions from voluntary state model codes into the Planning Scheme where relevant or beneficial.

There are no specific indicators that suggest a new Planning Scheme is needed to be made as identified in Table 8.

Table 8 - State planning indicators signalling the need for a new planning scheme

Key indicator	Indicator observed	Planning Scheme review
The planning scheme has been prepared under superseded planning legislation.	No	Despite the Planning Scheme being drafted under the *Sustainable Planning Act 2009*, it has been amended to align with the *Planning Act 2016* and is therefore compliant with current legislation.
A change in planning legislation.	No	There are no indications or plans from the State Government to significantly change Queensland's planning legislation.

New state mandated planning scheme framework (like the superseded Queensland Planning Provisions).	No	There are no indications or plans from the State Government to introduce a state mandated planning scheme framework.
Ministerial direction as per section 26(5) of the Planning Act.	No	There are no current Ministerial directions for the Planning Scheme.

The State Government announced a review of the SPP in 2026 with the view of revising the state interests within the policy and associated assessment benchmarks and guidance materials. As the outcomes of the SPP review is not yet known, the recommendations of the review are relevant to SPP 2017. However, the new SPP may affect the implementation of some of the recommendations in Table 9 and further considerations and analysis of the new SPP will be required before any changes are made to the Planning Scheme.

The review of state planning matters has identified the following recommendations for the Planning Scheme in Table 9.

Table 9 - Planning scheme recommendations relating to state planning matters

#	Relating to	Planning scheme recommendation
B	**Planning Regulation**	
1	**Neighbourhood design**	Consider undertaking a comparison review between the Planning Scheme and Neighbourhood design requirements in schedule 12A of the Planning Regulation after the SPP review.
2	**Port master plans**	Consider reviewing the application of zoning for sites affected by Port master plans to better align the Planning Scheme with the intent of the Port master plans.
3	**Definitions**	Review the regulated land use definitions and administrative terms and update Schedule 1 of the Planning Scheme to align with the Planning Regulation where relevant.
4	**Zone purpose statements**	Review the regulated purpose statements for each zone and update purpose statements where relevant to ensure alignment with Schedule 2 of the Planning Regulation.
C	**State Planning Policy**	
1	**Housing supply and diversity**	Review the housing provisions of the Planning Scheme and consider what improvements can be made to facilitate increased housing diversity outcomes.
2	**Agriculture - Fisheries**	Consider differentiating between urban parkland and environmental open space through appropriate zoning.
3	**Biodiversity**	Review and consider: (i) what relevant improvements could be made to overlay code provisions to improve alignment with the SPP (ii) what relevant improvements could be made to the Biodiversity overlay mapping to better differentiate between MSES layers (iii) undertaking further study of local natural environmental values that could potentially inform MLES mapping (if relevant).
4	**Cultural heritage**	Review the Heritage overlay mapping in the Planning Scheme and consider mapping the extent of: (i) State Heritage Places as per SPP mapping (ii) Local Heritage Places.
5	**Bushfire hazard**	Consider the: (i) incorporation of new SPP bushfire hazard mapping into the Planning Scheme once it becomes available.

#	Relating to	Planning scheme recommendation
		(ii) inclusion of relevant provisions for Class 9 buildings as a vulnerable use in bushfire hazard areas.
6	**Flood hazard**	Consider a risk-based planning framework for flood hazards in the region to identify and achieve an acceptable or tolerable level of risk for people and property in flood hazard areas.
7	**Landslide hazard**	Consider what relevant improvements could be made to the Landslide hazard overlay to improve alignment with the SPP.
8	**Renewable energy**	Despite the assessment of the renewable energy uses through SARA, consider the inclusion of strategic statements in the Strategic framework that specifies Council's policy position for renewable energy.
9	**New SPP**	Based on further analysis of state interests under the new SPP, when it becomes available, consider relevant changes to the Planning Scheme to align with the new SPP.
D	**State model codes**	
1	**Voluntary incorporation of model codes**	Review the existing voluntary model codes and consider what further changes could be made to the Planning Scheme that are relevant to regulating development in the region.
E	**Regional Plans**	
1	**Greater Whitsunday Regional Plan (GWRP)**	Consider changes to the Planning Scheme to align with the regional policy outcomes of the new GWRP, when it becomes available.
F	**Other State plans**	
1	**Mackay SDA**	Consider what further changes are needed to be made to the Planning Scheme for the Mackay SDA to be consistent with other SDAs across the state.
2	**Andergrove PDA**	Work with EDQ in the revocation of the Andergrove PDA and incorporation into the Planning Scheme.
3	**Laguna Quays Integrated Resort**	Consider referencing the Laguna Quays Integrated Resort in Part 10 of the Planning Scheme as it is a current 'other plan' that overrides the Planning Scheme.

6. Local planning review

6.1 Introduction

Council has the responsibility of making and amending a planning scheme under the Planning Act. This process is supported by the MGR and guided by state planning instruments.

This section of the report includes a review of local planning matters and includes a review of the:

- strategic directions in relation to:
  - strategic principles that underpin the Planning Scheme,
  - Council's Corporate Plan and strategies,
  - State government policies, and
  - community aspirations and values,
- workability of the Planning Scheme in relation to:
  - a review of assessment benchmarks,
  - effectiveness of planning scheme amendments,
  - zoning, and
  - development approvals, certificates and legal proceedings (appeals).

6.2 Strategic directions review

The strategic directions of the Planning Scheme are high level principles that underpin the outcomes and requirements for development (assessment benchmarks) in the Planning Scheme. The strategic directions review examines the strategies and policies relevant to planning from Council or the State Government as well as community aspirations that have emerged during the life of the Planning Scheme to determine if:

- the strategic directions are still relevant and reflective of current strategy, policy or community values and aspirations, or
- current or emerging themes from strategies, policies or community values and aspirations should form part of the strategic directions.

The elements of the Strategic directions review are discussed in this section.

6.2.1 Current strategic directions

The current strategic directions of the Planning Scheme reflect a broad range of strategies relevant to planning that include Council (Corporate Plan and strategies), State Government instruments (including the Regional Plan and SPP) and the aspirations of the community. The strategic directions are reflected in the strategic framework part of the Planning Scheme as eight strategic themes (Table 10). The review concluded that these themes remain relevant to the planning and development outcomes for the region.

Table 10 - Strategic directions of the Planning Scheme

Strategic theme	Description	10-year review
Settlement pattern	• Integrate existing and future development • Aligns with LGIP • Appropriate infill development • Increase housing densities and choice • Maintains natural functions and scenic qualities of landscape • Minimises impact on agricultural land and areas of environmental significance	The 'Settlement pattern' strategic theme continues to be relevant to the region in providing direction for growth management, supporting housing diversity, and the efficient provision of infrastructure.
Natural environment and regional landscapes	• Value and protect natural environments • Ecotourism is encouraged • Scenic amenity of coast is protected and enhanced • Protect ecological integrity of habitats • Support natural riparian and environmental corridors to provide linkages for biodiversity	The 'Natural environment and regional landscapes' strategic theme continues to be relevant in providing direction for the protection of the region's natural environmental and landscape features, including important visual and scenic amenity values for the community.
Strong communities	• Safe and connected places for community interaction • Distinct cultural and heritage places are protected • Open space and sports and recreation facilities are provided • Encourage housing diversity and affordability • Liveability supported by areas for physical activity, recreation, social facilities	The 'Strong communities' strategic theme continues to be relevant in providing direction for creating strong communities through safe, accessible and well-connected neighbourhoods, encouraging housing diversity and affordability, and adequate open space and recreation facilities.
Natural resource management	• Natural resources are protected: agricultural land, extractive resources • Best practice water cycle management to protect water resources • Key resource areas avoid impact on sensitive land uses	The 'Natural resource management' strategic theme continues to be relevant in providing direction for the protection of the region's natural resources, including agricultural land and extractive resource areas.
Transport	• Integrated and safe transport system • Roads facilitate safe movement • Heavy vehicles bypass Mackay and Walkerston urban areas • Freight is moved by appropriate modes • Long distance passenger terminals are integrated into public transport network	The 'Transport' strategic theme continues to be relevant in providing direction for the region to have an integrated, efficient and safe transport system that supports diverse mobility needs, ensuring the impacts of traffic are lessened in urban areas, and encouraging the integration of transport options in connecting neighbourhoods, services, facilities and employment.
Infrastructure	• Supports settlement pattern and orderly growth • Aligns with LGIP • Infrastructure outside the PIA provides full range of urban infrastructure at developer cost	The 'Infrastructure' strategic theme continues to be relevant in providing direction on prioritising the planned and orderly delivery of infrastructure to urban areas within the PIA. This strategic theme makes it clear that

Strategic theme	Description	10-year review
	• Efficient stormwater system for tropics • Effective waste management systems • Information and Communication Technology network connects to larger networks • Sea and air ports are protected	infrastructure to service development outside the PIA is at the cost of the developer.
Strong economy	• City Centre is primary centre for region • Employment areas are intensified • Employment opportunities within network of centres and industrial areas • Tourism opportunities maximised • Knowledge industries in City Centre, Central Queensland University, industry areas • Agricultural land and associated infrastructure protected	The 'Strong economy' strategic theme continues to be relevant in providing direction on the economic opportunities in the region as key business, services and employment hub for central Queensland and the Bowen and Galilee Basins. This strategic theme encourages growth in business, employment, tourism, transport, industrial and knowledge-based industries and activities.
Sustainability, climate change and natural hazards	• Avoid and mitigate risks to life, property and infrastructure from coastal and natural hazards • Compact urban form responds to climate change • Community infrastructure minimise risk of failure during hazard • Settlement design promotes sustainable water and energy use	The 'Sustainability, climate change and natural hazards' strategic theme continues to be relevant in providing direction for the avoidance or mitigation of risks associated with natural hazards, including climate change considerations. This strategic theme encourages sustainability through urban form, transport modes and demand on water and energy.

6.2.2 Council's Corporate Plan

The Corporate Plan 2024-2029 is Council's highest order strategic document and provides direction for all subsequent strategies, plans and policies. In the Corporate Plan, Council's vision for the region is 'to become the best region for liveability and livelihood' and its purpose is to 'create opportunity to thrive'.

The Corporate Plan has five strategic pillars, with the following three outward facing strategic pillars having relevance to the Planning Scheme:

- Invest and work – Diversified economy, jobs, region of choice, technology
- Live and visit – Ecotourism, liveability, places and spaces, active lifestyles
- Community and environment – Safe and healthy, arts and culture, sustainability, First Nations.

The Corporate Plan's purpose, vision and strategic pillars are reflected in the strategic directions of the Planning Scheme as discussed in Table 11.

Table 11 - Review of the strategic components of the Corporate Plan

Strategic components of the Corporate Plan	10-year review
Purpose and vision	The strategic themes of the Planning Scheme work together to achieve the purpose and vision of the Corporate Plan. The Planning Scheme facilitates and enables a range of housing, commercial,

	community, recreational and industrial development outcomes that creates opportunity to thrive and contributes to liveability and livelihood.
Invest and work pillar	The 'Invest and work' pillar includes the vision for a diverse economy and growth for core industries. The Planning Scheme, through its 'Strong economy' strategic theme, its spatial application of industry and centre zoned land, and its permitting of interchangeable uses of a similar nature, supports diverse economic activities in these areas. Both in the urban and rural areas, there is strong support throughout all levels of the Planning Scheme for tourism development, which contributes to diversification and strengthening of the local economy.
Live and visit pillar	The 'Live and visit' pillar sets the vision for a diverse mix of accessible places to live, visit and play, encourages ecotourism, enhanced liveability, and well-planned places. The Planning Scheme supports this pillar through the strategic themes of 'Settlement pattern', 'Strong communities', 'Natural environment and regional landscapes', and 'Strong economy' and falls across multiple parts of the Planning Scheme. The Planning Scheme's support for tourism, diverse housing, protecting natural environments, and a strong local economy all contribute to the region's liveability.
Community and environment pillar	The 'Community and environment' pillar sets the vision for sustainable practices and being responsible and active custodians of the natural environment. The Planning Scheme supports this pillar through the strategic themes of 'Settlement pattern', 'Strong communities', 'Natural environment and regional landscapes', and 'Sustainability, climate change and natural hazards' and falls across multiple parts of the Planning Scheme such as zoning (e.g. spatial application of the Conservation and Open spaces zones) and overlays (e.g. Biodiversity, Flood and coastal hazards, etc).

6.2.3 Council's strategies

Council has a range of strategies in place that have relevance to planning outcomes in the Planning Scheme. The Council strategies that are relevant to the Planning Scheme include:

- Economic Development Strategy 2025-2030,
- Environmental Sustainability Strategy 2026-2031,
- Mackay Urban Greening Strategy,
- Mackay Region Flood and Stormwater Management Strategy,
- Mackay Region Integrated Transport Strategy 2021-2036,
- Mackay Region Housing Strategy,
- Recreational Vehicle Strategy,
- Mackay Region Mountain Bike Strategy,
- Mackay Sport and Recreation Strategy, and
- Recreational Open Space Strategy.

Upon review of these strategies, the strategic themes of the Planning Scheme support the strategic objectives being sought by these strategies. Table 12 provides a review of the Council strategies that are relevant to the Planning Scheme.

Table 12 - Review of Council strategies

Council strategy	10-year review
Economic Development Strategy 2025-2030	The Economic Development Strategy emphasises the region's growth enabling industries (mining and METS, agriculture and biomanufacturing, construction and property, tourism and events) and identifies economic priorities and initiatives to support those industries. The strategic directions of the Planning Scheme support the strategic objectives of the Economic Development Strategy and work together to advance economic development outcomes. The 'Strong economy' strategic theme strongly supports economic development outcomes and growth enabling industries in the region. The Economic Development Strategy highlights the current housing challenges with specific actions to assess accommodation types in the region. The housing strategy has a strong focus on housing diversity outcomes and accelerated public and social housing outcomes. Further review of the housing provisions in the Planning Scheme may improve housing diversity outcomes.
Environmental Sustainability Strategy 2026-2031	The Environmental Sustainability Strategy supports a more sustainable, resilient and liveable region. The strategy is built around five pillars: sustainability leadership, natural and coastal environment, climate change adaptation and resilience, resource use and emission reduction, and community wellbeing. Key actions include protecting biodiversity and waterways, expanding urban greening, improving climate resilience, reducing emissions, increasing energy efficiency, improving waste and resource recovery, promoting sustainable transport, and supporting community partnerships. The strategy responds to priorities such as environmental protection, recycling, climate adaptation and collaboration. The 'Sustainability, climate change and natural hazards' strategic theme strongly supports objectives for sustainable and resilient communities and the protection of natural and ecological values.
Mackay Urban Greening Strategy	The vision of the Mackay Urban Greening Strategy is to make urban areas greener, cooler and better connected resulting in community, liveability, environmental and economic benefits to the region. The strategic directions of the Planning Scheme support the objectives of the Mackay Urban Greening Strategy. The Planning Scheme provides urban greening outcomes for private land and where private developments interact with public places (e.g., streetscapes). Further alignment of the Planning Scheme with the neighbourhood design requirements under the Planning Regulation and the objectives of the Mackay Urban Greening Strategy will further improve urban greening outcomes relating to development.
Mackay Region Flood and Stormwater Management Strategy	The Mackay Region Flood and Stormwater Management Strategy provides a strategy for avoiding, reducing and managing flood risk to minimise the consequences to life, assets, community wellbeing, the environment and the economy. The strategic directions of the Planning Scheme support the objectives of the Mackay Region Flood and Stormwater Management Strategy. Generally, the 'Settlement pattern', 'Infrastructure', and 'Sustainability, climate and natural hazards'

Council strategy	10-year review
	strategic themes and related provisions provide sufficient direction for development that aligns with the strategy actions. The operational matters of the strategy are not relevant to the Planning Scheme. The review of state planning matters in section 5 of this report identifies recommendations for the Planning Scheme relating to flood hazard. Proposed major amendment 3 (currently underway at the time of this report) includes changes relating to flood risk.
Mackay Region Integrated Transport Strategy 2021-2036	The Mackay Region Integrated Transport Strategy provides the strategic direction for the future development of the Mackay region's transport system through integrated planning, creating a connected, accessible, resilient and safe transport system and developing innovative transport solutions. The strategic directions of the Planning Scheme support the objectives of the Mackay Region Integrated Transport Strategy. The 'Transport' and 'Strong communities' strategic themes could be improved to adequately incorporate an emphasis on the provision of active and public transport solutions.
Mackay Region Housing Strategy	The Mackay Region Housing Strategy addresses key housing challenges in the region relating to improved housing diversity to meet the needs of households and advocate for the accelerated delivery of public housing. The strategic directions of the Planning Scheme support the objectives of the Mackay Region Housing Strategy. The 'Settlement pattern' and 'Strong communities' strategic themes could be improved to encourage greater housing diversity to meet the needs of households. The Planning Scheme does not concern itself with who provides housing, however including specific support for public and social housing statements and provisions would signal to the State, Community Housing Providers (CHP), and the community about the type of development expected in neighbourhoods. The review of state planning matters in section 5 of this report identifies recommendations for the Planning Scheme relating to housing. Further review of the housing provisions in the Planning Scheme may improve housing diversity outcomes.
Recreational Vehicle Strategy	The vision for the Recreational Vehicle Strategy is for the region to become a well-known and popular destination for recreational vehicle (RV) travellers supported by attractive tours and experiences, with appropriate and supportive RV infrastructure. The Strategic directions of the Planning Scheme support the objectives of the Recreational Vehicle Strategy and tourism development generally. Recent amendments to the Planning Scheme encourage the development of self-contained RV grounds in the region.
Mackay Region Mountain Bike Strategy	The vision for the Mackay Region Mountain Bike Strategy is to establish a mountain biking sporting and tourism industry in the region that centres around the Finch Hatton mountain bike trail network. At the time of this report, Council is in the process of amending the Planning Scheme (through Major amendment 3) to support trail town development in Finch Hatton and Eungella. The strategic framework in the Planning Scheme includes new statements relating to

Council strategy	10-year review
	supporting appropriate development that supports the outcomes of the Mackay Region Mountain Bike Strategy.
Mackay Sport and Recreation Strategy	The Mackay Sport and Recreation Strategy prioritises the planning and provision of sport and recreation opportunities that maximise the health, social and economic benefits for the region. The strategy seeks to improve the overall management of sport and recreation, ensure sport and recreation activities continue to contribute to the health, social and economic wellbeing of the community, and to continue to develop Council's partnership with community groups. The strategic directions of the Planning Scheme support the objectives of the Mackay Sport and Recreation Strategy. The Strategic framework identifies higher order sport and recreational precincts within the region which service the sporting and recreational requirements of the community.
Recreational Open Space Strategy	The Recreational Open Space Strategy provides a framework for the existing and future recreational open space network based on planning and growth assumptions for the region's key urban areas. The strategic directions of the Planning Scheme support the objectives of the Recreational Open Space Strategy. Future park provision is identified in the LGIP which is not subject to this review. The standard to which the parks are to be developed is prescribed by the planning scheme policies for open space and landscaping.

6.2.4 State government policies

The State Government has the responsibility of setting planning legislation in Queensland through the Planning Act and Planning Regulation, including the SPP and the planning rules and framework that support the making or amending of planning schemes. State policy, such as the SPP or a Regional Plan, can influence the planning directions of a planning scheme.

The strategic directions of the Planning Scheme are reflective of the state interest policy outcomes of the SPP. The review of state planning matters in section 5 of this report identifies recommendations for the Planning Scheme to improve its integration with the SPP relating to housing and natural hazards.

The Mackay Isaac Whitsunday Regional Plan (MIWRP) came into effect in February 2012. The MIWRP establishes a vision and direction for the region to 2031. It provides certainty about where the region is heading and provides a framework to respond to challenges and opportunities that may arise. The Planning Scheme was being drafted at the time the MIWRP came into effect. The strategic directions of the Planning Scheme reflected the regional framework and desired regional outcomes of the regional plan. The Planning Scheme remains generally consistent with the MIWRP.

The State Government is developing a new regional plan for the Mackay Isaac Whitsunday region, which will replace the current regional plan and be renamed Greater Whitsunday Regional Plan (GWRP), however this process will not be completed prior to this planning scheme review being completed.

When the new regional plan becomes effective, changes to the Planning Scheme can be undertaken to reflect regional policy outcomes of the GWRP, where required.

6.2.5 Community aspirations and values

This section reviews whether the strategic directions of the Planning Scheme consider the aspirations and values of the community. Council has captured the community aspirations through a series of community surveys undertaken between 2021 and 2025. The community surveys included:

- Corporate Plan community survey conducted in 2021,
- Community perceptions survey conducted in 2023,
- Liveability census conducted in 2023 and 2025.

Generally, the strategic directions of the Planning Scheme reflect the range of community aspirations and values that have been identified through these surveys. A review of the community aspirations and values is included in Table 13.

Table 13 - Review of community aspirations and values

Community aspiration	10-year review
Protecting elements of natural environment (natural features, views, vegetation, topography, water, wildlife)	The 'Settlement pattern' and 'Natural environment and regional landscapes' strategic themes address this community aspiration and include outcomes about the protection of environmental values and features.
Maintained and functional public open space (street trees, footpaths, parks)	The 'Settlement pattern' and 'Strong communities' strategic themes address this community aspiration. Outcomes about the provision of parks and sporting facilities to service neighbourhoods are included in these themes. The maintenance of parks and open spaces is not governed by the Planning Scheme and is an operational matter.
Economic development and new jobs	The 'Strong economy' strategic theme addresses this community aspiration and supports a range of economic development and employment outcomes in the region.
Sense of neighbourhood safety and personal safety	The 'Strong communities' strategic theme addresses this community aspiration and supports safe and connected places.
Planning for the region's future growth and development	The 'Settlement pattern' and 'Strong economy' strategic theme and include outcomes about managing growth and development of urban areas.
Neighbourhood connectivity – pedestrian / cycle connections between homes and services / facilities (shops, parks)	The 'Settlement pattern' and 'Strong communities' strategic themes address this community aspiration and supports neighbourhood design including connectivity outcomes.
Town planning assessment application process	This is a process that is not governed by the Planning Scheme.
Encouragement and support for local industry and business	The 'Strong economy' strategic theme addresses this community aspiration and supports a range of economic development and employment outcomes in the region.
Access to neighbourhood amenities (cafes, shops, health and wellness services)	The 'Settlement pattern' and 'Strong communities' strategic themes address this community aspiration and supports neighbourhood design including connectivity and accessibility outcomes.
Access and safety of walking, cycling and/or public transport	The 'Settlement pattern' and 'Strong communities' strategic themes address this community aspiration and supports neighbourhood design including connectivity outcomes. The 'Transport' strategic theme addresses the community aspiration relating

Community aspiration	10-year review
	to accessible and safe active and public transport options.
Support for business centres in Sarina and Pioneer Valley	The 'Settlement pattern' and 'Strong economy' strategic themes address this community aspiration and identifies centres in Sarina and the Pioneer Valley which support a range of commercial and employment development outcomes.
Tourism, events and recreation	The 'Strong economy' strategic theme addresses this community aspiration and supports a range of economic development outcomes relating to tourism.

6.2.6 Overview of outcomes of the strategic directions review

A review of the strategic directions that underpin the policy outcomes of the Planning Scheme has been undertaken for the 10-year review of the Planning Scheme. A summary of outcomes of this review, which will inform the recommendations of the local planning review (in section 6.4 of this report), are as follows:

- retain the strategic themes of the Planning Scheme as they continue to remain relevant to the planning and development outcomes for the region and are reflective of community aspirations and values,
- consider strengthening the 'Strong communities' strategic theme in relation to emerging policy such as the Mackay Urban Greening Strategy and Mackay Region Housing Strategy, and
- consider changes to the strategic themes to align with the regional policy outcomes of the new GWRP, when it becomes effective.

6.3 Planning scheme workability review

The Planning Scheme workability review is a performance review, which determines if the Planning Scheme has been effective in delivering the intended development outcomes for the region. The review considered the following:

- review of assessment benchmarks, including stakeholder consultation,
- review of amendments made to the Planning Scheme,
- a zoning review, and
- an audit of development approvals, including a review of legal proceedings.

6.3.1 Review of assessment benchmarks

A review of the assessment benchmarks in the Planning Scheme was undertaken for the 10-year review. The findings represent a point in time and additional matters identified after this 10-year review may still be considered for change or inclusion in the Planning Scheme.

Consultation was undertaken with representatives of the local development industry (consultants, developers, engineers and building certifiers) and representatives from internal Council programs. The purpose of consultation with stakeholders was to gain an insight into how the Planning Scheme is performing and identify areas for improvement. Stakeholders provided constructive feedback on the performance of the Planning Scheme, which has informed recommendations in this review.

During consultation, stakeholders stated that the Planning Scheme is easy to use and navigate or is comparable to Planning Schemes for other Councils in Queensland. Economic factors rather than

any issue with requirements of the Planning Scheme were identified as the reason why the region has experienced suppressed market conditions and limited development of some uses.

Stakeholders have identified the following matters relating to levels of assessment and assessment benchmarks for further review and consideration:

- reduce levels of assessment for material change of use for low-risk land uses in appropriate zones – for example, dual occupancy in Low density residential zone
- in the overlay tables of assessment, consider removing triggers for assessment for low-risk interchangeable uses within existing buildings
- review the assessment triggers for dwelling house on a lot less than 2,000m^2 where located in the Bushfire hazard overlay
- consider regulating short-term rental accommodation as accepted development in appropriate residential and commercial zones
- rectify errors in levels of assessment or development codes
- review the side boundary setback requirements for lots under 5,000m^2 in the Rural zone and Rural residential zone.
- review the Mackay city centre local plan to consider the:
    - inclusion of assessment benchmarks that are relevant to buildings up to 2 storeys
    - impact of service station or drive-through food and drink outlets on street orientated built form outcomes
- ensure assessment benchmarks for housing are clear and concise to enable a range of housing outcomes, including:
    - built form outcomes
    - density and development intensity
    - review of the Reconfiguring a lot code in relation to best practice outcomes for:
        - lot access
        - small lot requirements
        - lot size
- provide further clarity on land use intent or assessment benchmarks in the following codes:
    - Rural tourism uses in the Rural zone code
    - Heritage and neighbourhood character overlay code
    - Childcare centre code
    - Home-based business code
    - Industry activities code
    - Nature-based tourism code
- review the General development requirements code in terms of length and usability
- include diagrams and figures to assist in development assessment
- ensure use and administrative definitions are updated and where possible, are made clearer
- locally refine Planning Scheme mapping where urban development has occurred.

6.3.2 Review of planning scheme amendments

There are a range of reasons why Council makes an amendment to the Planning Scheme, which include:

- incorporating the outcomes and objectives of new or changed local area planning or site-specific planning,
- responding to new or changed state planning legislation or policy required to be integrated into the Planning Scheme,
- responding to emerging issues or changes in economic, social or environmental conditions that have transpired since the commencement of the Planning Scheme,
- correcting errors, updating information, improving usability, clarifying or strengthening policy intent or removing redundant references.

There are four main types of planning scheme amendments identified by the MGR, which include:

- an administrative amendment that allows changes to be made to address administrative matters that do not alter planning policy such as grammatical errors, update referencing and terminology, renumbering, or a format or presentation of the document,
- a minor amendment that allows a range of minor changes such as reflecting state legislation and policy changes, zoning changes reflecting approved development or specific overlay changes relating to natural hazards,
- a qualified state interest amendment, which is a subset of a major amendment that allows significant changes in planning policy to be made such as new or changed levels of assessment, assessment benchmarks or zone mapping. However, this amendment differs from a major amendment in that the changes being made involves no more than three state interests other than the state interest for Natural hazards, risk and resilience, and
- a major amendment that allows significant changes in planning policy to be made such as new or changed levels of assessment, assessment benchmarks or zone mapping.

The Planning Scheme has undergone 23 amendments since it took effect in 2017. This represents ten administrative amendments, six minor amendments, three qualified state interest amendments, three major amendments and one legislative alignment amendment.

Since 2017, Council has also undertaken extensive amendments to its 15 PSPs across 6 amendment packages. These amendments have ensured these policies remain contemporary and continue to support planning scheme outcomes. A range of guidance materials, such as guidance documents and Inspection and Test Plan checklists, have been developed alongside the PSPs to further support development outcomes. Whilst this review focuses on the Planning Scheme, it does not directly review PSPs, although potential future amendments to the Planning Scheme as identified by this review may subsequently require amendment to a PSP to ensure alignment.

The general purpose of these amendments was to ensure that the Planning Scheme remains effective and contemporary and ensure planning decisions continue to reflect principles and standards developed with the community. A summary of the nature of amendments include:

- improved alignment with the state interest policies of the SPP
- improved workability and clarity of assessment benchmarks
- broadened the range of development opportunities that the Planning Scheme can facilitate
- corrected zoning to reflect approved development.

A review of minor and major amendments made to the Planning Scheme has been undertaken to determine their effectiveness. Administrative amendments have mostly supported minor and major amendments and have included updates to regulated terms and legislative references. This review is detailed in Table 14. Overall, the amendments undertaken over the life of the Planning Scheme have been effective in ensuring the instrument has remained contemporary and fit for purpose.

Table 14 - Review of the effectiveness of Planning Scheme amendments

Amendment	Purpose and general effect	Effectiveness of the amendment
Minor amendments 1 to 6	(a) introduce new or updated flood hazard mapping identified by adopted flood studies (b) change zoning on sites with approved development	These amendments have been effective for the following reasons: • ensured development has access to up-to-date flood hazard mapping that is reflective of adopted flood studies • ensured properties with approved development are zoned appropriately.
Qualified state interest 1 • Dwelling house provisions	(a) identify the Planning Scheme's building assessment provisions (b) remove the Residential densities overlay (c) amend levels of assessment and assessment benchmarks relating to Dwelling house.	This amendment has been effective for the following reasons: • improved flexibility and clarity of requirements for Dwelling house development • there are identified improvements, which will be addressed through the housing provisions review.
Qualified state interest 2 • Road hierarchy	(a) updating the road hierarchy overlay to: (i) update road hierarchy classifications (ii) map changes to reflect new roads, future roads and correct minor errors.	This amendment has been effective for the following reasons: • ensured the road hierarchy is up to date.
Qualified state interest 3 • Healthy waters	(a) update requirements related to healthy waters assets to ensure they are designed and constructed correctly and that requirements are clear and workable.	This amendment only became effective at the finalisation of this review. However, the effectiveness of this amendment will ensure assets are designed and constructed in accordance with up-to-date requirements.
Major amendment 1 • Self-contained RV grounds	(a) introducing Self-contained recreational vehicle ground (RV grounds) under the Nature-based tourism use or Tourist park use, including: (i) levels of assessment (ii) assessment benchmarks (iii) administrative terms	This amendment has been effective for the following reasons: • initiated interest in establishing RV grounds in the region, resulting in five RV grounds being established and a further seven receiving development approvals • identified changes to certain development requirements to improve the facilitation of outcomes • identified feasibility barriers for low-cost development relating to compliance with natural hazard requirements – however, these requirements are necessary.
Major amendment 2 • SPP alignment	(a) Update alignment with the following state interest policies under the SPP	This amendment has been effective for the following reasons:

Amendment	Purpose and general effect	Effectiveness of the amendment
• emerging industries • zone changes	(i) new Bushfire hazard overlay code (ii) strategic statements relating to First Nations peoples (iii) new high impact activity buffers relating to sport and major entertainment facilities (iv) strengthened requirements relating to agricultural land (b) introduce regulation for emerging industries such as rural tourism uses, brewery, distillery and coffee roasting (c) update industry thresholds (d) zone changes.	• ensured Dwelling house is appropriately located in bushfire hazard areas • identified feasibility barriers for dwelling house due to increased requirements to demonstrate compliance – however, these requirements are necessary and align with SPP • initiated interest in establishing: ○ rural tourism activities, resulting in two development approvals ○ breweries, with one development approval • ensured certain properties are appropriately zoned.
Major amendment 3 • Finch Hatton and Eungella	(a) incorporate new flood risk (Finch Hatton) overlay maps and code (b) facilitate appropriate development outcomes in Finch Hatton and Eungella that: (i) are commensurate to identified development constraints, and (ii) support development outcomes related to the Finch Hatton mountain bike network and local tourism (c) include the Finch Hatton trailhead and mountain bike trails sites within the Sport and recreation zone (d) include the proposed Finch Hatton and Eungella town centres within the Neighbourhood centre zone.	This amendment only became effective at the finalisation of this review. However, the effectiveness of this amendment will: • ensure development is appropriately located in relation to flood risk mapping and requirements • allow for a range of opportunities within the Finch Hatton and Eungella townships to support recreation and tourism initiatives.

6.3.3 Zoning review

A review of the application of zoning in the Planning Scheme has found the zones to be appropriately and sufficiently applied.

There is no expansion of the Emerging community zone or Industry investigation zone recommended as part of this review. This position is supported by the land supply analysis, which was undertaken to understand the capacity of the Planning Scheme to accommodate future projected growth (demand) within residential, industrial and centre zoned land, which is discussed in section 4 of this report.

Future zone changes in the Planning Scheme may occur through amendments based on the following:

- to reflect constructed development, for example the construction of a stage of a residential estate that will change from the Emerging community zone to a residential zone
- to correct an error
- in response to addressing a policy outcome of the SPP.

6.3.4 Development approvals audit

A review of development assessment data since the commencement of the Planning Scheme to June 2026 has been undertaken to determine the type of development regulated by the Planning Scheme, the number of applications decided by Council, and the amount of planning enquiries received. The review included development approvals for Material change of use, Reconfiguring a lot, Concurrence Agency referrals and Exemption certificates issued by Council, variation requests submitted, and appeals on decisions.

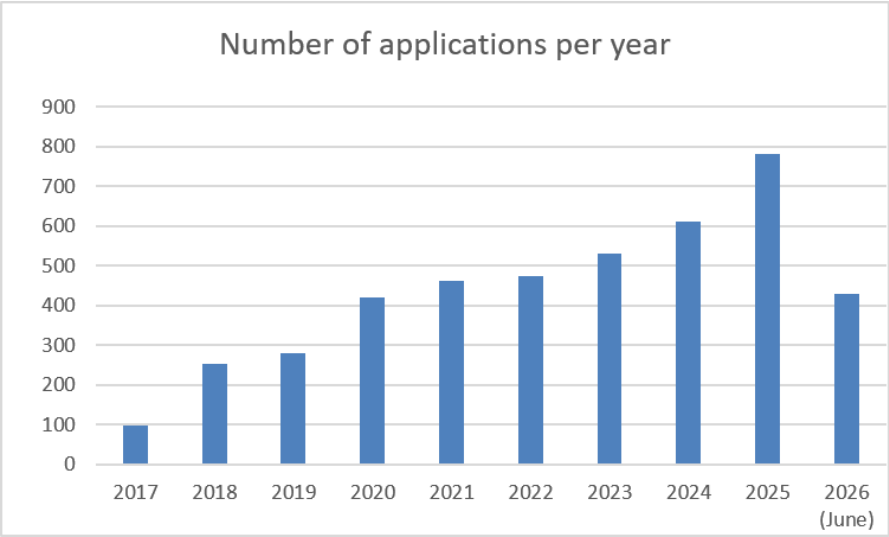
Since the commencement of the Planning Scheme to June 2026, there have been 4,331 applications decided by Council. A further breakdown of these applications is as follows:

- 982 development applications involving material change of use
- 432 involving reconfiguring a lot,
- 46 involving a combined material change of use and reconfiguring a lot,
- 2,562 concurrence agency applications, and
- 289 exemption certificates.

The number of development applications has increased each year since 2017, as shown in Figure 8. Much of the year-on-year increase is attributed to:

- a higher volume of concurrence agency referral applications (i.e. referral application to Council for non-compliance with building requirements for a dwelling house), and
- the issuing of exemption certificates due to an identified error in the tables of assessment.

Figure 8 - Number of applications per year

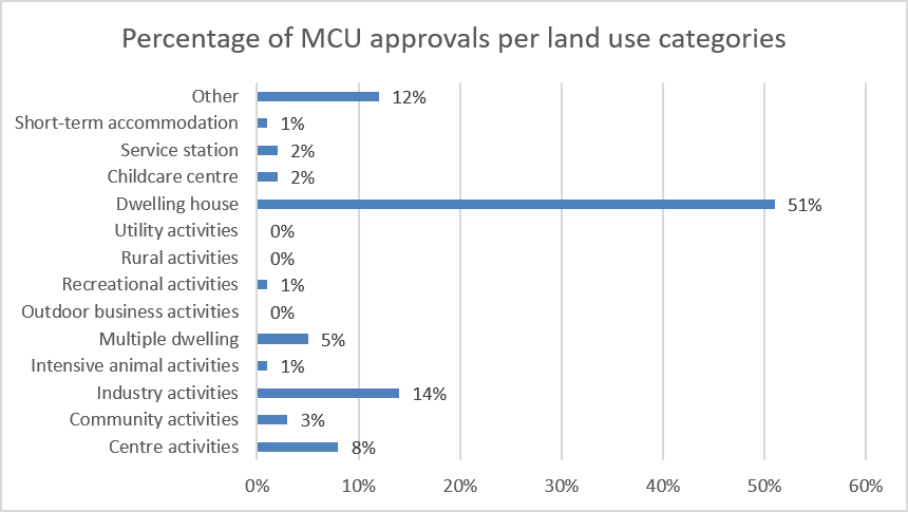


6.3.4.1 Material change of use

From the commencement of the Planning Scheme in 2017 to June 2026, there have been 982 development applications involving a material change of use that have been decided by Council. In addition, 46 development applications decided by Council have involved a combined material change of use and reconfiguring a lot.

Figure 9 shows a percentage breakdown of development applications per land use.

Figure 9 - Percentage of MCU approvals per land use categories



The highest volume of material change of use applications decided by Council include:

- Dwelling house (mostly triggered for assessment by an overlay)
- industry activities
- other uses (made up of other land uses with a low number of applications decided)
- centre activities.

The Bushfire hazard overlay alone has triggered 42 applications for assessment since the Planning Scheme was amended to align with the SPP in April 2022. The Extractive industry and high impact areas overlay has also triggered dwelling house for assessment with 47 development applications decided. Further review of overlay assessment triggers could reduce this volume of applications for low-risk development.

Council has not received development applications for rural activities (Animal Husbandry, Cropping), environment facility, park or roadside stall as these uses are accepted development under the Planning Scheme. Other less common applications decided since 2017 include:

- Community activities (community use, education establishment, place of worship, emergency services, hospital), with 28 applications decided
- Multiple dwelling, with 34 applications decided
- Dual occupancy, with 16 applications decided
- Recreational activities (indoor and outdoor sport and recreation), with ten applications decided
- Outdoor business activities, with four applications decided
- Caretakers accommodation, with two applications decided
- Home-based business, with five applications decided and demonstrating that the ‘accepted development, subject to requirements’ section of the code is being used to regulate this type of development.

Impact assessment accounted for 6% of all development applications submitted to Council under the MRPS. The low number of impact assessable development applications are a result of lowering the level of assessment for application types that are supported by the community under the planning scheme. This, coupled with Council's decision-making delegations, has assisted in streamlining the development assessment process for the majority of development applications in the Region. Further review of the levels of assessment is recommended to ensure the Planning Scheme appropriately:

- facilitates uses that meet the development intent of the relevant zone through code assessment or lower, and
- identifies uses that are impacting or do not meet the development intent of the relevant zone through impact assessment.

6.3.4.2 Reconfiguring a lot

From the commencement of the Planning Scheme in 2017 to June 2026, there have been 432 development applications involving reconfiguring a lot that have been decided by Council. The Planning Scheme sets a level of assessment of code assessment for all reconfiguring a lot applications.

The different types of reconfiguring a lot applications include:

- stages of residential estates (majority of lots approved)
- boundary realignments
- access easements
- infill lots.

There has been an increased interest through development applications in the Low density residential zone and Emerging community zone to deliver lots smaller than 400m^2. Given this interest, there is an opportunity to review lot density outcomes, lot size and small lot requirements in these zones.

A review found that whilst the development framework plans (DFP) process provides a strong policy basis for achieving coordinated, integrated and infrastructure-led development in the Emerging community zone and Industry investigation zone, but provisions can be refined to increase its intent, such as:

- DFP used as a tool to demonstrate compliance with broader structural planning outcomes such as neighbourhood structure, open space linkages, and infrastructure servicing.
- Broader focus on community outcomes in addition to specific property
- Statutory weight for DFP approvals beyond the application site
- Improved guidance and transparency regarding approved DFPs.

There is an opportunity to review the DFP process to improve outcomes and provide clarity for developers in achieving broader neighbourhood and community outcomes in emerging community areas, which could include a Planning Scheme-led approach to structure planning.

6.3.4.3 Concurrence Agency Referral Applications

Concurrence agency referral applications make up the largest number of applications received by Council for assessment. There have been 2,562 concurrence agency referral applications lodged (to June 2026), which are mostly to vary built form provisions (building height or boundary setbacks) of

the Planning Scheme (varied or alternative provisions in the dwelling house code) or the QDC in relation to a dwelling house, shed or carport.

The housing provisions review, discussed in section 5, will consider the alignment with the new Queensland Housing Code including a review of varied and alternative provisions in the Planning Scheme. This has the potential to decrease the number of concurrence agency referral applications to Council.

6.3.4.4 Exemption certificates

Council has issued a total of 289 exemption certificates since the commencement of the Planning Scheme in 2017. Dwelling house accounted for 95.5% of all exemption certificates issued. Most of these certificates were issued for a dwelling house in the Storm tide inundation area (86.5%), which is in response to an unintended error in the Planning Scheme that occurred through an amendment that changed the level of assessment for dwelling houses to code assessment in the storm tide inundation area. Council decided to issue exemption certificates for these uses until this error in the Planning Scheme is corrected through an amendment.

Exemption certificates have also been issued for siting of a dwelling house for lots within the Rural residential zone, where the zoning of the land requires larger setbacks than is possible. These certificates equate to 16% of the total issued. Exemption certificates have also been issued in recently developed estates for a dwelling house where lots have been developed prior to the zone changing from split zoned Emerging community and Open space to Low density residential zone. These equate to just 3% of Exemption certificates.

The remaining certificates issued relate to utility installation (two certificates issued) and Telecommunications Facility on behalf of Council (one certificate issued) and Building Works under the *Heritage Act 1992* (two certificates issued) issued prior to Council issuing a general exemption certificate.

The review of Exemption certificates issued under the Planning Scheme shows that the certificates are largely issued to correct errors in the Planning Scheme (that will be corrected in time) and do not indicate significant issues with the workability of the Planning Scheme. The correction of identified errors will significantly reduce the number of Exemption certificates being issued by Council.

6.3.4.5 Variation requests

There have been 11 variation requests that have been assessed and decided by Council since the commencement of the Planning Scheme in 2017. This low number indicates that the Planning Scheme sufficiently provides for the projected and intended growth in the region and has not been significantly challenged through variation requests. There have been no variation requests for large scale residential subdivision developments outside of the urban area.

The applications for variation requests have been more opportunistic and impromptu rather than being submitted for significant issues being experienced with the Planning Scheme. As development associated with a variation request is delivered, the zoning of the land will be changed to reflect the constructed development and as per the variation approval.

Approved variation requests are recorded in Schedule 6 of the Planning Scheme as required by the Planning Act.

6.3.4.6 Planning enquiries

Council has received 9,311 customer requests since the commencement of the Planning Scheme in 2017. The greatest number of enquiries are related to dwelling house, which accounts for 31% of enquiries (2,894 enquiries). In addition, enquiries about sheds and carports account for 17.6% of enquiries (1,639 enquiries). This does not necessarily indicate that dwelling house (including secondary dwelling), shed or carport are difficult to develop under the Planning Scheme, but it is evidence that any change Council makes to the assessment of a dwelling house (for example, additional requirements in an overlay to align with SPP requirements) has resulted in the largest number of enquiries that Council receives.

Multiple dwelling activities (including apartments and dual occupancy) made up 8.6% of the enquiries (807 enquiries), with only 4% of these enquiries becoming applications (33 applications) decided by Council. The number of enquiries shows that there is interest in developing multiple dwelling and dual occupancy, however development feasibility and construction factors, that are outside the control of the Planning Scheme, have impacted the delivery of these uses in the region.

6.3.4.7 Legal proceedings (appeals) review

Under the Planning Act, an applicant can appeal Council's decision on a development application. A review of the legal proceedings (appeals) against development application decisions has been undertaken to determine if the appeals have exposed any weaknesses in the assessment benchmarks of the Planning Scheme.

Since the commencement of the Planning Scheme, only two appeals heard by the Planning and Environment Court (P&E Court). There have been a number of appeals lodged, which have been mediated and resolved prior to reaching the P&E Court.

A summary of the learnings from these appeals is discussed in Table 15.

Table 15 - Review of appeals heard by the Planning and Environment Court

Appeal	Status and learnings
Vella's Plant Hire Pty Ltd v Mackay Regional Council and Arthur Noonan [BD1446/2018]	Appeal against a decision of Council to refuse a Material Change of Use for an Extractive Industry at 92 Glendaragh Road, Glenella which was for temporary 12-month quarry. The development application was refused by Council, which was against the Officer's recommendation to approve the development application. Through the appeal, the development was approved by the Court. The judgement concluded that the benefits of the development, including the established need, outweighed the identified planning and environmental impacts. There are no particular learnings for the Planning Scheme operation in this instance.
Brisbane Prestige Property Developments Pty Ltd v Mackay Regional Council [1693/2023]	Appeal against the decision of Council to refuse a Material Change of Use for a Service Station at 214 - 216 Nebo Road and 2 Lagoon Street, West Mackay. The judgment concluded that the development is not required to serve the needs of the local area and that it would have unacceptable impacts because of the

	intensity of the proposed development in the context of the surrounding residential development. These impacts were such that it was not consistent with the amenity and character of the surrounding urban area. The Judgement notes that the words 'required' in 'required to serve the needs of the local area' are unorthodox and a more orthodox approach would be to refer to a planning need in this context. It also noted that the term 'local area' is not defined in the Planning Scheme. The Medium Density Residential Code could also be strengthened by including a reference to 'low intensity' in PO3 to align the Purpose of the code which references 'small scale and low-intensity non-residential uses may be appropriate' (refer 6.2.12.2 Purpose 3 (a)(iii)).

Particular aspects of the 2023 appeal will be considered.

6.3.5 Overview of the outcomes of the Planning Scheme workability review

A review of the workability of the Planning Scheme considered the operation of assessment benchmarks, stakeholder feedback, the effectiveness of planning scheme amendments, zoning and how the Planning Scheme has addressed and considered development in relation to development approvals, exemption certificates, variation requests, planning enquiries and legal proceedings. Overall, the Planning Scheme has:

- successfully delivered growth and development, and
- remained relevant, fit for purpose and responsive to changing needs and priorities of the community.

A summary of outcomes of this review, which will inform the recommendations of the Local planning review in section 6.4 of this report, are as follows:

- the Planning Scheme continues to generally perform well in the delivery of development across the region and is workable, easy to navigate and comparable with other planning schemes in Queensland
- consider improving the clarity, usability and effectiveness of assessment benchmarks including the use of diagrams and figures to demonstrate development intent
- consider reviewing levels of assessment for low-risk development to ensure the Planning Scheme continues to facilitate appropriate development
- retain the existing zoning framework as the Planning Scheme appropriately and sufficiently applies zones with no need for the further expansion or changes to zoning
- amendments made to the Planning Scheme have generally been effective in maintaining the currency, effectiveness and workability of the instrument
- consider correcting identified errors and refining assessment triggers that have resulted in unnecessary development applications or exemption certificates
- the low number of variation requests and court appeals, together with stakeholder feedback and development assessment outcomes, indicate that the Planning Scheme is generally achieving the intended planning outcomes.

6.4 Outcomes and recommendations of the local planning review

A review of local planning matters has been undertaken for the 10-year review of the Planning Scheme. A summary of outcomes of the Local planning review is outlined as follows:

- the strategic directions that underpin the policy outcomes of the Planning Scheme remain relevant to the planning and development outcomes for the region and are reflective of Council's Corporate Plan and strategies, state planning policy, and community aspirations and values. There are further opportunities to:
  - strengthen strategic themes in relation to emerging strategies, and
  - align with the regional policy outcomes of the new GWRP, when it becomes effective
- the Planning Scheme:
  - continues to perform effectively and is generally well understood, workable and comparable to other planning schemes in Queensland,
  - remains reflective of Council's corporate priorities and strategies, local planning policy and community aspirations, and
  - appropriately applies zones to meet the projected growth of the region and community needs and expectations,
- there are further opportunities for the Planning Scheme to:
  - improve the clarity, usability and effectiveness of levels of assessment or assessment benchmarks including the use of diagrams and figures to demonstrate development intent,
  - review the levels of assessment for low-risk development to ensure the Planning Scheme continues to facilitate appropriate development,
  - reduce the number of exemption certificates or concurrence agency referral applications by correcting identified errors or reviewing assessment benchmarks relating to the siting and design of dwelling house,
- amendments to the Planning Scheme have been effective in:
  - maintaining the currency, effectiveness and workability of the instrument,
  - improving alignment with state policy,
  - facilitating new development opportunities,
- development approvals, including the relatively small number of variation requests and legal proceedings, demonstrate that the Planning Scheme has remained responsive to changing circumstances over time, is functioning effectively and generally achieving the intended planning outcomes.

There are no specific indicators that suggest a new Planning Scheme is needed to be made as identified in Table 16.

Table 16 - Local planning indicators signalling the need for a new planning scheme

Key indicator	Indicator observed	Planning Scheme review
Significant restructuring of the Planning Scheme in applying local planning policy (for example, moving to locality-based planning).	No	Stakeholder feedback received during this review has indicated that the existing structure of the Planning Scheme is working well.
Significant increase in projected population requiring additional zoned	No	There are no plans to further expand the Emerging community zone or Industry investigation zone as

urban land to meet forecast urban growth.		part of this review. This position is supported by the land supply analysis, undertaken to understand the capacity of the Planning Scheme to accommodate future projected growth (demand) within residential, industrial and centre zoned land, which concludes that the Planning Scheme has sufficient zoned land to meet projected population growth (projected to be about 1% per annum) over the next 20 years (refer to section 4 of this report).
Significant shift in local strategic priorities and strategies.	No	The local strategic priorities and strategies that inform the strategic framework and outcomes of the Planning Scheme have not significantly changed.
Significant areas of the Planning Scheme are outdated and not fit for purpose.	No	The outcomes of the local planning review, including stakeholder feedback received during this review, have indicated that the Planning Scheme, for the most part, continues to be fit for purpose and function as intended.

The review of Local planning matters has identified the following recommendations for the Planning Scheme in Table 17.

Table 17 - Planning scheme recommendations relating to the local planning review

#	Relating to	Planning scheme recommendation
G	**Strategic directions**	
1	**Strategic themes**	Retain the existing eight strategic themes in the Planning Scheme as they continue to remain relevant to the planning and development outcomes for the region
2	**Strategic themes – emerging policy**	Consider strengthening the following strategic themes, including a consideration of the line of sight across the Planning Scheme, in relation to emerging policy: (i) 'Strong communities' strategic theme in relation to urban greening outcomes from the Mackay Urban Greening Strategy (ii) 'Strong communities' strategic theme in relation to housing diversity outcomes from the Mackay Region Housing Strategy.
3	**Strategic themes – Regional Plan**	Consider changes to the strategic themes to align with the regional policy outcomes of the new GWRP, when it becomes available.
H	**Levels of assessment**	
1	**Housing**	Consider lowering the level of assessment for: (i) dual occupancy and smaller forms of multiple dwelling where risk is low to streamline the assessment and approval process (ii) short-term accommodation within a dwelling house.
2	**Industry uses**	Consider lowering the level of assessment for material change of use for low-risk forms of industrial development to streamline the assessment and approval process.
3	**Short-term rental accommodation**	Consider regulating short-term rental accommodation as Accepted development in appropriate residential and commercial zones.
4	**Operational work**	Review the operational work categories of development and assessment: (i) to ensure assessment triggers are clear, consistent and relevant for the varying types of work to be assessed by the Planning Scheme (ii) for industrial development regarding onsite parking and landscaping, and street trees.

#	Relating to	Planning scheme recommendation
5	**All overlays - interchangeable uses in an existing building**	Consider removing the requirement for assessment for interchangeable uses in an existing building.
6	**Bushfire hazard overlay**	Review the categories of development and assessment for dwelling house on a lot less than 2,000m^2 where located in the Bushfire hazard overlay.
7	**Flood and coastal hazards overlay**	Review the level of assessment for dwelling house in the storm tide inundation area (Flood and coastal hazards overlay) to be consistent with the level of assessment for dwelling house in the flood hazard area.
I	**Assessment benchmarks**	
1	**Diagrams and figures**	Consider the inclusion of diagrams and figures in development codes to assist in the interpretation of assessment benchmarks.
2	**Housing**	Review: (i) how building work is regulated under the Planning Scheme (Part 1.6) to ensure that the assessment of varied or alternative provisions is streamlined and facilitates outcomes for small lots Note – The Queensland Housing Code (QHC) commences on 1 September 2026 and will replace the Queensland Development Code (QDC), with a 3-year transition period. The QHC may limit what building provisions can be varied by a planning scheme in relation to dwelling house. This change will impact existing varied or alternative provisions in the Planning Scheme requiring further amendment. (ii) the housing provisions of the Planning Scheme and consider what improvements can be made to assessment benchmarks to enable a range of housing outcomes (also refer to recommendation C.1 in section 5.3 of this report) (iii) the application of residential zoning and the use of precincts in the Medium density residential zone (iv) consider regulating density through built form and parking parameters.
3	**Rural and Rural residential zones**	Review the building setbacks for a lot with an area of 5,000m^2 or less.
4	**Rural tourism**	Clarify if the Rural zone code intends for gross floor area of rural tourism uses to be cumulative and not restricted to single activities.
5	**Mackay city centre local plan**	Consider the: (i) inclusion of assessment benchmarks relevant for low-rise buildings (2 storeys) in the city centre. (ii) impact of car orientated development (such as service station or drive-thru food and drink outlet) on street orientated development outcomes. Consider how this may also impact other centres with street orientated development outcomes.
6	**Childcare centre**	Review the assessment benchmarks in the Childcare Centre Code relating to protecting the acoustic amenity of surrounding sensitive development.
7	**Home-based business**	Review the Home-based business code to: (i) ensure assessment benchmarks clearly articulate the intent and purpose of development outcomes (ii) consider the range of appropriate home-based business activities in the Rural zone.
8	**Nature-based tourism**	Review the requirements for accepted development to ensure the intent of the code is facilitating a range of tourism outcomes.

#	Relating to	Planning scheme recommendation
9	**Homeware and trade supplies**	Review the limitations of the use in industrial areas.
10	**Street activation measures**	Review assessment benchmarks relating to street activation outcomes to ensure requirements will achieve the intended outcome.
11	**Industry activities**	Review the assessment benchmarks in the Industry activities code to ensure outcomes are fit for purpose in achieving the purpose of the code. Assessment benchmark areas for review include: (i) landscaping (ii) fencing and gates (iii) building height.
12	**General development requirements**	Review the General development requirements code in relation to: (i) the range of general development requirements to ensure they are contemporary and fit-for-purpose to enable a range of development outcomes, particularly housing. (ii) length and usability.
13	**Reconfiguring a lot**	review the Reconfiguring a lot code in relation to best practice outcomes for: (i) lot access from road reserve or common property (ii) small lot requirements (iii) lot sizes to meet a range of needs and circumstances.
14	**Heritage and neighbourhood character overlay**	Review the Heritage and neighbourhood overlay code to clarify the requirements for reconfiguring a lot.
15	**Image corridor**	Review the assessment benchmarks for the image corridor in the Landscape character and image corridor overlay code in relation to its effectiveness and intended outcomes.
16	**Development framework plan**	Review the Development framework plan process to improve outcomes and provide clarity for developers in achieving broader neighbourhood and community outcomes in emerging community areas, which could include a Planning Scheme-led approach to structure planning.
J	**Definitions and defined activity groups**	
-	**Use definitions**	Refer to recommendation B.3 in section 5.3 of this report
1	**Home-based business**	Consider including examples of activities not considered to fit the regulated definition.
2	**Adult store**	Consider including adult store in the centre activities activity group.
K	**Mapping**	
1	**Industry zones**	Consider introducing a Medium impact industry zone that would allow for a transition between the Low impact industry zone and the High impact industry zone in proximity to sensitive land uses.
2	**Bushfire hazard overlay**	Consider locally refining the Bushfire hazard overlay mapping over urban areas that have been constructed and the hazard has been removed.
3	**Zone mapping**	Review and consider zoning amendments based on the following: • to reflect constructed development, for example the construction of a stage of a residential estate that will change from the Emerging community zone to a residential zone • to correct an error

#	Relating to	Planning scheme recommendation
		• in response to addressing a policy outcome of the SPP.

The outcomes and recommendations of the local planning review, as outlined above, do not indicate a need to replace the Planning Scheme and that the implementation of the recommendations can be managed through a series of targeted amendments.

7. Conclusion and recommendations

7.1 Conclusion

Mackay Regional Council has undertaken a major 10-year review of the Mackay Region Planning Scheme in accordance with section 25 of the *Planning Act 2016*. The review has considered demographic trends, supply of zoned land, state planning matters (including a legislative review) and local planning matters to determine whether the Planning Scheme remains effective, contemporary and fit for purpose in guiding growth and development across the region.

The region is expected to experience steady population growth of approximately 1% per annum to 2046, supported by ongoing growth in employment and a need for an additional 13,863 dwellings. While growth is expected to be moderate, significant demographic changes are occurring in the community, particularly an ageing population and increasing numbers of smaller households. These trends reinforce the need for greater housing diversity and a broader range of housing options to meet future community needs. Therefore, housing will be a key strategic focus area for Council and the Planning Scheme in the next ten years.

The land supply analysis confirms that the Planning Scheme has sufficient capacity to accommodate projected residential, industrial and commercial growth over the next ten years:

- residential zoned land (both inside and outside the PIA) can accommodate residential growth to 2054. This confirms that the future growth areas within the Rural zone – Investigation Precinct at Ooralea, Richmond and Sarina east are not needed to meet projected growth during the life of the Planning Scheme to 2036,
- existing Rural residential zoned land is estimated to accommodate 88.5 years of rural residential growth, indicating that no additional land is needed to be zoned in the Planning Scheme,
- industrial and commercial land supplies are generally sufficient to meet forecast demand to 2036, and
- existing industry investigation areas and the Mackay State Development Area provide confidence that longer-term industrial growth requirements are identified to meet future need.

The review of state planning matters found that the Planning Scheme remains aligned with the Planning Act and is generally consistent with the SPP. There are opportunities to:

- improve alignment with state planning interests such as housing, natural hazards, biodiversity, active transport and renewable energy through further amendment to the Planning Scheme
- align the Planning Scheme with the new Greater Whitsunday Regional Plan when it becomes available.

The local planning review found that:

- the Planning Scheme:
  - continues to perform effectively and is generally well understood, workable and comparable to other planning schemes in Queensland
  - remains reflective of Council's corporate priorities and strategies, local planning policy and community aspirations
  - appropriately applies zones to meet the projected growth of the region and community needs and expectations

- generally positive feedback from stakeholders about the workability and performance of the instrument
- the strategic framework remains relevant and continues to provide a strong foundation for managing growth, protecting environmental values, supporting economic development and maintaining liveability across the region
- amendments to the Planning Scheme have been effective in:
  - maintaining the currency, effectiveness and workability of the instrument
  - improving alignment with state policy
  - facilitating new development opportunities
- the 4,331 development approvals, including the relatively small number of variation requests (11 requests approved) and legal proceedings (2 appeals heard in the Planning and Environment Court), demonstrate that the Planning Scheme has remained responsive to changing circumstances over time, is functioning effectively and generally achieving the intended planning outcomes.

Overall, the review concludes that the Mackay Region Planning Scheme:

- remains current, fit for purpose and functioning effectively in practice
- continues to effectively manage and deliver growth and development across the region
- has sufficient land supply to accommodate projected growth over the next ten years
- remains generally aligned with state planning requirements
- remains aligned with local priorities and community aspirations
- has remained responsive to changing priorities and circumstances since its commencement in 2017.

The review found that there are no key indicators, such as significant legislation or SPP changes or significant structural or policy changes proposed to the Planning Scheme, that necessitate the replacement of the Planning Scheme. While opportunities have been identified to amend the Planning Scheme to improve strategic outcomes, levels of assessment, assessment benchmarks and mapping, these matters do not necessitate the replacement of the Planning Scheme.

Based on the outcomes of the review, it is recommended that Council amend the Mackay Region Planning Scheme through a series of targeted amendments to implement the recommendations identified by this review rather than prepare a new planning scheme. The Planning Scheme recommendations arising from this review relate primarily to policy refinement, administrative improvements, improved alignment with the SPP, and reflecting emerging local matters. They do not involve significant restructuring of the Planning Scheme, changes to the settlement pattern, or fundamental changes to Council's strategic planning direction. Accordingly, the identified matters are appropriately addressed through amendments to the existing Planning Scheme.

7.2 Recommendation

In accordance with section 25 of the Planning Act, and in consideration of the outcomes and recommendations of this 10-year review as identified by this report, it is recommended that Council proceed with an amendment to the Planning Scheme and not replace the Planning Scheme.

The potential changes to the Planning Scheme that are identified or could be identified through the range of recommendations of the review identified in sections 5.3 and 6.4 of this report can be managed and addressed through a series of amendment packages rather than requiring a complete rewrite and replacement of the Planning Scheme.

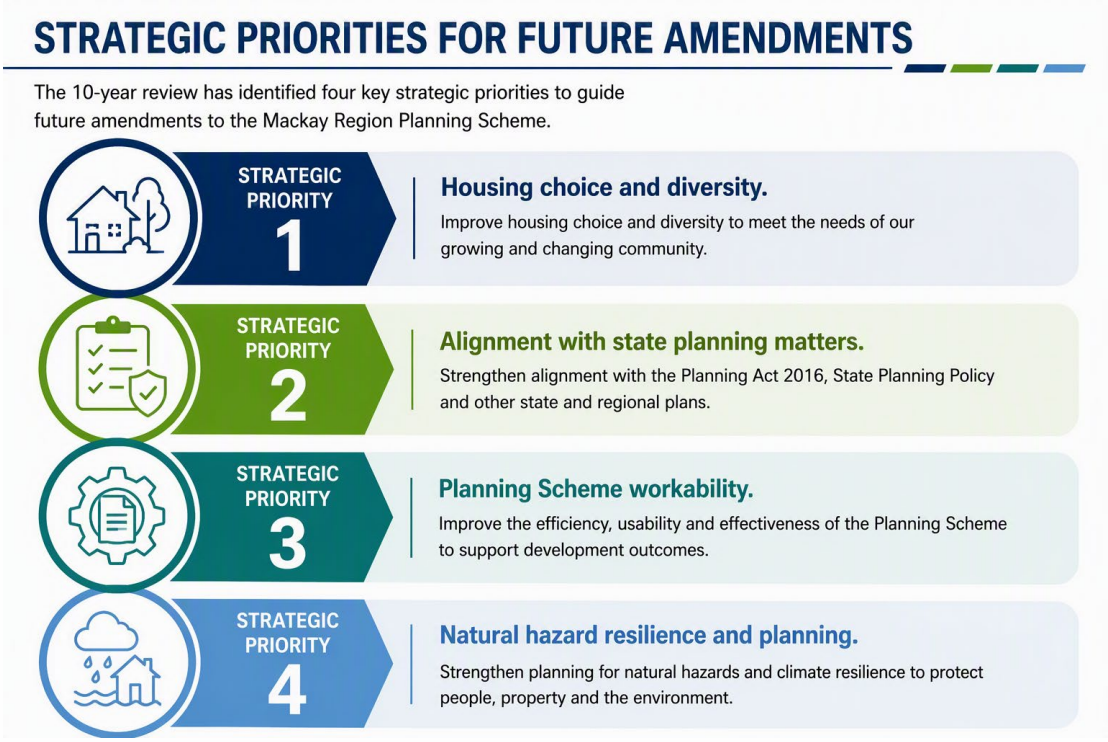
8. Implementation

8.1 Introduction

Based on the recommendation to amend the Planning Scheme as a result of this 10-year review, this section identifies a series of amendment packages to the Planning Scheme to consider and address the recommendations of this report. The four strategic priorities identified in Figure 10 have emerged from the review, which will guide future amendments to the Planning Scheme.

By progressively implementing the recommendations identified through this review, Council will ensure the Planning Scheme remains contemporary, responsive and aligned with projected growth, community expectations and state planning priorities while continuing to support Council's vision of becoming the 'best region for liveability and livelihood' and purpose of 'creating opportunity to thrive'.

Figure 10 - Strategic priorities for future amendments



The series of amendment packages that will consider and address the range of recommendations of this review are outlined in Table 18.

Table 18 - Schedule of amendment packages

Amendment package	Focus area	Addressing the following recommendations
Package 1	Housing choice and diversity	• Strategic statements • Levels of assessment • Assessment benchmarks relating to housing diversity, density, development intensity, siting and design (built form)
Package 2	Alignment with state planning matters Note – The commencement of this amendment package will be dependent on the outcomes of the SPP review and Regional Plan progress undertaken by DSDIP.	• Levels of assessment for low-risk development • Assessment benchmarks relating to biodiversity, bushfire hazard, landslide hazard, renewable energy • Mackay SDA integration • Heritage place mapping • Regional Plan alignment
Package 3	Planning Scheme workability	• Levels of assessment • Assessment benchmarks • Zone mapping
Package 4	Natural hazard resilience and planning: Flood hazard Note – The commencement of this amendment package will be dependent on: • SPP review undertaken by DSDIP • additional data collection and studies to be undertaken.	• Levels of assessment • Assessment benchmarks relating to flood risk • Flood risk mapping, where required

There are some matters reflected in the recommendations that are waiting on the state government to complete, which will delay any potential amendment(s) to the Planning Scheme because it is unclear on the timing of when these will be completed and made available. These recommendations include:

#	Relating to	Planning scheme recommendation
C	**State Planning Policy**	
5	**Bushfire hazard**	Consider the: (i) incorporation of new SPP bushfire hazard mapping into the Planning Scheme once it becomes available.

The consideration and inclusion of the outcomes and recommendations of this review may be subject to change at the discretion of Council based on further investigation and study, through the preparation of an amendment or changes in statutory requirements. Other matters not identified by this review may be considered where appropriate and relevant to a future amendment package.

8.2 Implementation of outcomes and recommendations

8.2.1. Amendment package 1 – Housing choice and diversity

The 'Housing choice and diversity' amendment package seeks to ensure the Planning Scheme responds to the region's changing demographic and housing needs. The review identified an ageing population, increasing numbers of smaller households and a growing need for a broader range of housing types across the region. The amendment package will focus on housing choice and diversity outcomes through targeted amendments to levels of assessment, assessment benchmarks and mapping to facilitate a wider range of housing outcomes in well-located areas.

A. Levels of assessment

- There are further opportunities for the Planning Scheme to:
  - review the levels of assessment for low-risk development to ensure the Planning Scheme continues to facilitate appropriate development.

#	Relating to	Planning scheme recommendation
H	**Levels of assessment**	
1	**Housing**	Consider lowering the level of assessment for: (i) dual occupancy and smaller forms of multiple dwelling where risk is low to streamline the assessment and approval process (ii) short-term accommodation within a dwelling house.
3	**Short-term rental accommodation**	Consider regulating short-term rental accommodation as Accepted development in appropriate residential and commercial zones.

B. Assessment benchmarks

- There are further opportunities for the Planning Scheme to:
  - strengthen strategic themes in relation to emerging strategies
  - improve the clarity, usability and effectiveness of assessment benchmarks including the use of diagrams and figures to demonstrate development intent
  - reduce the number of exemption certificates or concurrence agency referral applications by correcting identified errors or reviewing assessment benchmarks relating to the siting and design of dwelling house.

#	Relating to	Planning scheme recommendation
B	**Planning Regulation**	
1	**Neighbourhood design**	Consider undertaking a comparison review between the Planning Scheme and Neighbourhood design requirements in schedule 12A of the Planning Regulation after the SPP review.
C	**State Planning Policy**	
1	**Housing supply and diversity**	Review the housing provisions of the Planning Scheme and consider what improvements can be made to facilitate increased housing diversity outcomes.
F	**Other State plans**	
2	**Andergrove PDA**	Work with EDQ in the revocation of the Andergrove PDA and incorporation into the Planning Scheme.

#	Relating to	Planning scheme recommendation
G	**Strategic directions**	
1	**Strategic themes**	Retain the existing eight strategic themes in the Planning Scheme as they continue to remain relevant to the planning and development outcomes for the region
2	**Strategic themes – emerging policy**	Consider strengthening the following strategic themes, including a consideration of the line of sight across the Planning Scheme, in relation to emerging policy: (ii) 'Strong communities' strategic theme in relation to housing diversity outcomes from the Mackay Region Housing Strategy.
I	**Assessment benchmarks**	
1	**Diagrams and figures**	Consider the inclusion of diagrams and figures in development codes to assist in the interpretation of assessment benchmarks.
2	**Housing**	Review: (i) how building work is regulated under the Planning Scheme (Part 1.6) to ensure that the assessment of varied or alternative provisions is streamlined and facilitates outcomes for small lots Note – The Queensland Housing Code (QHC) commences 1 September 2026 and will replace the Queensland Development Code (QDC), with a 3-year transition period. The QHC may limit what building provisions can be varied by a planning scheme in relation to dwelling house. This change will impact existing varied or alternative provisions in the Planning Scheme requiring further amendment. (ii) the housing provisions of the Planning Scheme and consider what improvements can be made to assessment benchmarks to enable a range of housing outcomes (also refer to recommendation C.1 in section 5.3 of this report) (iii) the application of residential zoning and the use of precincts in the Medium density residential zone (iv) consider regulating density through built form and parking parameters.
3	**Rural and Rural residential zones**	Review the building setbacks for a lot with an area of 5,000m^2 or less.
6	**Childcare centre**	Review the assessment benchmarks in the Childcare Centre Code relating to protecting the acoustic amenity of surrounding sensitive development.
7	**Home-based business**	Review the Home-based business code to: (i) ensure assessment benchmarks clearly articulate the intent and purpose of development outcomes (ii) consider the range of appropriate home-based business activities in the Rural zone.
13	**Reconfiguring a lot**	review the Reconfiguring a lot code in relation to best practice outcomes for: (i) lot access from road reserve or common property (ii) small lot requirements (iii) lot sizes to meet a range of needs and circumstances.
J	**Definitions and defined activity groups**	
1	**Home-based business**	Consider including examples of activities not considered to fit the regulated definition.

C. Land supply and mapping

- The land supply analysis identifies that there is:
  - sufficient capacity within the Planning Scheme to accommodate projected growth in residential dwelling demand to 2036 for all urban areas in the region
  - no need for land supply in the Ooralea or Richmond investigation areas (future growth areas) to meet the needs of projected growth.

#	Relating to	Planning scheme recommendation
A	**Investigations areas**	
1	**Ooralea, Richmond and Sarina east investigation areas**	In consideration of the land supply analysis in identifying sufficient land capacity to accommodate projected growth in existing urban zoned land, review the use of timings for Investigation areas in the Planning Scheme.

- The Planning Scheme appropriately applies zones to meet the projected growth of the region and community needs and expectations. Therefore, no further expansion of the Emerging community zone should be considered.

8.2.2 Amendment package 2 – Alignment with state planning matters

The 'Alignment with state planning matters' amendment package seeks to ensure the Planning Scheme remains contemporary and responsive to state legislation, the SPP and regional planning. The review identified that the Planning Scheme remains generally aligned with State planning requirements; however, opportunities exist to further strengthen the integration of state interests relating to biodiversity, natural hazards, cultural heritage, infrastructure and renewable energy. This amendment package will focus on improving alignment with State and regional planning outcomes through targeted amendments to strategic outcomes, levels of assessment, assessment benchmarks, and mapping.

A. Levels of assessment

- There are further opportunities for the Planning Scheme to:
  - review the levels of assessment for low-risk development to ensure the Planning Scheme continues to facilitate appropriate development

#	Relating to	Planning scheme recommendation
H	**Levels of assessment**	
5	**All overlays - interchangeable uses in an existing building**	Consider removing the requirement for assessment for interchangeable uses in an existing building.
6	**Bushfire hazard overlay**	Review the categories of development and assessment for dwelling house on a lot less than 2,000m^2 where located in the Bushfire hazard overlay.
7	**Flood and coastal hazards overlay**	Review the level of assessment for dwelling house in the storm tide inundation area (Flood and coastal hazards overlay) to be consistent with the level of assessment for dwelling house in the flood hazard area.

B. Assessment benchmarks

- There are further opportunities for the Planning Scheme to:
  - strengthen strategic themes in relation to emerging strategies
  - improve integration across several state interests, including housing, natural hazards, biodiversity and infrastructure.
  - align with the regional policy outcomes of the new GWRP, when it becomes effective
  - reflect other State plans, such as State Development Areas, in the Planning Scheme
  - incorporate best practice planning provisions from voluntary model codes into the Planning Scheme where relevant or beneficial
  - improve the clarity, usability and effectiveness of assessment benchmarks.

#	Relating to	Planning scheme recommendation
C	**State Planning Policy**	
3	**Biodiversity**	Review and consider: (i) what relevant improvements could be made to overlay code provisions to improve alignment with the SPP
5	**Bushfire hazard**	Consider the:

#	Relating to	Planning scheme recommendation
		(ii) inclusion of relevant provisions for Class 9 buildings as a vulnerable use in bushfire hazard areas.
7	**Landslide hazard**	Consider what relevant improvements could be made to the Landslide hazard overlay to improve alignment with the SPP.
8	**Renewable energy**	Despite the assessment of the renewable energy uses through SARA, consider the inclusion of strategic statements in the Strategic framework that specifies Council's policy position for renewable energy.
9	**New SPP**	Based on further analysis of state interests under the new SPP, when it becomes available, consider relevant changes to the Planning Scheme to align with the new SPP.
D	**State model codes**	
1	**Voluntary incorporation of model codes**	Review the existing voluntary model codes and consider what further changes could be made to the Planning Scheme that are relevant to regulating development in the region.
E	**Regional Plans**	
1	**Greater Whitsunday Regional Plan (GWRP)**	Consider changes to the Planning Scheme to align with the regional policy outcomes of the new GWRP, when it becomes available.
F	**Other State plans**	
1	**Mackay SDA**	Consider what further changes are needed to be made to the Planning Scheme for the Mackay SDA to be consistent with other SDAs across the state.
3	**Laguna Quays Integrated Resort**	Consider referencing the Laguna Quays Integrated Resort in Part 10 of the Planning Scheme as it is a current 'other plan' that overrides the Planning Scheme.
G	**Strategic directions**	
3	**Strategic themes – Regional Plan**	Consider changes to the strategic themes to align with the regional policy outcomes of the new GWRP, when it becomes available.

C. Statutory elements

- There are further opportunities to:
  - align the Planning Scheme with the Planning Regulation, including recent changes.

#	Relating to	Planning scheme recommendation
B	**Planning Regulation**	
3	**Definitions**	Review the regulated land use definitions and administrative terms and update Schedule 1 of the Planning Scheme to align with the Planning Regulation where relevant.
4	**Zone purpose statements**	Review the regulated purpose statements for each zone and update purpose statements where relevant to ensure alignment with Schedule 2 of the Planning Regulation.

D. Mapping

- There are further opportunities for the Planning Scheme to:
  - improve integration with the SPP
  - reflect other State plans in the Planning Scheme.

#	Relating to	Planning scheme recommendation
B	**Planning Regulation**	
2	**Port master plans**	Consider reviewing the application of zoning for sites affected by Port master plans to better align the Planning Scheme with the intent of the Port master plans.
C	**State Planning Policy**	
2	**Agriculture - Fisheries**	Consider differentiating between urban parkland and environmental open space through appropriate zoning.
3	**Biodiversity**	Review and consider: (i) what relevant improvements could be made to the Biodiversity overlay mapping to better differentiate between MSES layers (ii) undertaking further study of local natural environmental values that could potentially inform MLES mapping (if relevant).
4	**Cultural heritage**	Review the Heritage overlay mapping in the Planning Scheme and consider mapping the extent of: (i) State Heritage Places as per SPP mapping (ii) Local Heritage Places.
K	**Mapping**	
2	**Bushfire hazard overlay**	Consider locally refining the Bushfire hazard overlay mapping over urban areas that have been constructed and the hazard has been removed.

8.2.3 Amendment package 3 – Planning Scheme workability

The 'Planning Scheme workability' amendment package seeks to improve the usability, efficiency and effectiveness of the Planning Scheme. The review found that the Planning Scheme is generally well understood, functional and comparable with other planning schemes in Queensland. However, opportunities were identified to improve the clarity of assessment benchmarks. This amendment package will focus on targeted improvements that support better planning outcomes while maintaining the policy intent and structure of the Planning Scheme.

A. Levels of assessment

- There are further opportunities for the Planning Scheme to:
  - improve the clarity, usability and effectiveness of levels of assessment or assessment benchmarks including the use of diagrams and figures to demonstrate development intent
  - review the levels of assessment for low-risk development to ensure the Planning Scheme continues to facilitate appropriate development.

#	Relating to	Planning scheme recommendation
H	**Levels of assessment**	
2	**Industry uses**	Consider lowering the level of assessment for material change of use for low-risk forms of industrial development to streamline the assessment and approval process.
4	**Operational work**	Review the operational work categories of development and assessment: (i) to ensure assessment triggers are clear, consistent and relevant for the varying types of work to be assessed by the Planning Scheme (ii) for industrial development regarding onsite parking and landscaping, and street trees.

B. Assessment benchmarks

- There are further opportunities for the Planning Scheme to:
  - improve the clarity, usability and effectiveness of assessment benchmarks including the use of diagrams and figures to demonstrate development intent.

#	Relating to	Planning scheme recommendation
G	**Strategic directions**	
1	**Strategic themes**	Retain the existing eight strategic themes in the Planning Scheme as they continue to remain relevant to the planning and development outcomes for the region
2	**Strategic themes – emerging policy**	Consider strengthening the following strategic themes, including a consideration of the line of sight across the Planning Scheme, in relation to emerging policy: (i) 'Strong communities' strategic theme in relation to urban greening outcomes from the Mackay Urban Greening Strategy.

#	Relating to	Planning scheme recommendation
I	**Assessment benchmarks**	
4	**Rural tourism**	Clarify if the Rural zone code intends for gross floor area of rural tourism uses to be cumulative and not restricted to single activities.
5	**Mackay city centre local plan**	Consider the: (i) inclusion of assessment benchmarks relevant for low-rise buildings (2 storeys) in the city centre (ii) impact of car orientated development (such as service station or drive-thru food and drink outlet) on street orientated development outcomes. Consider how this may also impact other centres with street orientated development outcomes.
8	**Nature-based tourism**	Review the requirements for accepted development to ensure the intent of the code is facilitating a range of tourism outcomes.
9	**Homeware and trade supplies**	Review the limitations of the use in industrial areas.
10	**Street activation measures**	Review assessment benchmarks relating to street activation outcomes to ensure requirements will achieve the intended outcome.
11	**Industry activities**	Review the assessment benchmarks in the Industry activities code to ensure outcomes are fit for purpose in achieving the purpose of the code. Assessment benchmark areas for review include: (i) landscaping (ii) fencing and gates (iii) building height.
12	**General development requirements**	Review the General development requirements code in relation to: (i) the range of general development requirements to ensure they are contemporary and fit-for-purpose to enable a range of development outcomes, particularly housing. (ii) length and usability.
14	**Heritage and neighbourhood character overlay**	Review the Heritage and neighbourhood overlay code to clarify the requirements for reconfiguring a lot.
15	**Image corridor**	Review the assessment benchmarks for the image corridor in the Landscape character and image corridor overlay code in relation to its effectiveness and intended outcomes.
16	**Development framework plan**	Review the Development framework plan process to improve outcomes and provide clarity for developers in achieving broader neighbourhood and community outcomes in emerging community areas, which could include a Planning Scheme-led approach to structure planning.
J	**Definitions and defined activity groups**	
2	**Adult store**	Consider including adult store in the centre activities activity group.

C. Mapping

- The Planning Scheme:
  - appropriately applies zones to meet the projected growth of the region and community needs and expectations.

#	Relating to	Planning scheme recommendation
K	**Mapping**	
1	**Industry zones**	Consider introducing a Medium impact industry zone that would allow for a transition between the Low impact industry zone and the High impact industry zone in proximity to sensitive land uses.
3	**Zone mapping**	Review and consider zoning amendments based on the following: • to reflect constructed development, for example the construction of a stage of a residential estate that will change from the Emerging community zone to a residential zone • to correct an error • in response to addressing a policy outcome of the SPP.

8.2.4 Amendment package 4 – Natural hazard resilience and planning: Flood hazard

The 'Natural hazard resilience and planning: Flood hazard' amendment package seeks to strengthen the Planning Scheme's approach to managing flood risk and improving community resilience to natural hazards. The review identified opportunities to further refine flood hazard mapping, assessment benchmarks and planning responses to flood risk in accordance with best-practice principles under the SPP. This amendment package will focus on implementing a risk-based planning framework that supports informed land use planning decisions, reduces exposure to flood risk and ensures future development appropriately responds to the flood hazard.

A. Levels of assessment, assessment benchmarks and mapping

- There is an opportunity to improve integration across several State interests, including housing, natural hazards, biodiversity and infrastructure.

#	Relating to	Planning scheme recommendation
C	**State Planning Policy**	
6	**Flood hazard**	Consider a risk-based planning framework for flood hazards in the region to identify and achieve an acceptable or tolerable level of risk for people and property in flood hazard areas.

GET IN TOUCH WITH COUNCIL

Web: www.mackay.qld.gov.au/planningschemes

Phone: 1300 MACKAY (1300 622 529)

Email: strategic.planning@mackay.qld.gov.au

Post: PO Box 41
MACKAY QLD 4740

11.4. INFRASTRUCTURE AND OPERATIONS
11.4.1. MACKAY REGION ACTIVE TRANSPORT AND MICROMOBILITY PLAN 2025 - 2036

Author Senior Coordinator Built Infrastructure & Natural Assets (Jay Rosenberg)
Responsible Officer Associate Director Infrastructure (Kylie Rogers)
File Reference SPTP-012

Attachments
1. Mackay Active Transport & Micromobility Plan Final 2026 [**11.4.1.1** - 26 pages]

Purpose

The purpose of this report is to seek Council's endorsement and adoption of the Draft Mackay Region Active Transport and Micromobility Plan 2025–2036 (draft Plan). The draft Plan establishes a long-term strategy to improve safety, connectivity and accessibility for people walking, riding and using micromobility devices across the region. It outlines a coordinated approach to network planning, infrastructure delivery and prioritisation to support a healthier, more sustainable, and more inclusive transport system.

Related Parties

- Broader community through Connecting Mackay
- Department of Education
- North Mackay State High School
- Inclusive Communities Reference Group
- Slade Point Progress Association
- Bicycle Queensland
- RACQ
- Department of Transport and Main Roads.
- Urban Development Institute of Australia
- Consultant: Zwart Transport Planning

Corporate Plan Linkage

Community and Environment

Safe, Healthy and Engaged Region - Our Region is a safe and resilient community, with services that support high standards of public health, and extends friendship and support to each other through both good and challenging times.

Financial Strength

Optimised Asset Management - Our asset spend is aligned with the optimised maintenance, replacement and renewal of our asset base.

Planned Capital and Forecasting - Our planned capital and operational projects are delivered with agility in the line with our business needs.

Live and Visit

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

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

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

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

Background/Discussion

Council engaged Zwart Transport Planning to prepare the Draft Mackay Region Active Transport and Micromobility Plan 2025–2036 (draft Plan) to establish a contemporary and coordinated approach to planning, prioritising and delivering walking, riding and micromobility infrastructure across the Mackay Region.

The development of the draft Plan responds to the need for an evidence-based framework to guide investment in active transport. Existing approaches do not fully reflect current community needs, emerging travel behaviours or the growing use of micromobility devices. The draft Plan addresses this by providing a clear long-term direction aligned with Council's broader transport and land use strategies. The draft Plan establishes the following vision for the Mackay Region:

> "*Mackay is a region where walking, riding and using micromobility is safe, easy and enjoyable, with a network designed to suit our tropical lifestyle and connect people to places that matter.*"

To achieve this vision, the draft Plan sets a strategic framework to guide future planning and delivery of active transport infrastructure. This includes identifying key network connections, establishing a prioritisation framework to guide investment decisions, and outlining a coordinated program of actions across planning, infrastructure and behaviour change.

Implementation of the draft Plan is expected to deliver a range of benefits to the Mackay community, including:

- Improved safety outcomes for people walking, riding and using micromobility devices;
- Enhanced connectivity between residential areas, schools, employment centres and key destinations;
- Greater accessibility and inclusion for users of all ages and abilities;
- Increased transport choice, supporting reduced reliance on private vehicles; and
- Improved health, liveability and environmental outcomes.

Importantly, the draft Plan introduces a consistent and transparent approach to prioritising future investment in active transport infrastructure. This will support more efficient allocation of resources, integration with existing capital works and renewal programs, and improved ability for Council to target and secure external funding opportunities.

The draft Plan has been developed through a comprehensive process including network analysis, stakeholder engagement and community consultation. It aligns with relevant State Government strategies and Council's Mackay Region Integrated Transport Strategy, ensuring consistency with broader planning and policy frameworks and supporting coordinated delivery across all levels of government.

Consultation and Communication

There were two rounds of community consultation through Connecting Mackay, in addition to targeted consultation with internal and external key stakeholders as part of the development of the Plan. Consultation demonstrated strong and consistent community support for increased investment in walking and riding infrastructure, with safety, connectivity and accessibility identified as key priorities.

The initial round of consultation focused on getting strategic input from the wider community and targeted stakeholders to understand current travel patterns, barriers and opportunities. Consultation activities included:

- A region-wide online survey between 31 March 2025 and 27 April 2025.
- The use of online mapping tools allowed participants to geo-locate and comment on barriers, missing links and unsafe locations.
- Internal consultation across a number of Council Programs and Directorates.
- Targeted stakeholder Workshop with representatives from local schools, disability advocate groups, community groups and industry on 13 May 2025.

Key themes from the first round of consultation included:

- Safety concerns relating to vehicle speeds, crossing availability and lack of separation from traffic.
- Missing links across schools, key activity centres and residential areas.
- Poor path conditions in some locations, including narrow widths, obstructions and uneven surfaces.
- Requests for increased shade, lighting and all-abilities access.
- Desire for more recreational and commuter focused routes.
- Recognition that walking and riding can reduce congestion and support health outcomes.

The feedback from the initial consultation informed the development of the draft Consultation Plan version.

The second round of consultation included seeking community feedback on the Consultation Plan version through the Connecting Mackay Platform through a second survey. This was undertaken between 24 October 2025 and 16 November 2025. There were 54 submissions across a range of demographics with strong engagement from suburbs including Slade Point, South Mackay, Glenella, East Mackay and Dolphin Heads.

The Urban Development Institute of Australia Queensland (UDIA) also provided a response to the Consultation Plan version. Their feedback is summarised below:

- Support for Council's development of the Plan and the vision for safe, connected, and accessible walking, cycling and micromobility networks.
- Supports long-term investment in active transport infrastructure, recognising strong health, congestion and economic benefits.
- Notes concern that the draft Plan does not address potential impacts on housing delivery.
- Emphasises the importance of early and meaningful consultation with industry on any future Planning Scheme or Policy changes.
- Recommends early development of clear indicators and mode-share targets to guide investment and measure outcomes.
- The Institute welcomes ongoing engagement on this matter

Key themes from the second round of consultation on the Consultation Plan, included:

- 53 of 54 respondents supported the need for investment in walking and riding options.
- Strong support for the Plan's vision, guiding principles and preferred network.
- Positive sentiment toward shared paths and separated facilities, with 88% of respondents indicating high comfort with shared paths.
- Requests for safer and more frequent road crossings, particularly near schools and busy corridors.
- A desire for improved connections to public transport, key employment hubs and local centres.
- Support for shade planting and climate responsive design.

There have been three separate Councillor Briefings relating to the project and the preparation of the draft Plan. The first Briefing was provided on 26 March 2025, where an overview of the proposed project and the Consultation Plan was provided. The second Briefing was undertaken on 15 October 2025, which provided a summary of the initial consultation and the proposed Consultation Plan version and proposed second round of public consultation. The final Briefing was undertaken on 4 March 2026 which provided a summary of the second round of consultation and the key elements of the draft Plan and the prioritisation framework.

Resource Implications

The draft Plan includes an Action Plan with a total of 20 actions, comprising three (3) Signature Actions, six (6) Short Term Actions, and eleven (11) Ongoing Actions. The implementation of these Actions will be undertaken through a combination of:

- Existing Operational Resources – Limited or no impact to existing operational service levels as part of business-as-usual, optimised activities or through advocacy.
- New Operational Initiatives – These Actions are estimated to have a cost of between $200,000 and $400,000 over the 10-year period, or an average $20,000 - $40,000 per year. The final cost could be further reduced depending on grant funding opportunities. Progression of these Actions will be subject to future budget requests and approval processes.
- Capital Planning and Investment – The Plan does not commit Council to increased or further capital investment. For any future project capital project proposals, these will be undertaken through normal prioritisation and approval processes.

The draft Plan anticipates the need for increased investment over the 10-year period to achieve its vision, subject to Council's standard budget and approval processes. The draft Plan directly supports this potential uplift and future decision-making through the prioritisation framework. Increased planning for the active transport network is currently resourced within the Infrastructure Planning program to undertake concept planning for future projects that align to the draft Plan as well as the ongoing identification of pathway renewals.

The draft Plan will also directly support Council's ability to target and apply for Grant Programs at the Federal and State Government levels, through improved prioritisation and aligned network planning. This funding may be used for both planning activities and the delivery of renewals and new infrastructure.

Risk Management Implications

Adopting the Plan reduces strategic, financial and operational risks by:

- Establishing a clear and transparent approach to prioritisation of new and existing active transport networks.
- Ensuring renewal of infrastructure is undertaken not only based on condition but with a strategic, network view to contribute to the vision.
- Improving alignment with State Government funding and planning frameworks.
- Addressing safety risks through a program of targeted upgrades.

If the draft Plan is not adopted, there is a risk that investment will remain ad hoc and less effective, resulting in poorer safety, connectivity and reduced ability to secure external funding

Conclusion

The draft Plan provides a clear, evidence-based framework to guide investment in active transport infrastructure across the Mackay Region. It reflects strong community support, aligns with Council's strategic objectives positioning Council to prioritise investment effectively and will assist to secure external funding. Adoption of the Plan will support a safer, more connected and more accessible transport network for the community.

Officer's Recommendation

THAT Council adopts the Mackay Region Active Transport and Micromobility Plan 2025–2036 to be published on Connecting Mackay.

Mackay Region Active Transport and Micromobility Plan 2025-2036

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Foreword

A message from the Mayor

Our region is growing, and with that growth comes the opportunity to shape how we move — not just today, but for generations to come. Council is proud to present the Mackay Region Active Transport and Micromobility Network Plan, a forward-thinking plan that reflects our community's aspirations for a healthier, more connected and sustainable future.

This plan is about more than just infrastructure, it's about creating a region where walking, riding and using micromobility devices are safe, easy and enjoyable for everyone. Whether you're a student riding to school, a senior walking to the shops, or a commuter using an e-scooter, this plan is designed to support active transport that build stronger communities.

With a growing population, this plan responds to the changing needs of our region increasing demand for accessible neighbourhoods and the rise of new mobility technologies. We must ensure our transport networks are ready for the future. By investing in walking and riding infrastructure, we're not only reducing congestion and emissions; we are improving public health, boosting local economies and enhancing the liveability of our towns and suburbs.

Through extensive community engagement, we've heard loud and clear that people want real transport choices. They want safer streets, more connected paths, and neighbourhoods that support active, healthy lifestyles. This plan delivers on that vision, aligning with our broader goals under the Mackay Region Integrated Transport Strategy and our commitment to sustainability, accessibility and liveability.

Thank you to the many residents, stakeholders and community groups who contributed their insights to this plan. Your voices have helped shape a plan that reflects our shared vision: a region where people can move easily, safely and enjoyably - no matter how they choose to travel.

Together, we are building a better-connected Mackay — one step, one ride, one journey at a time.

Mayor Greg Williamson
Mackay Regional Council

Introduction

Mackay Regional Council (council) has developed the Mackay Region Active Transport and Micromobility Plan to improve walking, riding, and other forms of micromobility across our region. The study area includes the greater Mackay urban area, stretching from Shoal Point to Bakers Creek, as well as the townships of Walkerston, Marian, Mirani and Sarina. This work has been developed through extensive research, site visits and community engagement and will continue to be updated to reflect the evolving needs and priorities of Mackay region residents.

Terms we use in this document

To support clarity, the following definitions explain how key terms are used throughout this strategy:

- **Active transport** includes walking, riding and rolling on any device that requires human power for movement.
- **Micromobility** refers to lightweight, electric-powered transport devices (also called personal mobility devices – PMDs). An e-scooter is an example of micromobility.
- **Walking** includes jogging, running and moving with the help of a mobility device (such as a wheelchair, mobility cane or walking frame).
- **Riding** includes bikes, scooters, e-bikes, e-scooters and other wheeled devices.

Our Vision

Why we need a clear vision

Having a clear vision helps set the direction for how walking, riding bikes and micromobility devices can grow in the Mackay region. When shaped by the community and key stakeholders, it ensures everyone works towards the same goals: creating a healthier, safer and more connected region that supports a thriving and resilient Mackay region.

This vision builds on Mackay Regional Council's Corporate Plan and Integrated Transport Strategy and reflects what we heard during community and stakeholder engagement.

The vision:

> "Mackay is a region where walking, riding and using micromobility is safe, easy and enjoyable, with a network designed to suit our tropical lifestyle and connect people to places that matter."

Outcomes

Achieving this vision means:

- **Safe:** People are walking and riding in Mackay region because they feel safe and secure when doing so.
- **Accessible and inclusive:** Active transport facilities are easy to use for all ages, backgrounds and abilities.
- **Welcoming and comfortable:** Walking and riding in Mackay region are enjoyable experiences for all.
- **Connected:** The network is continuous and connected, making it easy to use and navigate for all types of trips.
- **Choice:** All residents and visitors have real transport choices to access destinations, employment, services and the places they want to go.
- **Sustainable:** Short trips are being undertaken by sustainable transport modes.
- **Best:** Mackay region in known for being walk and bike/micromobility friendly.

Why Mackay region needs a new walking and riding network

Although numerous walking and cycling projects have been delivered in recent years, council continues to rely on the outdated Cycleway Strategy 2011–2016, which no longer reflects the community's current needs or priorities. The strategy doesn't consider the growing use of micromobility, such as e-scooters and e-bikes. As a result, some projects may no longer deliver the best outcomes for the region.

The Mackay Region Active Transport and Micromobility Plan will establish a clear direction. It will identify immediate issues, guide short-term actions and establish a long-term plan informed by community needs and the goals set out in the Mackay Region Integrated Transport Strategy (MRITS).

This plan also responds to important regional trends:

- **A growing population** expected to increase to almost 145,000 by 2036, mostly in urban areas where active transport can ease congestion.
- **A growing number of young people** many under 20 years old, are using walking, riding and public transport.
- **An ageing population** with the number of people aged 70+ expected to double from 2021 to 2041, increasing demand for accessible and walkable neighbourhoods.

The rise of micromobility including e-scooters and e-bikes is changing how people move around. Sales of e-bikes have surged across Australia and the Mackay region has seen increasing use of shared and privately owned personal mobility devices (PMDs).

By aligning with current growth, transport patterns and emerging technologies, this strategy aims to ensure Mackay region's active transport network meets the needs of today and tomorrow.

A better way to travel

Right now, most people in Mackay region rely on cars to get around. While driving will always be part of how we travel, this car-dependence has real costs for our health, our community and our environment.

More than 77% of trips to work in Mackay region are made by car. Public and active transport combined account for just 3% of all trips (Australian Bureau of Statistics, 2021). People without access to a private vehicle must rely on alternative modes, which limits access to jobs, education, and services.

Cars take up a lot of space, whether they're moving or parked. Streets and car parks cover large areas that could be used for things like parks, economic activity like kerbside dining or for safer paths for walking and riding. All these hard surfaces also mean less green space and less natural infiltration of stormwater, which can make flooding and urban heat worse.

Mackay region residents raised concerns around safety when walking and riding. Common concerns include mixing with motor vehicle traffic, the lack of safe crossings and limited safe active transport infrastructure. This plan is needed to help address these issues and make walking and riding bikes and micromobility devices a real option for more people. By creating a better-connected, more comfortable and safer network, the Mackay region can improve people's health, reduce emissions and give more residents access to affordable and sustainable ways to travel.

Micromobility plays an important role in transport choices for Mackay region, both today and in the future.

It is a growing mode of transport, used through shared and privately owned devices such as e-bikes and e-scooters. Micromobility offers a flexible, affordable, and sustainable option for short trips and is increasingly used by a wide range of people. Micromobility can help reduce car use and congestion and complement public transport.

There are also key safety considerations in relation to the use of micromobility devices as they often operate in shared environments and can travel at much higher speeds than human-powered vehicles. The Queensland State government regulates the use of e-powered micromobility devices to ensure that community safety obligations are balanced with their other benefits. Enforcement is the principal responsibility of the Queensland Police. This regulatory environment is changing, and while Council does not have a direct responsibility, it does play and it has an important role in developing and managing the transport networks in which they operate and share with other road users.

How this plan aligns with the bigger picture

This plan builds on and supports the broader goals of council and the Queensland Government. It helps deliver key actions from the Mackay Region Integrated Transport Strategy (MRITS) 2021–2036, which sets out a vision for a connected, safe and accessible transport system that improves livability and supports a more sustainable future.

The MRITS supports a safe, accessible and connected active transport network that encourages healthier, more environmentally friendly travel and identifies the development of this plan as a key recommended action.

This strategy also supports broader **Queensland Government** initiatives, including:

- The Queensland Walking Strategy
- The Queensland Cycling Strategy
- The Accessibility and Inclusion Strategy
- The Queensland Road Safety Strategy
- The Mackay Whitsunday Principal Cycle Network Plan

At the local level, it aligns with other key **Mackay Regional Council** plans and strategies:

- The Mackay Regional Council Corporate Plan
- The Inclusive Communities Action Plan
- The Urban Greening Strategy
- The Environmental Sustainability Strategy

By aligning with these policies, the Mackay Region Active Transport and Micromobility Plan strengthens the case for funding of infrastructure that will support transport outcomes to improve accessibility and positive health outcomes for the entire community.

Putting Mackay region's residents first

Who is this plan for?

This plan is about making it easier for everyone in the Mackay region's urban areas to walk, ride or use other micromobility options in their daily lives, whether that's getting to school, work, the shops or enjoying time outdoors. To do that well, we need to understand who uses the network now and who might want to use it in the future.

We identified six key user groups through engagement and research, representing a broad mix of current and potential walkers and riders in Mackay and the surrounding urban townships of Sarina, Walkerston, Marian and Mirani. These groups reflect the region's diversity, including people of different ages, abilities and backgrounds.

Designing for everyone means making sure our infrastructure is inclusive and flexible enough to meet different needs. Whether it's a short walk to the bus stop or a longer bike ride to work, paths and facilities need to be safe, accessible and comfortable for all. A well-designed network for walking and riding bikes and micromobility devices is one that works for everyone, from young kids and families to older adults and people with a disability.

1 - Commuters		
People travelling to work across Mackay region, including to the City Centre, Port, Paget, Mackay Airport, hospitals and other employment hubs. This also includes workers in areas travelling to local jobs and residents in growing areas who may commute to the Mackay State Development Area or other future employment areas.		
Kate – The busy, active parent	**Susan** – The night-shift nurse	**Anthony** – The confident on-road rider
 Kate is a graphic designer and mum who lives in North Mackay and works part-time in the city. She often catches the bus to work and walks the first and last few minutes of her trip. While she feels confident walking on her own, she gets more cautious when walking with her baby, especially near busy crossings. Priority considerations: • Hazard-free paths and smooth footpaths. • At-grade step-free options. • Footpath connection to bus stops.	 Susan walks to and from work at the hospital, often during the early morning or late at night. She appreciates living nearby, but poor lighting and hidden spots along the way can make her feel unsafe. Having someone to walk with makes a big difference to how comfortable she feels. Priority considerations: • Well-lit streets. No hiding places or entrapment area.	 Anthony is a father of three and a busy architect. He rides to work to save time and stay active. He's very confident riding on the road and enjoys the speed and flexibility that riding offers. When possible, he still prefers separated paths for a safer and more relaxing ride, especially during busy times when narrow paths can feel frustrating and hard to navigate. Priority considerations: • Wide paths with passing space. • Direct and fast connections.

2 - Utility walkers and riders

People using active transport for everyday trips, such as going to shops, services, or local centres. This includes residents of both established and developing neighbourhoods across the region.

Drew – The council tradie

Drew works in the industrial area of Paget and recently swapped his car commute for an e-scooter. He loves skipping the traffic and zipping through town but finds the speed limits on shared paths restrictive. When riding, he prefers separated riding infrastructure such as Bridge Road.

Priority considerations:

- Separated riding infrastructure.
- Smooth kerb ramps.
- Low-speed, low-traffic streets.

3 - Students

Children, teenagers and young adults travelling to and from schools, TAFEs or universities, both in Mackay and in the surrounding areas.

Dylan – The CQUniversity student

Dylan is a university student studying music at CQUniversity. He's independent and outgoing, but his visual impairment makes some parts of his walking trips harder to manage.

He enjoys getting out to socialise, especially at the riverfront with friends.

Priority considerations:

- Tactile ground surface indicators.
- Safe, priority crossing.
- Reduction in conflict points.

Abby – The free and independent kid

Abby is 12 and loves being able to walk around her neighbourhood in Marian. Her parents worry a bit but she's confident and well-known in the area.

She sometimes gets nervous crossing the road, especially when she's distracted or cars are speeding past.

Priority considerations:

- Safe, visible crossing points.
- Clear sight from the road.

Separation from traffic.

4 - Recreational walkers and riders	
People who enjoy walking and riding for leisure, including along riverfronts, to and from the beach, parks and open spaces. This group also includes sport and fitness riders using on-road bicycle routes	
Bindi – The active senior	**The Smiths –** The outdoor-loving family
Bindi is a local who lives near the Gooseponds. Despite some mobility challenges she enjoys walking every day and feels deeply connected to the land. She likes to take breaks, have a yarn and listen to nature around her. Priority considerations: • Step-free, accessible paths. • Rest areas, shade and water. Shorter crossing distances.	The Smith family enjoys spending time together riding bikes along the Bluewater Trail every Saturday. They love chatting side-by-side and finishing their ride with lunch by the water. Getting to the trail from their home can be tricky due to narrow paths or busy roads. Priority considerations: Wide shared paths with enough space to ride side by side and safely avoid obstacles.

5 - Public transport users
People walking, riding or using micromobility to reach bus stops, including school and public transport services. This includes demand in both existing areas and places expected to grow, as well as access to local parks and destinations.
Blake – The independent traveller
Blake is a university student about to become an engineer. He uses public transport regularly and enjoys the independence it gives him. Gaps in the footpath network and difficult crossings can make his trip slower and more frustrating. Priority considerations: • Step-free and smooth footpaths. • Connected walking links to public transport stops. Short, safe crossing distances.

6 – Micromobility users
People using e-scooters, e-bikes and other small devices for short trips, commuting, or to connect with public transport. This includes both shared and privately owned devices.
Blake – The independent traveller
Lauren works at the Mackay Harbour and commutes from her home in Mount Pleasant using the Gooseponds and Harbour Road shared paths. She enjoys riding her e-bike to work, it lets her cover the nearly 10km trip without breaking a sweat, arriving ready and dressed for the day. There are a few disconnected sections along the way that make the journey a bit more complex, but as a confident rider she's able to manage them. Priority considerations: • Separated riding facilities from cars and pedestrians. • Priority road crossings.

Benefits for our community

Achieving the vision will...

Reduce traffic congestion

More people walking and riding in Mackay region reduces traffic congestion by **taking cars off the road**. This means time savings for those who still need to drive and can reduce the need for expensive road upgrades.

Benefit the environment

Active transport **emits no carbon emissions**. It also helps **reduce air and noise pollution**, which can improve the health and well-being of people and the natural environment.

Improve our health

Active transport helps to **increase physical activity** levels, which in turn can improve cardiovascular health, maintain a healthy weight, and **reduce the risk of chronic diseases**. Regular active transport can also **improve mental health** and overall wellbeing.

Save households money

Active transport is a **low-cost and sustainable alternative**, which can reduce transportation expenses and the need for a second household car. Additionally, walking and riding can often be **quicker** than driving in congested areas, leading to **time and money savings**.

Support local businesses

Active transport increases foot traffic in commercial areas. **People who walk are more likely to stop** and shop at local businesses, which can boost sales and support the local economy.

Boost Mackay region's economy

Active transport **reduces transport and public health costs**, traffic congestion and car parking demand. This makes it easier for people to access businesses, attractions and services, which **increases economic activity and creates job opportunities**. It also creates attractive and enjoyable cities, which **attracts tourists**, leading to increased revenue and a positive image for the community.

Foster vibrant and strong communities

People who walk are more likely to interact with their surroundings and with others, which can lead to stronger community connections and a **sense of belonging**. Active transport can help to create safer and more attractive public spaces, which can enhance community pride and overall quality of life.

What our community told us

Community input has been at the heart of this plan. Residents were asked to share their experiences, priorities and ideas for improving walking, riding and micromobility in Mackay region.

Through a 5-week community survey on the Connecting Mackay platform and ongoing engagement with local groups, schools and reference panels, we heard from a wide cross-section of the community. People told us what's working, what's not, and what changes would help them walk or ride more often. Their insights helped shape the vision, guiding principles and priorities in this plan.

This is what they told us:

91% of people **walked** in the last seven days, mostly for recreation (82%)

51% of people **rode** in the last seven days, mostly for recreation too (67%)

So, what's stopping people from choosing active transport?
The top four barriers identified were:

- Lack of walking and riding infrastructure, such as footpaths, crossings and bike lanes in the right places.
- Lack of safe road crossings.
- Lack of enjoyable paths with features like shade, seating, and water.
- Safety concerns about interactions with drivers.

And what would motivate people to choose active transport more often?
The top four priorities identified were:

- More fully separated cycleways.
- Wider footpaths.
- More on-road bicycle lanes.
- New or improved connections to parks.

Towards better streets for all

Guiding principles

This plan is shaped by the ideas and experiences shared by the Mackay region community and stakeholders. The following guiding principles also represent the outcomes we aim to achieve through this strategy. They set the foundation for how we plan, design and deliver improvements to walking, riding and micromobility across the region. They reflect what matters most to people: feeling safe, having real choices and enjoying the journey.

Safe

People feel safe and comfortable walking, riding or using micromobility at any time of day. The network supports low-stress travel for everyday trips. This could be achieved by:

- Prioritising separated bicycle paths.
- Minimising conflict points with vehicles at intersections and driveways.
- Using lighting, passive surveillance and clear sightlines to support safety at all hours.

Accessible and inclusive

People of all ages and abilities can move around easily. Streets, paths and crossings are designed to work well for everyone. This could be achieved by:

- Ensuring continuous, step-free paths with tactile surfaces, kerb ramps and wide crossings.
- Designing crossings that suit slower walking speeds and accommodate mobility aids.
- Using gentle gradients and rest points for people with varied mobility needs.

Welcoming and comfortable

Walking and riding are enjoyable experiences. Shade, water bubblers, rest areas and interesting routes make it easier to get around, especially in Mackay region's tropical climate. This could be achieved by:

- Planting shaded trees or use shade structures along walking and riding routes.
- Including water bubblers, benches, and weather-protected areas.
- Prioritising attractive, green and interesting streetscapes that reflect local identity.

Connected

The network is continuous and connected, making it easy to use and navigate for all types of trips. This could be achieved by:

- Ensuring seamless connections between neighbourhoods, centres, schools and transport hubs.
- Creating intuitive active transport paths and use consistent signage and markings to help people navigate easily.
- Applying 'lighter, quicker, cheaper' solutions to trial improvements.

Choice

People have real and attractive transport options to reach jobs, services and places they need and want to go. This could be achieved by:

- Integrating walking, riding and micromobility into land use and transport planning.
- Providing end-of-trip facilities like bike parking, showers and scooter docks.
- Ensuring active transport routes connect to key destinations: work, school, health, shops and recreation.

Walking

It is recognised that people who walk, ride, or use micromobility have different needs and experiences. While this plan brings all these modes together under a single Mackay Region Active Transport and Micromobility Plan, it also acknowledges that walking requires its own targeted approach in some areas.

This plan identifies several key locations where more detailed Walking Network Plans could be developed to better support people moving on foot such as centres, major employment areas and schools. This will be considered as part of ongoing implementation of the plan.

Active Transport and Micromobility Plan

To develop this plan (**Error! Reference source not found.**), a network hierarchy was created to help define the role of each route and guide infrastructure standards. The Mackay Region Active Transport and Micromobility Network includes three levels of walking and riding routes:

- **Strategic corridors** that provide key spines across the urban area.
- **Primary routes** that connect major destinations across the region.
- **Secondary routes** that link residential areas to local destinations and feed into the primary network.

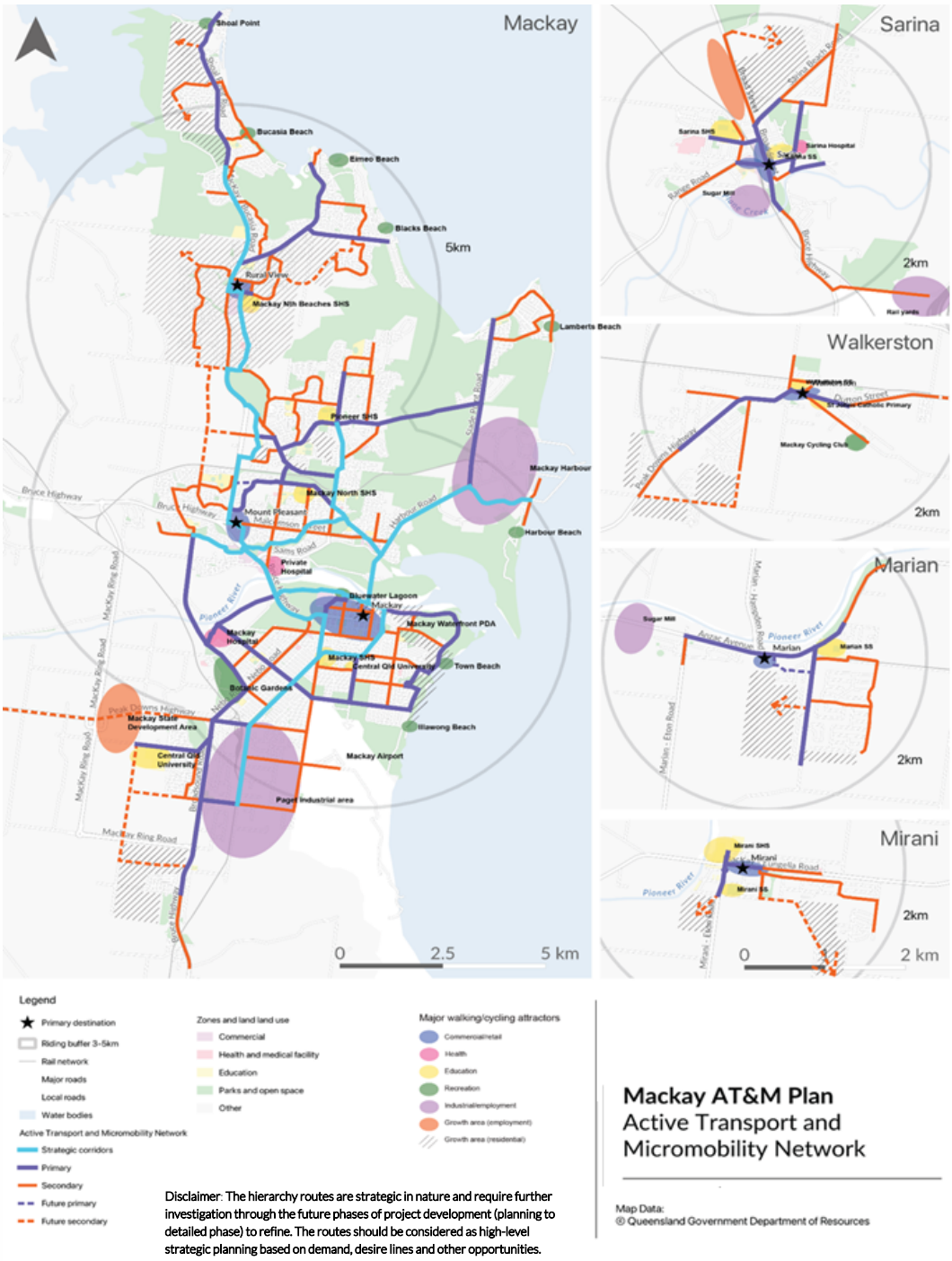
The riding routes in this network are planned to accommodate both bicycles and micromobility devices such as e-bikes and e-scooters, recognising their growing role in travel in Mackay region.

This strategic network is designed to highlight where high-quality infrastructure is most needed, aiming to create a safer, more connected and accessible network that follows where people want to go and encourages more walking, riding, and wheeling.

To do this, the key urban areas were mapped, identifying important destinations and assessing the existing infrastructure. The network focuses on strengthening major primary routes like the Cross City Link and the Bluewater Trail, while filling in gaps to improve overall connectivity.

Secondary routes were identified to connect neighbourhoods and smaller destinations to the main network. The plan was reviewed and adjusted to reflect local conditions, including challenges like major roads and railway crossings to ensure the best possible outcomes.

Figure 1: Mackay Region Active Transport and Micromobility Network plan



Infrastructure standards: Facility types

There are many types of infrastructure that support safe and convenient walking and riding. These can be built on roads or off-road, such as in parks or alongside streets and may be shared with vehicles or completely separated from them. Different facilities work better for different people, depending on things like traffic levels, comfort, and confidence, often referred to as traffic stress.

Through community engagement, people told us they prefer off-road shared pathways that allow space for both walking and riding, as well as separated cycle tracks or bicycle lanes that are clearly divided from both vehicles and pedestrians. Off-road trails, such as gravel paths and mountain biking tracks were also popular. Quiet residential streets with low traffic and painted on-road bike lanes were considered less desirable by most people.

Separated facilities, such as cycle tracks and bicycle lanes, are preferred and more suitable for micromobility, enabling people walking to have a stress-free path.

The following examples illustrate the types of walking and riding paths proposed for the Mackay region.

Infrastructure types

Separated cycle track

Separated bicycle lane

Separated bicycle lane

Bicycle lane

Shared path

Separated on-road shared path

Footpath

Shared zone

Active shared street

The aim is to deliver safe, accessible infrastructure that supports more people to walk and ride where they need and want to go. To achieve this, consideration of adaptable, cost-effective solutions, such as a lighter, quicker and low-cost approach, allowing us to respond quickly to community needs and deliver better value for investment.

Our plan for action

This Action Plan sets out council's plan to support and grow walking, riding and micromobility across the Mackay region's urban areas. The actions are grouped into three key areas: planning, infrastructure, and promotion. Together, they aim to make it easier and safer for people to choose active travel, whether it's a trip to school, a daily commute or for recreation.

The following pages outline the actions to achieve the vision. Each action is classified as:

- **Signature action**: a high-priority initiative for implementation
- **Short-term action**: planned for delivery within the next five years
- **Ongoing**: activities that will continue throughout the life of the Plan

Action area 1: Planning for walking and riding

Planning plays a key role in shaping a network that supports walking and riding. By making active transport a core part of our planning scheme, policies and local area plans, it will ensure new developments and upgrades help create more connected, safe and accessible places for everyone. This will create opportunities to improve walking and riding to be considered in every council project.

Key actions

Council will take several important steps to help plan well for walking and riding:

Signature action
★ Review planning scheme provisions and other policy documents to support the creation of compact, walkable and rideable neighbourhoods and developments.
Short term actions
✓ Prepare and adopt Walking Network Plans for key precincts, in accordance with the Department of Transport and Main Roads Walking Network planning guidance.
Ongoing actions
✓ Develop area and/or corridor-based integrated transport and land use plans, which apply the sustainable transport hierarchy, prioritising people walking and riding.
✓ Consult regularly with council community reference groups when planning and designing for active transport and micromobility.
✓ Evaluate and introduce lower speed limits for vehicles in high-activity areas, such as school zones and commercial precincts, to make it safer to walk and ride.
✓ Investigate the feasibility of extending shared micromobility services to better integrate with public transport, supporting first and last mile connectivity.

Action area 2: Safe and connected infrastructure

Infrastructure is critical to making walking and riding safe, convenient, and enjoyable. By designing streets and public spaces that support active transport, it is easier for people to choose healthy and sustainable ways to get around. Investing in quality infrastructure, such as safe crossings, separated bicycle paths and footpaths, shaded routes and secure bicycle and scooter parking, creates places where people of all ages and abilities feel confident to move.

Alongside infrastructure, education and training are essential to building skills and confidence, helping people feel safer and more comfortable choosing active travel. Non-infrastructure actions are introduced under action area 3 to support this holistic approach to increasing safety and participation.

Active Transport and Micromobility Plan

The plan will guide where new paths should go, helping us build smarter, saving time and money by coordinating with other projects.

The network will link key places like schools, town centres, public transport and parks, making it easier to get around without a car. Since walking and riding is often part of a longer journey, the network will be designed to connect smoothly with buses and other transport options.

A Capital Works Program will be the tool to deliver the network, providing the funding and framework to deliver infrastructure projects each year. It supports the construction and upgrade of walking, riding and micromobility facilities by allocating resources to priority projects identified in the plan. This program ensures ongoing investment in safe and connected active transport infrastructure across the region.

Key actions

Council will carry out several key actions to support the delivery of active transport infrastructure:

Signature action
★ Use the Active Transport and Micromobility Network Plan prioritisation and Walking Network Plans to develop and deliver an ongoing 10-year capital works program for active transport. This will include leveraging external funding programs to deliver the plan.
Short term actions
✓ Review the network used by shared micromobility to identify network gaps and locations where further separation is needed between people walking and using micromobility devices.
✓ Develop a bicycle and micromobility parking program to install parking in targeted locations such as main streets, community facilities, public transport hubs and other popular destinations.

Ongoing actions
Align with the objectives of the Mackay Urban Greening Strategy in seeking 40% shade coverage over all pathways. When constructing new or upgraded pathways include shade tree planting in the project scope and advocate for the Department of Transport and Main Roads to do the same.
Develop a wayfinding strategy that establishes a consistent approach and design for signage across the region. This strategy will include an implementation plan to deliver signage improvements in both new and existing corridors.
Continue to work with shared micromobility providers to identify preferred parking areas and reduced speed locations to improve safety for all pathway users.
Trial new approaches using 'lighter, quicker, low-cost techniques, such as pop-up protected bike lanes and on-road separated shared path, slow streets with temporary traffic calming, urban plazas or parks and temporary street closures for events and festivals. Monitor use and apply lessons to permanent infrastructure. Consider fit-for-purpose cost-effective surface treatments whilst maintaining desired serviceability requirements.
Coordinate with asset renewal programs to upgrade existing pathways to meet minimum standards.

Action area 3: Culture, education and communication

Education and promotion help build a culture where walking and riding are seen as positive, safe, enjoyable and easy options. By raising awareness, sharing practical information and encouraging respectful behaviour, it will inspire more people to choose active transport. The actions in this section focus on showcasing local routes, improving safety around schools, teaching responsible e-scooter and bike use and giving the community confidence on their journeys.

Key actions

These actions will be explored in consultation with the state government, including advocacy to undertake actions at a state or regional level, where appropriate. Targeted initiatives are intended to raise awareness and build support for active transport through education, communication and promotional efforts:

Signature action
Support state on school-student education program on the safe use of e-scooters and e-bikes.
Short term actions
Develop a communications and positive messaging plan for active transport to encourage more people to walk and ride, and to promote patience and respect from drivers towards people walking and riding. This could be delivered regularly using council's social media, Councillor newsletters and other communication mechanisms.
Advocate for improved micromobility speed enforcement by the state government including exploring options to active and passive enforcement actions to improve safety for people walking and riding in the Mackay Region.
Continue to promote existing routes, such as the Bluewater Trail, Cross City Link and Harbour Road. When new routes are completed, develop targeted promotion to the local area to encourage people to use, including wayfinding signage and maps consistent with the proposed Wayfinding Strategy.
Ongoing actions
Develop and implement a program of behaviour change initiatives to encourage people to walk and cycle more.
Consider signage to educate people walking and riding about who has priority and how to share the space safely. This should include educating users on appropriate speeds for e-bikes and other micromobility devices on shared paths to ensure safety for all users.

What this will mean for you

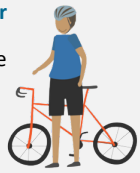
Kate – The busy, active parent

With smoother paths, safer crossings, and better access to bus stops, walking with a pram will feel easier and safer, whether she is heading to work or strolling with her baby.

Susan – The night-shift nurse

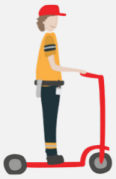
Improved lighting and clear sightlines mean she will feel safer and more confident walking to and from work, no matter what time her shift ends.

Anthony – The confident on-road rider



Direct, separated bike paths with space to pass will make his ride smoother and less stressful, helping him stay active and beat the traffic.

Drew – The Paget tradie



Separated riding infrastructure means Drew can get to work faster and safer, enjoying the ride without worrying about conflicts with pedestrians. On streets without separated paths, lower speed limits help him feel safe sharing the road.

Dylan – The CQU student

Tactile surfaces and safer crossings will help him move through the city with more confidence and independence, so he can focus on friends, music and what's next.

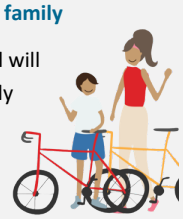
Abby – The free and independent kid

Safer crossings and clear paths will give her the confidence to walk to school, the park, or a friend's house and help her parents feel good about it too.

Bindi – The active senior

Accessible, shady paths with places to rest and yarn along the way help her stay connected to Country and enjoy daily walks at her own pace. Having micromobility devices on separate paths also makes her feel safer.

The Smiths – The outdoor-loving family



Better links to the Bluewater Trail will make it easier for the whole family to ride together, with space to chat and relax along the way.

Blake – The independent traveler

Smoother footpaths and safer crossings will make his journey to the public transport stop quicker and more comfortable, helping him stay independent and on the move.

Lauren – The confident e-bike commuter

Consistent, well-connected routes and safe crossings will give her a smoother ride, making everyday travel easier and more efficient.

How will the vision be achieved?

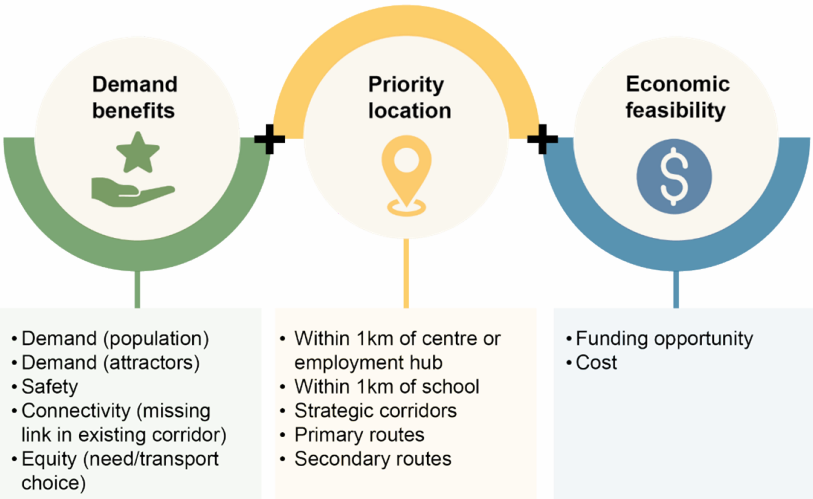
Implementation

Implementation is about turning plans into real improvements on the ground. By aligning funding, coordinating upgrades and working closely with the community, walking and riding projects that make a real difference will be delivered.

This plan will support Mackay Regional Council to ensure future investment is aligned to a prioritised network and will deliver safe, inclusive and connected active transport and micromobility in Mackay region.

Priorities

To help decide where walking and riding improvements should be delivered first, a prioritisation framework has been developed. It focuses on encouraging short active transport trips, strengthening existing connections and identifying low-cost opportunities that can be delivered quickly and effectively. The framework groups criteria into three key categories:



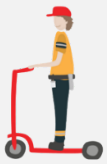
This framework will ensure targeted investment to deliver value for money by building in locations where there is the most potential for more people to continue or start walking and riding. The prioritisation framework guides the delivery of walking and riding infrastructure and will be used as a tool to define and review council priorities.

Community engagement identified the following as the highest priorities for improving active transport in Mackay region:

- More fully separated cycleways
- Wider footpaths
- More on-road bicycle lanes
- New or improved connections to parks

When asked which locations should be prioritised, the top suggestions were:

- Missing links
- Connections to schools
- Accessibility upgrades



Council will use the prioritisation framework to develop a delivery plan for the project which will form part of council's capital works program. Timing of projects and priorities may change over time due to several factors including annual budget considerations, funding opportunities or new emerging opportunities. Further planning and design work will be carried out to support this plan.

Monitoring

To make sure the Mackay Region Active Transport and Micromobility Plan is delivered and working well, Council will put steps in place to track progress and make improvements as needed.

Data will be collected to measure how people are using active transport and how well the infrastructure is performing. Key indicators will help us understand what's working and where changes might be needed. This will ensure funding is used effectively and guide future updates to the Mackay Region Active Transport and Micromobility Plan. Some key indicators include:

Delivery of network	Change in demand	Safety	Attitudes/perceptions
↑ Kilometres of new or upgraded infrastructure per annum.	↑ Increase in number of people using the active transport and micromobility network.	↓ Reduction in active transport and micromobility reported crashes.	↑ Improved performance of active transport and micromobility elements within Livability Census (compared with 2023 results).

To maintain relevance, the Mackay Region Active Transport and Micromobility Plan will be reviewed every five years, including an update of the route hierarchy and prioritisation framework to reflect changing community needs and emerging trends. Progress will be monitored to ensure actions and infrastructure are delivering the intended outcomes and report progress annually to the community.

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11.4.2. RESPONSE TO PETITION - HOLTS ROAD AND GLENELLA-RICHMOND ROAD INTERSECTION

Author Senior Coordinator Built Infrastructure & Natural Assets (Jay Rosenberg)
Responsible Officer Associate Director Infrastructure (Kylie Rogers)
File Reference Petitions, Roads - General

Attachments Nil

Purpose

To provide Council with a report in response to a Petition received regarding a request to upgrade the Holts Road and Glenella-Richmond Road intersection to a roundabout.

Related Parties

- Listed Petitioners as per the Petition

Corporate Plan Linkage

Financial Strength

Optimised Asset Management - Our asset spend is aligned with the optimised maintenance, replacement, and renewal of our asset base.

Planned Capital and Forecasting - Our planned capital and operational projects are delivered with agility in the line with our business needs.

Live and Visit

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

Background/Discussion

Council received a Petition at its Ordinary Meeting on 27 May 2026 requesting that the Holts Road and Glenella-Richmond Road intersection be upgraded to a roundabout.

The existing intersection is a give-way controlled, four-way intersection, with the priority movement on Holts Road, which has a posted speed limit of 100 km/h, and the minor legs on Glenella-Richmond Road, which have a posted speed limit of 80 km/h. The Glenella-Richmond Road approaches are arranged in a left-right stagger, which was introduced in 2005/2006 together with a change in priority movement from Glenella-Richmond Road to Holts Road as a safety improvement to the original cross-intersection.

Council acknowledges the safety concerns raised through the Petition. The existing intersection has a reported crash history of 18 crashes over an approximate 20-year period between January 2006 and March 2026, including two fatal crashes, 11 hospitalisation crashes, two medical treatment crashes, one minor injury crash, and two property damage only crashes. Analysis of the reported crash types indicates that 12 crashes related to vehicles performing turning movements at the intersection, two were rear-end crashes, and four were single vehicle off-path crashes.

To address the predominant crash type and improve the long-term safety and operation of the intersection, Council has been progressing a project to upgrade the intersection to a single-lane roundabout. The proposed roundabout is intended to better manage vehicle movements on the approaches, reduce potential conflict points

within the intersection, and provide a lower operating design speed. The proposed upgrade will also include associated improvements to lighting, drainage, and visibility at the intersection.

The project is currently in the detailed design stage and is nearing completion. Council has also been liaising with neighbouring landholders in relation to potential land acquisitions associated with the future project. The current estimated cost of the project is in the order of approximately $8.5 million.

Construction funding for the roundabout upgrade is not currently included within Council's 2026/2027 Capital Works Program. The project has, however, been identified for future consideration, subject to Council's future budget approval processes. Council applied for grant funding through the State Government's Regional Activation Fund – Round 2 but was unsuccessful. An application was also made to the Commonwealth Government's Safer Local Roads and Infrastructure Program. No outcome has been announced. Should grant funding be successful, the timing and delivery pathway for the project can be further reviewed by Council.

While the longer-term roundabout upgrade is progressed through detailed design, land acquisition, funding, and future budget processes, Council has also investigated interim safety measures to reduce the safety risk associated with the existing intersection. These interim measures include speed reductions on all intersection approaches to 60 km/h, advanced warning signage, vegetation clearing, new line marking, and conversion of the existing Give-Way controls to Stop controls on the Glenella-Richmond Road approaches. The interim safety measures are scheduled to be implemented in July 2026 and August 2026.

The interim safety measures will not form part of the ultimate upgraded intersection arrangement; however, the 60 km/h speed zone is proposed to remain.

Consultation and Communication

Internal consultation has occurred within the Infrastructure & Operations Directorate in relation to the planning and design of the intersection upgrade and the ongoing management of Council's Road Network.

Council has consulted with the Department of Transport and Main Roads and the Queensland Police Service as part of the proposed speed limit changes and interim safety measures at the intersection.

Adjacent landholders affected by the proposed roundabout upgrade have been, and will continue to be, engaged as the future project progresses.

Resource Implications

The interim safety measures will be funded through the existing Capital budget.

The future upgrade of the intersection to a single-lane roundabout will be considered through Council's future budget processes.

Risk Management Implications

The interim safety measures are proposed to reduce the road safety risk associated with the existing intersection while the longer-term roundabout upgrade continues to progress through design, land acquisition, funding, and future budget approval processes.

Conclusion

The matters raised in the Petition have been considered by Council. Council has already been progressing a project to upgrade the Holts Road and Glenella-Richmond Road intersection to a single-lane roundabout, with detailed design nearing completion and landholder engagement continuing in relation to potential land acquisition requirements.

The future roundabout upgrade is currently estimated to cost in the order of approximately $8.5 million and will be subject to Council's future budget approval processes. Council has applied for grant funding through multiple Programs to assist with the cost of the project and is awaiting the outcome of those applications.

In the interim, Council is progressing safety measures at the existing intersection, including speed reductions on all approaches to 60 km/h, advanced warning signage, vegetation clearing, new line marking, and conversion of the Glenella-Richmond Road approaches from Give-Way to Stop control. These works are scheduled to be implemented in July 2026 and August 2026.

Officer's Recommendation

THAT Council advise the Principal Petitioner of the outcome of this report as follows:

1. Council acknowledges the safety concerns raised in the Petition regarding the Holts Road and Glenella-Richmond Road intersection.
2. Council has been progressing a project to upgrade the existing intersection to a single-lane roundabout, with detailed design nearing completion and ongoing engagement occurring with neighbouring landholders in relation to potential land acquisition requirements.
3. The estimated cost of the future roundabout upgrade is in the order of approximately $8.5 million, and delivery of the project will be subject to Council's future budget approval processes and consideration of available funding opportunities.
4. Council applied for grant funding through the State Government's Regional Activation Fund – Round 2 but was not successful and awaits the outcome of an application to the Commonwealth Government's Safer Local Roads and Infrastructure Program.
5. Until the intersection can be upgraded, Council will implement interim safety measures at the existing intersection, including speed reductions on all approaches to 60 km/h, advanced warning signage, vegetation clearing, new line marking, and conversion of the Glenella-Richmond Road approaches from Give-Way to Stop control.
6. The interim safety measures are scheduled to be implemented in July 2026 and August 2026 and are intended to reduce the road safety risk associated with the existing intersection while the longer-term upgrade is progressed.

11.4.3. MINOR UPDATES TO STRATEGIC ASSET MANAGEMENT PLAN 2025 - 2035

Author Executive Assistant (Robyn Smith)
Responsible Officer Director Infrastructure and Operations (Simon Taylor)
File Reference SAMP

Attachments
1. Minor Updates to Strategic Asset Management Plan 2025 2035 Report [**11.4.3.1** - 4 pages]
2. MRC SAMP FINAL V2 0 [**11.4.3.2** - 28 pages]

Purpose

This report seeks Council endorsement of minor amendments to the Strategic Asset Management Plan (SAMP) and the Asset Management Improvement Plan (AMIP) including the transfer of relevant items from the Audit Action Register into the AMIP for ongoing management and reporting.

Related Parties

- Asset Management Program

Corporate Plan Linkage

Financial Strength

Optimised Asset Management - Our asset spend is aligned with the optimised maintenance, replacement and renewal of our asset base.

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

Background/Discussion

The Strategic Asset Management Plan (SAMP) was adopted by Council in June 2025 and sets the organisation's asset management direction for the period 2025–2035.
The SAMP also incorporates the Asset Management Improvement Plan (AMIP), which outlines a staged program of initiatives to strengthen asset management capability and deliver improved planning, decision-making and service outcomes.

Following adoption, the SAMP and AMIP were reviewed to confirm that they remained current and deliverable. Minor amendments are proposed to improve clarity and consistency, confirm the review cycle through annual and five-yearly comprehensive reviews, retime selected AMIP initiatives, and transfer relevant Audit Action Register items into the AMIP for ongoing tracking and reporting.

Minor amendments and updates are as follows:

Document Formatting

As a public-facing strategy available on Council's website, minor formatting corrections are proposed to improve the readability, consistency and usability of the SAMP. This includes removing unnecessary pages, applying correct titles and ensuring consistent formatting throughout the document.

SAMP Review Period

This section has been revised to incorporate an annual review process. The SAMP has a 10-year planning horizon and must be reviewed regularly to ensure it remains current. A comprehensive review is required at least every five years, with minor amendments to be considered through the annual review process. The upcoming Corporate Plan in 2027 may also trigger a further review of the SAMP.

Transfer Audit Actions

As agreed by the Executive Leadership Team on 1 December 2025, two (2) audit actions are proposed to be transferred into the Asset Management Improvement Plan (AMIP). These audit actions will be addressed, monitored and reported through the Asset Management Steering Committee's ongoing AMIP monitoring process. Refer to the attached report for further details.

Consultation and Communication

- The proposal was presented to the Asset Management Steering Committee (AMSC) on 29 May 2026 and was supported.

- The proposal was presented to the Regional Infrastructure Strategic Advisory Committee (RISAC) on 27 July 2026. The Committee supported the proposal and recommended that it be presented to and Ordinary Meeting of Council for endorsement.

Resource Implications

Extending the timeframe for the selected initiatives will enable the Team to deliver them with available resources and support effective implementation.

Risk Management Implications

No risk management implications.

Conclusion

The proposed minor amendments will ensure the Strategic Asset Management Plan (SAMP) and Asset Management Improvement Plan (AMIP) remain current, practical, and aligned with Council's governance and reporting requirements. Endorsement will support continued oversight of key improvement initiatives and provide a clear pathway for monitoring progress through established asset management governance forums.

Officer's Recommendation

That Council endorse the minor amendments to the Strategic Asset Management Plan (SAMP) and the Asset Management Improvement Plan (AMIP).

Minor Updates to Strategic Asset Management Plan 2025 – 2035

Ordinary Meeting Report
26 August 2026

Document Title	Minor Updates to Strategic Asset Management Plan 2025 – 2035
Prepared BY	Vivien Nsanabo – Executive Manager, Asset Management
Program	Asset Management

Purpose of submission

This report seeks Council endorsement of minor amendments to the Strategic Asset Management Plan (SAMP) and the Asset Management Improvement Plan (AMIP), including the transfer of relevant items from the Audit Action Register into the AMIP for ongoing management and reporting.

Background

The Strategic Asset Management Plan (SAMP) was adopted by Council in June 2025 and sets the organisation's asset management direction for the 2025–2035 period.

The SAMP also incorporates the Asset Management Improvement Plan (AMIP), which outlines a staged program of initiatives to strengthen asset management capability and deliver improved planning, decision-making and service outcomes.

Following adoption, the SAMP and AMIP were reviewed to confirm that they remain current and deliverable. Minor amendments are proposed to improve clarity and consistency, confirm the review cycle through annual and five-yearly comprehensive reviews, retime selected AMIP initiatives, and transfer relevant Audit Action Register items into the AMIP for ongoing tracking and reporting.

Summary of minor amendments and updates

Minor amendments and updates are as follows:

- **Document formatting**
  As a public-facing strategy available on Council's website, minor formatting corrections are proposed to improve the readability, consistency and usability of the SAMP. This includes removing unnecessary pages, applying correct titles and ensuring consistent formatting throughout the document.

- **SAMP review period**
  This section has been revised to incorporate an annual review process. The SAMP has a 10-year planning horizon and must be reviewed regularly to ensure it remains current. A comprehensive review is required at least every five years, with minor amendments to be considered through the annual review process. The upcoming Corporate Plan in 2027 may also trigger a further review of the SAMP.
- **Transfer audit actions**
  As agreed by ELT on 1 December 2025, two (2) audit actions are proposed to be transferred into the Asset Management Improvement Plan (AMIP).

These actions will be monitored and reported through the Asset Management Steering Committee. As the actions are being addressed through existing AMIP initiatives, ongoing reporting through this framework is appropriate.

A. **9.3.1.1** (2022-23/1A/-OS/AMAA/9.3) #Ref 58 – Inadequate governance and unclear purpose of AM systems and information impairing integrity, reliability, retrievability and accessibility

   Establish practices that provide a clear purpose and ownership for AM systems.

- **AMIP initiative** – Centralised maintenance framework.

B. **9.3.1.2** (2022-23/1A/-OS/AMAA/9.3) #Ref 59 – Inadequate governance and unclear purpose of AM systems and information impairing integrity, reliability, retrievability and accessibility

   Refine the Asset Information Strategy and ensure it considers the integrity and reliability of AM systems, information and data.

- **AMIP initiatives** – Service management plan, digital asset management plans, AM accountability framework and capital program prioritisation tool.

The audit action close-out forms for the remaining audit actions listed above have been submitted for closure.

- **Update the Asset Management Improvement Plan**
  The three (3) year plan includes ten (10) initiatives delivered over multiple years. This update extends five (5) initiatives within the delivery timeframe to allow for further consultation and consideration of key dependencies.

AMIP initiative	Initial completion period FY	Proposed completion period FY
Develop Service Management Plan	2025/26 –2026/27	2027/28
Develop Accountability Framework	2025/26	2026/27
Review and Develop Asset Management Plans	2025/26	2026/27
Deliver Centralised Maintenance Framework	2025/26 –2026/27	2027/28
Undertake Asset Management Maturity Assessment	2025/26	2027/28

Consultation and communication

- The proposal was presented to the Asset Management Steering Committee (AMSC) on 29 May 2026 and was supported.

- The proposal was presented to the Regional Infrastructure Strategic Advisory Committee on 27 July 2026. The Committee supported the proposal and recommended that it be presented to Council.

Recommendation

- That Council endorse the minor amendments to the Strategic Asset Management Plan (SAMP) and the Asset Management Improvement Plan (AMIP).

Strategic Asset Management Plan 2025-2035

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Endorsement

Mackay Regional Council is dedicated to providing sustainable, efficient, and cost-effective services to the community. These services are crucial for maintaining the region's lifestyle, economy, and public health. The Council aims to improve its service capacity through long-term planning for managing community assets sustainably.

The Strategic Asset Management Plan (SAMP) shows the Council's commitment to delivering these services by managing community assets effectively. The SAMP acts as the Council's "Service Strategy," connecting high-level goals in the Planning Scheme and Corporate Plan with everyday asset management activities. This helps balance customer needs, stakeholder requirements, technical capacity, growth ambitions, financial limits, and business support systems.

The initiatives in the SAMP ensure that the Service Strategy aligns with the Council's Growth Strategy (from the Local Government Infrastructure Plan) and Financial Strategy (from the Long Term Financial Forecast). These initiatives are supported by sound business processes and adequate resources to achieve effective and efficient outcomes, benefiting the region.

We fully support the vision and strategies in the SAMP and look forward to its successful implementation by the Mackay Regional Council's management and staff.

The Strategic Asset Management Plan (SAMP) was formally endorsed by Council in June 2025.

List of Abbreviations

AM	Asset Management
AMIP	Asset Management Improvement Plan
AMO	Asset Management Objectives
AMP	Asset Management Plan
AMS	Asset Management System
AMSC	Asset Management Steering Committee
ELT	Executive Leadership Team
EP	Each Person
ISO 55001	ISO 55001: Asset Management – Management System - Requirements
O&M	Operation and Maintenance
LGSF	Local Government Sustainability Framework
LGIP	Local Government Infrastructure Plan
LTAMP	Long Term Asset Management Plan
LTFF	Long Term Financial Forecast
Q-CRC	Queensland Climate Resilient Councils
SAMP	Strategic Asset Management Plan
SDA	State Development Area
ToR	Terms of Reference

Document Control		Strategic Asset Management Plan (SAMP)		
Rev No	**Date**	**Revision Details**	**Author**	**Endorsed by:**
V1.0	June 2025	Redevelopment of the SAMP	Linda Roberts	Council
V2.0	May 2026	Minor amendments to asset management improvement plan and revision of the SAMP review	Sara Downes	AMSC

Background

Mackay Regional Council (MRC) oversees a dynamic region full of opportunities and challenges. The Council's purpose is to "Create opportunities to thrive," and its vision is to become "the best region for liveability and livelihood." To achieve these goals, the Council provides essential services like transport, water supply, wastewater treatment, waste management, community services, and parkland, which support the regional economy and lifestyle.

The Council relies on a diverse range of assets, valued at around $6.5 billion, with a written-down value of $4.35 billion. To support anticipated growth over the next 15-20 years, an additional investment of about $398 million is needed. Another $300 million over 10 years is allocated for new assets. Efficient management of these assets is crucial, as operating, maintaining, renewing, and funding these assets accounts for about 70% of the Council's operating budget.

The purpose of the Strategic Asset Management Plan (SAMP) is to provide a clear roadmap for sustainable, efficient, and cost-effective service delivery by optimising asset management. The SAMP is based on the international standard for Asset Management (ISO 55000) and aligns with the Local Government Sustainability Framework (LGSF) developed by the State Government. It involves a wide range of stakeholders, including Council members, the Executive Leadership Team (ELT), the Asset Management Steering Committee, residents, businesses, State and Federal Governments, and developers.

The SAMP adopts "Modern Asset Management" practices, focusing on service outcomes as the primary driver of decision-making. It outlines what needs to be done, how to deliver these outcomes, and considers the role of assets and cost/affordability. This approach ensures that activities focus on how assets support the community, rather than viewing assets as ends in themselves.

The SAMP aims to ensure sustainable service outcomes that meet community needs through continuous improvement and effective resource management.

1. Scope and Role of the SAMP

The purpose of Mackay Regional Councils (Council's) "Strategic Asset Management Plan" (SAMP) is to define and integrate the Council *Service Strategy*. In doing so, this SAMP emphasises the role of modern asset management as a "whole of business" framework, integrating the strategic direction of the Council with the professional and technical expertise of the administration.

The scope of this SAMP encompasses all asset classes that are involved in the delivery of service outcomes to the community.

The **overall objectives** of the SAMP are to:

- Define Council's **Service Strategy** to meet statutory obligations, regional needs and capability;
- Ensure that this **Service Strategy** is aligned with Council's **Financial Strategy** (Long-Term Financial Forecast (LTFF)) and **Growth Strategy** (Council's Local Government Infrastructure Plan (LGIP) (**Figure 1.1**); and
- Provide a succinct **plan for ongoing improvement** in capability and integration of operational Asset Management to optimise service outcomes.

Figure 1.1 – Alignment and Integration of the SAMP (Service Strategy), **LGIP** (Growth Strategy) **and LTFF** (Financial Strategy)

The SAMP provides a framework for the Council to ensure that corporate outcomes (as defined in the Corporate Plan, Planning Scheme (LGIP) and Financial Strategy (LTFF)) are supported by management practice and improvement initiatives. These improvements are summarised in the *Asset Management Improvement Plan* (AMIP) and reflect opportunities for enhancing the Council's Asset Management capabilities.

In doing so, the SAMP aims to break down historical "silos" of engineering, asset accounting, community service planning and land use planning to provide a clear and shared direction for Council as a whole. To achieve this objective, the development of this SAMP has been a joint effort across all of Council's departments

1.1. External Drivers/ Emerging Influences

Queensland Local Government operates in a challenging business environment. Council plays a central role in facilitating the sustainable growth and development across the region as well as maintaining services that meet the needs of the community. These activities are undertaken in a highly regulated legislative framework.

To achieve its outcomes, Council must strike a balance between the needs/wants of external parties and the capacity of Council to deliver sustainable outcomes. In particular, Council needs to be cognisant of:

- **Statutory Obligations** - Understand and engage with the various needs, obligations and expectations of the State and Federal Governments and their agencies (as appropriate) on regulatory issues.

- **Community Expectations** - Understand the community's service requirements at several levels including:

  - Liveability – Provision of services (and assets) that support a high quality of life, health, and wellbeing to residents;
  - Scope of Services – Provide services that the community considers important or desirable;
  - Level of Service – Provide a level of service that meets the community's expectations;
  - Cost of Service and Ability/Willingness to Pay – Providing services that are affordable, i.e. consistent with the community's ability and willingness to pay; and
  - Sustainability - The ability of Council to sustain the services on a medium to long term basis within the limits of forecast resource capability.

- **Industry Drivers** -These include consideration of issues such as:
  - Macroeconomic factors including growth;
  - Technological changes which are reshaping many industries;
  - Environmental factors; and
  - Political factors including policy and regulatory trends.

- **Megatrends including**:
  - Climate change;
  - Information Technology (IT) and Artificial Intelligence;
  - "Leaner, cleaner, greener" means of production and provision of assets/services; and
  - An Ageing Population

1.2. Role(s) of the SAMP:

The role of the SAMP is to:

- Define Council's Service Strategy (and a pathway for improvement);

- Identify and clearly define the challenges relating to balancing risk, cost and performance;

- The outcome from this process should assist Council in defining and delivering affordable / achievable / sustainable service outcomes for the region;

- Broadly outline the management authority and autonomy for delivery of the SAMP; and

- Create a structure that is compliant with the statutory obligations for development and implementation of Council's SAMP/ LTAMP and consistent with internationally recognised standards (ISO 55000).

2. Corporate Objectives

This part of the SAMP outlines the Council's main goals which the SAMP aims to achieve. The Council's vision for the community is developed and implemented through its Corporate Plan which sets the overall goals for the region.

The Planning Scheme provides a strategic framework for growth, development, and land use across the region, showing what the area might look like in 20 years. The Financial Strategy, detailed in the Long Term Financial Forecast (LTFF), offers a 10-year plan for revenues and expenditures. The SAMP defines the Council's Service Strategy.

As shown in Figure 1.1, to achieve sustainable outcomes, the Council must balance its Growth Strategy (LGIP), Financial Strategy (LTFF), and Service Strategy (SAMP). This requires agreement on the settings that align the Council's corporate strategies, a key role for the Asset Management Steering Committee (AMSC).

Once these high-level strategies are set, the goals are translated into Asset Management Plans for each asset class. These plans are supported by detailed documents like Technical Service Levels, Business Process Manuals, and Operational and Maintenance Plans.

The success of this process is measured using the Council's integrated performance management framework which includes audits. This framework drives continuous improvement and ensures operations stay aligned with business and planning challenges.

The SAMP is designed to provide a clear connection from the broad corporate goals to asset management activities on the ground (refer to Section 3).

2.1. Strategic and Corporate Goals

This SAMP reflects and supports Council's Purpose, Vision, Mission, Goals, and Values as follows:

- **Our Purpose** is to: *Create opportunity to thrive;*
- **Our Vision is**: "***To become the best region for liveability and livelihood***"
- **Council Values** are:
  - *Safety and Wellbeing – We all work safely and actively care for each other's wellbeing;*
  - *Respect – We embrace diversity and behave with integrity and professionalism.;*
  - *Working Together – Working together for our region and community;*
  - *Service Excellence - Understanding our client and community needs to deliver best possible outcomes; and*
  - *Integrity - We take pride in our actions by being transparent and continuously improving*.

The SAMP is crucial for delivering key policies and strategies in the Corporate Plan with over 70% of the Corporate Plan being in some shape or form reliant on Council's assets.

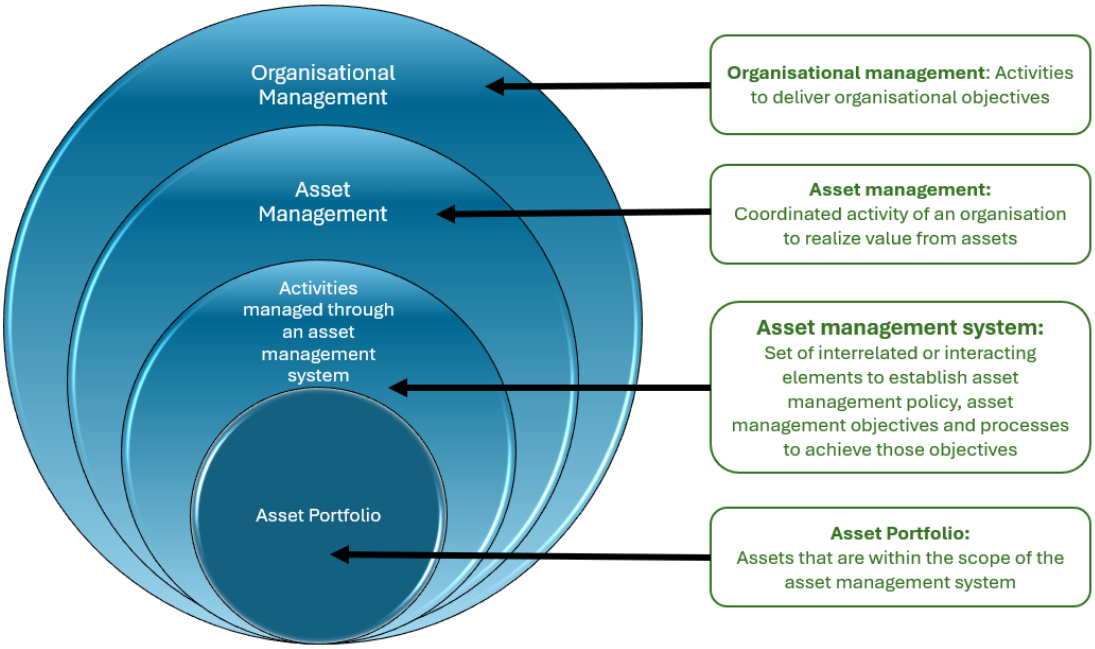
3. The Asset Management System

Council's Asset Management System (AMS) describes a 'system of management' approach that applies to all areas of the Council, focusing on achieving outcomes rather than just managing physical assets.

3.1. Integrational Standard for Asset Management (ISO 55000)

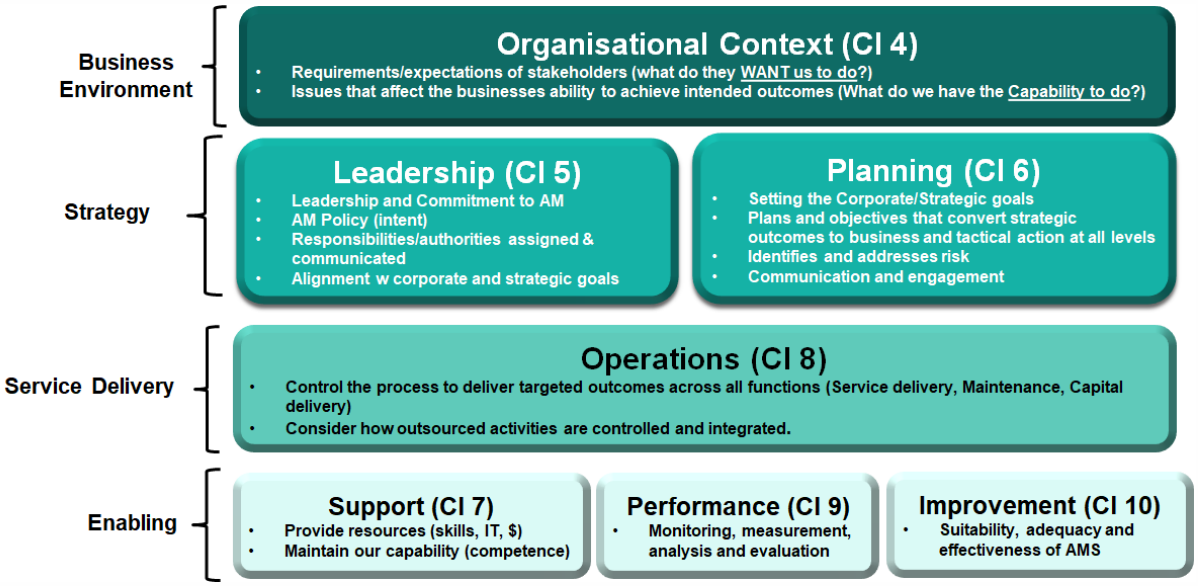
The International Standard for Asset Management (ISO 55000) defines asset management as a key part of an organisation's strategy and operations. Although not mandated, Mackay Regional Council (Council) sees ISO 55000 as a useful framework for creating a practical Strategic Asset Management Plan (SAMP). Figure 3.2 below illustrates how the main elements of ISO 55000 are interrelated.

Figure 3.1 – ISO 55000 illustration of the Asset Management System



ISO 55000 describes an Asset Management System as a business framework focused on achieving outcomes. It aims to translate organisational goals into asset-related decisions, plans, and activities using a risk-based approach. The standard emphasises understanding the business environment, including what stakeholders want and what the Council can deliver, as essential for effective leadership, planning, operations, and service delivery. These concepts are illustrated in Figure 3.2.

Figure 3.2 – Conceptual Alignment of SAMP/ISO 55000 with standard Business Practice



3.2. Alignment with the State's Sustainability Framework

The State has developed a *Local Government Sustainability Framework* (LGSF) which focusses on five key areas including assessment of:

- **Operating Environment** – i.e. the impact of the external environment on Council's capacity to respond effectively:
- **Finances** – Council's long term financial performance;
- **Assets/Services** – Council's management of assets over the long term;
- **Governance** – Council's understanding and managing of risk and embedding effective governance practices;
- **Compliance** – Council's performance in meeting legislative requirements.

The framework adopted by Council addresses these requirements.

3.3. Application to Mackay Regional Council

The balance between expectations, statutory obligations and business capacity informs **Council's Vision** which is defined in Council's;

- **Corporate Plan** which describes Council's medium-term objectives and a broad "roadmap" to achieve these goals;
- **Planning Scheme** which describes Council's long-term vision (15+ years) for the region including Council's Growth Strategy.

The outcomes from these two documents define – at a high level – Council's service scope and objectives, i.e.

- Which **outcomes** Council is focussed on delivering;
- **The standard** to which Council intends to deliver;
- A broad understanding of the **allocation of resources** to ensure that Council has the capability (existing and forecast) to deliver;
- The **cost/pricing** associated with delivering those outcomes.

With Council's objectives (scope and level of service) broadly defined in the *Corporate Plan* and *Planning Scheme*, the focus turns to providing the necessary leadership to ensure that these objectives are achieved "in the field". Specific elements of leadership include:

- **Policy and Strategy** to define (at a more functional level) and drive outcomes across Council;
- **Systems and Processes** that facilitate effective and efficient service delivery;
- Clear allocation of **Roles/Responsibilities** to ensure that there are clear lines of authority/autonomy to deliver outcomes;
- An organisational **Culture and Communication** that supports service excellence.

3.4. Council's Asset Management System

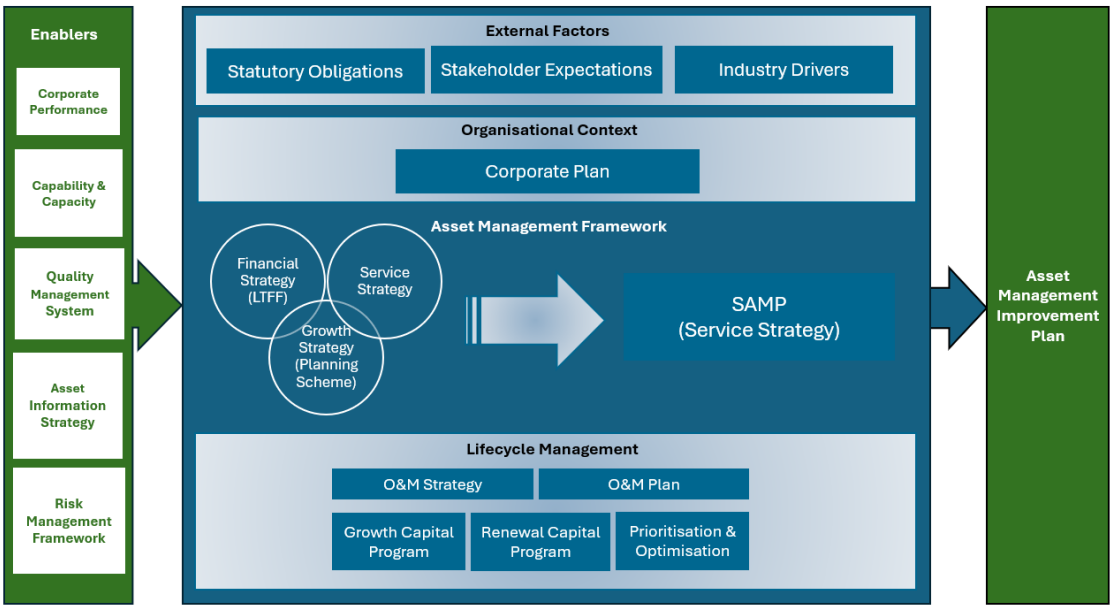
Council's Asset Management System (AMS) is structured to address several key considerations:

- **Defining Organisational Context**: This includes external factors like statutory obligations, stakeholder expectations, and industry drivers (e.g. climate change).
- **Aligning Outcomes with Capacity**: The Council's Vision and Purpose guide the goals and objectives in the Corporate Plan, ensuring targeted outcomes match the Council's capacity.
- **Service Management Focus**: This involves:
    - **Service Design**: Defining the scope and level of service outcomes, balancing stakeholder needs, strategic objectives, capacity, and cost.
    - **Service Planning**: Allocating resources to deliver services as designed, considering various delivery strategies and iterative planning.
    - **Service Delivery**: Supporting functions, risk management, and performance monitoring to ensure promised outcomes are delivered.

In this system, Service Planning comes before traditional Asset Management activities, emphasising outcomes over assets. This approach encourages innovation by focusing on desired outcomes rather than existing assets.

Council's Asset Management System is outlined schematically in **Figure 3.3.**

Figure 3.3 – Council's (Service Centric) Asset Management System



3.5. Asset Management Leadership and Governance

Council values effective integration with various stakeholders, both internal and external, to ensure everyone understands each other's expectations and capabilities. Key stakeholders involved in developing and implementing the Council's Asset Management (Service) Strategy are listed in Table 3.4.

Table 3.4: Key Asset Management Stakeholders

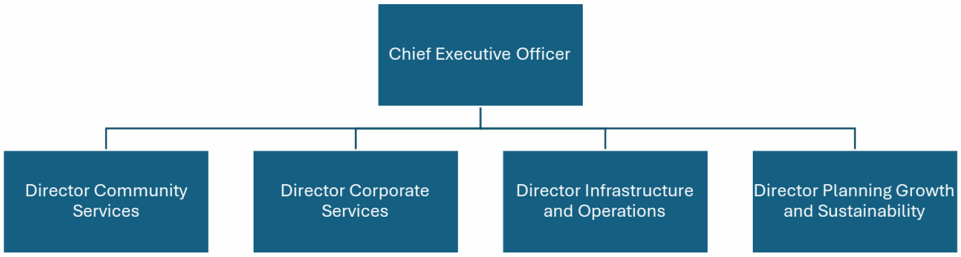
Key Stakeholder	Role in Asset Management
Mackay Regional Council's Mayor and Councillors	• Act as stewards of the infrastructure assets; • Approve the Strategic Asset Management Plan (SAMP) and supporting (service/asset class level) Asset Management Plans; • Ensure appropriate resources and funding for the SAMP/AMPs are made available; • Integrate Asset Management into the Corporate Plan; • Ensure sustainable service outcomes.
Executive Leadership Team	• Provide timely, accurate and reliable information to Council for decision making; • Manage/maintain the linkage between the Asset Management Policy, SAMP, Corporate Plan and LGIP; • Support the multi-disciplinary Asset Management Steering Committee; • Continuously review the Corporate Asset Management Policy and Strategy, ensuring adequate resources are available; • Monitor staff performance in the implementation of the Strategic Asset Management Plan; • Ensure key stakeholder inputs are integrated into the Strategic Asset Management Plan.
Director Infrastructure and Operations	• Accountable for the successful execution of Council's Asset Management functions (via the Asset Management Steering Committee).
The Asset Management (AM) Steering Committee	• The Asset Management Steering Committee will develop, manage and monitor the implementation of the Council's Asset Management Improvement Plan (AMIP); and • Review, approve and operate within defined Terms of Reference (ToR).
Executive Manager Asset Management	• Responsible for delivering the Asset Management Improvement Plan (AMIP) and other initiatives as determined by the Asset Management Steering Committee; • Monitor and support the performance of staff in implementing asset management; • Encourage continuous innovation and cost-effective measures to improve asset management practices; • Operate within the agreed Terms of Reference (ToR).

Community Residents and Businesses	• Participate in the establishment of community scope, levels and cost of service through:
	  ○ Community Reference Group (s);
	  ○ Provide feedback;
	  ○ Engage at community meetings;
	  ○ Interact through interviews / surveys (online and / or mail out).

Federal and State Government Authorities and Agencies	• Ensure the relevant legislative requirements and standards are met and maintained in the implementation of the SAMP; • Provide funding and incentives to develop and maintain Council's capacity (both in terms of skills/systems/programs as well as through funding of asset provision).
Developers	• Install and contribute to assets in accordance with Council's Specifications, Development Approval, and the Local Government Infrastructure Plan.

The Council and Executive Officers are responsible for leading the planning, implementation, operation, and continuous improvement of service and asset management. This includes managing the supporting processes, systems, and culture, as outlined in the Council's Organisational Structure (see Figure 3.5).

Figure 3.5 – Overview of Council's AM Organisational Structure



The Director of Infrastructure and Operations will have overall executive accountability for the Council's Asset Management function. Responsibilities will be delegated to and managed through the Asset Management Steering Committee, as detailed below.

3.6. Asset Management Steering Committee (AMSC)

The Council's Asset Management Policy mandates that a governance process be developed and approved by the Asset Management Steering Committee (AMSC). This process includes decision-making related to the Long Term Financial Forecast (LTFF).

According to the policy, the AMSC's role is to oversee the delivery of asset management services across the organisation and approve key asset management documents, including:

- The Asset Management Policy
- The Strategic Asset Management Plan (SAMP)
- Asset class-specific Asset Management Plans (AMPs)
- Asset planning documents, such as strategy and business case templates
- Capital prioritisation processes that inform the LTFF
- Asset-related risk reporting
- Asset management benchmarking and reporting

Day-to-day decisions on asset issues will be handled by the Executive Manager – Asset Management, as delegated by the AMSC.

3.7. Other Key Roles/Responsibilities

While Section 3.6 and Table 3.5 outline the main responsibilities, effective coordination of the Council's key strategies requires a clear and consistent understanding of roles and accountabilities across the Council.

- **Responsibilities**: These are task-oriented, focusing on specific activities like data collection or collation.
- **Accountabilities**: These are outcome-focused, dealing with the consequences and ownership of actions.

Although the Council has a good grasp of asset management (AM) accountabilities and responsibilities, a key action item is to conduct a detailed assessment to better define these roles.

3.8. Asset Management Principles

The key "Principles of Asset management" outlined in Council's Asset Management Policy related to the following core areas:

- Asset Ownership
- Levels of Service
- Importance of Asset Management
- Document Hierarchy
- Decision Making
- Relationship between Risk, Cost and Service Outcomes
- Climate Change

3.9. Asset Management Objectives

As mentioned earlier, ISO 55000 defines an organisation's asset management system as a process that helps achieve objectives by considering the business's nature and purpose, operating context, financial and regulatory constraints, and the needs and expectations of stakeholders. To achieve this, it is beneficial for the organisation to identify its overall asset management objectives, which are the benefits the asset management system intends to provide.

Asset Management Objectives (AMOs) can be set at both strategic and tactical levels. Table 3.6 lists the strategic objectives that the Council believes represent the main benefits of its Asset Management System. Technical AMOs should be detailed within the individual Asset Management Plans.

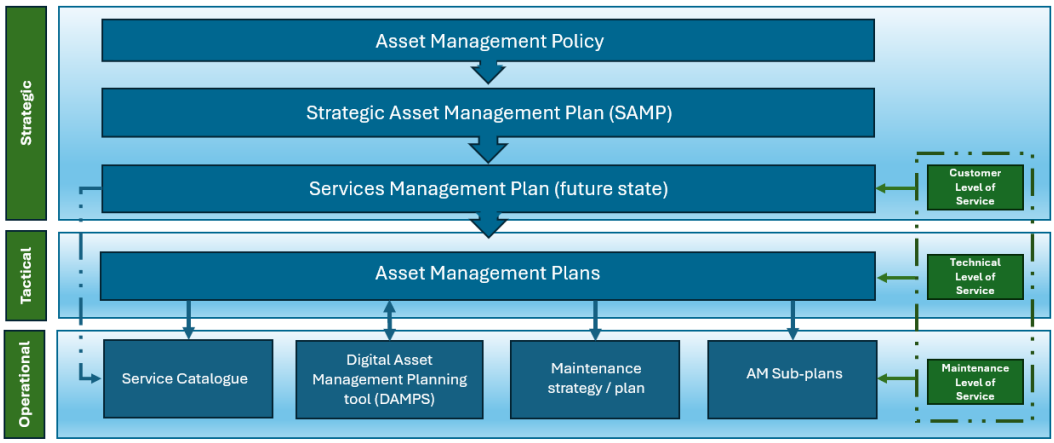
Table 3.6 – Summary of Strategic AMOs

Asset Management Objectives (AMOs)	Measure
AMO1 – Alignment of Council Service, Growth and Financial strategies	Alignment of forecasts between the Financial Strategy, LGIP and SAMP to within an acceptable variance over a 5-year forecast period
AMO2 – Service and outcomes that balance stakeholder needs, Council's capacity, and improvement of outcomes for the community and region	Agree on a defined level of service and monitoring performance against those outcomes (e.g. Customer Service Standards; Customer Charter; LGIP Desired Standards of Service (and associated Technical Specifications)
AMO3 – Effective and Efficient Decision making that delivered effective outcomes (i.e. doing the "right" things) in an efficient manner (doing them "right")	Taking a lifecycle approach to developing cost-effective management strategies for the long-term that meet the defined level of service
AMO4 – Consistency with Council's obligations and relevant national/international standards and policy	Assessment of compliance with statutory obligations; alignment with national/international standards and delivery of outcomes with stated commitments (e.g. climate change)
AMO5 – Strengthen the business through a concerted program of skills development, system enhancement and data collection	Structured program of skills development, system enhancement and a measurable improvement in data management
AMO6 – Managing Council's Risk Profile at a level that is aligned to Council's risk appetite	Identifying, assessing, and appropriately controlling risks as defined in Council's Risk Management Framework

3.10. Asset Management Document Hierarchy

The purpose of the Asset Management Document Hierarchy is to build an understanding of how the different documents relate to one another. The figure below (3.7) illustrates this hierarchy.

Figure 3.7 Asset Management Document Hierarchy



3.11. Scope of Asset Management Plans

The above discussion provides a broad outline of the CONCEPT of Asset Management. The next step in the process is to define the scope of Asset Management Plans that are relevant to Council.

Each individual AMP should include a summary of Technical AMOs which align with these strategic AMO measures. In many cases, services/outcomes are defined within/across Council (e.g. operational outcomes may be summarised in *Customer Service Standards* or a *Customer Charter*; while *Desired Service Standards* are defined in the LGIP and include reference to both operational and construction standards).

3.12. Asset Management Related Policies

Council has several policies that influence or are influenced by the Asset Management Strategy:

- **Asset Management Policy**: Commits to providing consistent and appropriate service levels to current and future stakeholders, considering social, safety, environmental, and financial sustainability, as outlined in the Corporate Plan.
- **Community Engagement Policy**: Details the Council's commitment to engaging with the community as a key part of informed decision-making.
- **Climate Change Policy (26 October 2022)**: Sets out principles and outcomes for managing climate change impacts. This is supported by the Environmental Sustainability Strategy (2017-2025), through which Council joined ICLEI – Local Governments for Sustainability. As part of the Queensland Climate Resilient Councils' (Q-CRC) Program, COUNCIL began the Climate Risk Management Framework to understand climate change risks to the region.
- **Non-Current Assets Policy**: Defines the approach to accounting for non-current assets.

4. SERVICE STRATEGY

4.1. Customer Expectations and Levels of Service

Service outcomes are the main focus of the Council's Asset Management function. For some services, like water, wastewater, and solid waste, outcomes are heavily influenced by external regulations, making customer service levels well-defined. For other services, outcomes are based on assumed needs and available funding, meaning the Council provides what the community can afford, which may not always align with community expectations.

This SAMP aims to increase consultation in setting service levels. Future updates to Asset Management Plans will include:

- Customer feedback on service levels (what the community wants)
- Costs of providing services versus willingness to pay (impact on Council rates)
- Capacity to deliver (Council's ability to meet agreed outcomes)

These initiatives will help align service levels, risks, and consequences with the community's ability and willingness to pay.

4.2. Current Practice

Council's supporting Asset Management Plans (AMPs) typically outline the current scope of services and include technical metrics to assess how well service outcomes are being met.

Customer Service Levels are usually evaluated based on:

- **Condition**: How good is the service? What is the quality or condition of the service?
- **Function**: Is the service suitable for its intended purpose? Is it the "right" service?
- **Capacity/Use**: Is the service overused or underused? Do we need more or fewer of these services/assets?

These performance measures provide information on current service delivery outcomes.

Technical Levels of Service translate customer service outcomes into operational or technical performance measures, which are often asset-specific and cover various stages of the asset lifecycle, such as:

- **Acquisition**: Activities to expand the scope or increase the level of service.
- **Operation**: Routine activities to maintain service outcomes.
- **Maintenance**: Activities to keep an asset as close as possible to an appropriate service condition.
- **Renewal**: Activities to restore an asset's service capability to its original condition.

These technical measures guide the decisions of the Council's service and asset managers on a day-to-day basis and are regularly monitored to identify changes in circumstances in real time.

Maintenance Levels of Service: Feedback from the Service Management processes will necessitate the review and update of various Asset Management Plans.

5. FUTURE DEMAND

5.1. Demand Drivers

While understanding current expectations for service scope and levels is crucial, forecasting future requirements (demand forecasting) involves considering several factors:

- **Population and Demographics**: Anticipated changes as outlined in the updated Regional Plan and the Regional Transformation Strategy, which will be implemented through the Council's Planning Scheme (specifically the LGIP).
- **Regulatory Changes**: New rules and regulations that Council must comply with.
- **Consumer Preferences**: Shifts in preferences for types and scopes of services, influenced by changes in demographics and lifestyle choices (e.g. vehicle ownership rates, environmental awareness).
- **Macro Effects**: Economic factors, technological advancements, seasonal variations, climate change, etc.
- **Technical and Technological Changes**: Innovations in how services can be delivered.
- **Supply Capacity Changes**: Limitations on resources like bulk water, necessitating demand management through measures like water restrictions.
- **Community Capability**: Changes in the community's willingness to pay, which could be affected by economic downturns, potentially reducing the community's ability to afford certain services.

5.2. Demand Forecasts

5.2.1. CURRENT Forecast (Council's LGIP)

Current projections for residential (population) and non-residential (employment) growth are contained in Table 4.2 of Council's LGIP and are replicated in **Table 5.1**

Table 5.1 – Forecast Growth in Residential (Population) and Non-Residential (Employment) Drivers

Description	Growth Assumptions					
	Base date 2021	2026	2031	2036	2041	Ultimate
Population	120,737	124,402	131,527	139,061	147,392	198,312
Employment	48,830	50,927	53,511	57,002	59,787	108,975

These residential and non-residential demand forecasts are converted to demand for trunk infrastructure using demand multipliers contained in **Table SC 3.1.3** of Council's LGIP. The TOTAL demand (by trunk infrastructure class) can be summarised in tabular format in **Table 5.2.**

Table 5.2 -Demand for Trunk Infrastructure

		Existing and Projected demand (LGIP)				
Asset Class	**Demand Unit**	**2021**	**2026**	**2031**	**2036**	**Ultimate**
Water Supply	EP	123,383	127,317	134,652	143,765	206,993
Wastewater	EP	126,184	129,121	135,385	142,678	189,618
Transport	trips	321,319	345,267	376,155	409,806	600,723
Parks and LFCP	Pop	120,741	124,405	131,528	139,060	198,312
Stormwater	Imp ha	4,174	4,817	5,488	6,263	8,206

5.2.2. The Regional Plan

The current Whitsunday Isaac Mackay Regional Plan from 2012 is outdated and not relevant to the SAMP. The more recent "Regional Transformation Strategy 2024 - Greater Whitsunday" from the Queensland Government mentions the Mackay SDA but lacks detailed information for this SAMP.

An updated Regional Plan is not expected until at least 2026. Consequently, the current Regional Plan cannot be used to inform the SAMP. Instead, the review and update process of Council's LGIP will guide the SAMP.

5.3. Demand Impact and Demand Management Plan

Each of Council's asset classes includes a brief statement on the plan to meet service demands. The identification of future changes in demand allows for a long term planning horizon via strategies and master planning. Understanding the likely timing of changes in demand with related impacts need to captured across a variety of processes and documents. For example the Asset Management Plans have a section on future demands.

The AMPs also highlight that growth forecasts in the Council's LGIP and any future Regional Plan may create a need for new assets. Providing these assets will commit the Council to ongoing operations, maintenance, and renewal costs for as long as the assets are needed.

These future costs are identified in the AMPs and are considered when developing forecasts for future operations, maintenance, and renewal costs, which are included in the Long-Term Financial Forecast.

5.4. Pathway Forward

The below list of items require ongoing awareness to ensure assessment and responses to changes in service demand are managed: demand

- **New Regional Plan Development**: This will inform the Council's LGIP and the necessary trunk infrastructure to support growth (i.e. the Schedule of Works). In the meantime, forecasts will be based on the updated LGIP.
- **Service Planning Outcomes**: These will help guide demand planning activities across the Council.
- **Climate Change Assessment**: The Council's evaluation and response to climate change impacts may influence asset management strategies for key assets throughout their lifecycle.
- **Mega Trends Assessment**: The Council's evaluation and response to other significant trends, such as AI and intergenerational changes, may affect service needs and the associated assets.

6. LIFECYCLE MANAGEMENT PLAN

The discussion so far has been about what the Council wants to achieve with its assets. This part of the SAMP looks at outside factors affecting the Council's assets and services. It shows the balance between service outcomes, growth, and financial expectations.

After deciding what the Council aims to achieve (in terms of service scope and level), the next step is to ascertain how to deliver these outcomes. This involves assessing the Council's assets throughout their lifecycle.

The Council's Asset Management Policy (2023) states that the lifecycle cost of assets has the biggest impact on service delivery costs. The policy plans to use an Asset Management Framework across Council to save costs and standardise asset functions. As outlined in section 3 the Asset management System contains a framework which covers all aspects of the asset and project lifecycle.

While the structure of the AMPs generally follows a lifecycle approach, they lack a standardised method across asset functions. There is some consistency in the scope of the Lifecycle Management Approach in the AMPs, but the methods vary. The Asset Management Improvement Plan aims to define clear Asset Management Objectives and establish a standardised approach as required by the Council's Asset Management Policy.

6.1. Defining the Asset Lifecycle

Lifecycle Asset Management is a structured process for optimising asset performance, extending asset lifespan, and reducing costs at all stages of the asset's service life. The lifecycle management detail contained within each of Council's **Asset Management Plans** (AMPs) broadly summarises an approach (and costing) for managing assets in a way that is intended to ensure sustainable delivery of agreed levels of service.

Figure 6.1 – Asset Lifecycle Management Diagram

The scope of the Asset Lifecycle considerations contained within the AMPs encompasses:

Asset and Service Planning:

- *Service Objectives* -which are the outcomes Council is trying to achieve;
- *Physical Parameters* – of the assets Council owns, their age/condition profile and the current capability;

Asset Acquisition:

- A clear forecast of the asset delivery program for each asset class, including an estimate of the investment needed for growth (as defined in the Council's LGIP), expanding services with new assets, and maintaining service capability through renewing existing assets;

Operation and Maintenance:

- A summary of the *capacity and performance* of the existing network and identification of known deficiencies;
- A broad overview of the *Operation &Maintenance Strategy* and activities intended to maintain the assets functionality;

Asset Renewal and Disposal:

- Renewal Planning - Understanding the forecast potential renewal liability for each asset class;
- Disposal Planning – Processes for disposal of assets; and

Risk and Affordability:

- Balancing cost, risk and affordability in managing service delivery.

Collectively these describe a Lifecyle Asset Management approach as envisaged in the MRC Policy statement.

6.2. Current Status of Lifecycle Asset Management

Service/Asset Planning:

Service outcomes for existing assets are broadly defined in the Council's Asset Management Framework. These objectives are usually supported by technical measures (e.g. breaks per 100km of main, road roughness, recreational accessibility, etc.).

Service outcomes for new (growth) assets are broadly defined in the Council's Local Government Infrastructure Plan (LGIP). The demand for additional assets to meet the Council's changing service objectives is typically outlined in the LGIP "Schedule of Works" and/or the Council's Long Term Financial Plan.

While the processes behind these activities are considered robust, the proposed Asset Management Objectives initiative will help the Council refine its outcomes, which will then inform the asset planning processes. The objectives define what the Council wants to achieve, which then informs the planning process designed to ensure that the target outcomes will be delivered (i.e. how these outcomes will be delivered). This includes growth, new, and renewal activities.

The target outcome from the planning process is a well-defined and agreed scope of investment in assets to ensure that the Council's service outcomes are achieved and can be sustained over time.

Asset Acquisition:

The planning process identifies what assets are needed to deliver sustainable service outcomes. The acquisition element determines how these assets will be delivered in the field. The Council's detailed policies and processes ensure an efficient and cost-effective approach for:

- Project Development
- Tendering and Assessment
- Contract Award
- Physical Delivery (e.g., construction) of Assets

Operation and Maintenance:

The Council's operational strategies ensure that essential community services (like transport, water services, parks, community services, and stormwater drainage) are run efficiently, effectively, and sustainably over the long term.

Each asset class uses performance metrics to define target service levels and measure the Council's success in delivering these outcomes. For water services and transport, these metrics follow industry standards and can be compared with other regions. The current service levels achieved by the Council are generally in line with similar regional areas. However, this comparison assumes a common standard, which may not reflect the unique preferences of the Council's residents.

These preferences will be identified in the proposed Asset Management Objectives (AMOs). Once established, these objectives should guide all aspects of the Council's Lifecycle Management Strategy, especially the operational elements.

Renewal and Disposal:

A key step in the process is to ensure the Council's strategies for asset renewal and disposal are managed appropriately. The challenge is to avoid renewing assets too soon (which is inefficient) or too late (which can impact service outcomes and increase risk).

Many of the Council's assets are "long-lived" (with a design life of over 10 years, often extending to 50+ years). These assets tend to function well for a long time, but their renewal can be disruptive and expensive if not managed correctly. Both the Council and the State are aware of the potential disruption from inefficient asset renewal. The State provides some financial measures of "asset sustainability," but these can be misleading due to broad assumptions about the timing of asset delivery.

Each of the Council's Asset Management Plans includes a projected program for asset renewal, based on current replacement costs and estimated useful lives of key assets. While this is considered "industry standard," it has limitations. Best practices in asset renewal should consider:

- **Replacement Costs:** Assuming a like-for-like replacement may not always be appropriate. For example, is the existing asset sized for current service needs? Is renewing the asset the best solution, or can the service be delivered without it?
- **Useful Life:** Standard useful life assumptions may not account for specific environments. For example:
    - Assets near marine environments may degrade faster.
    - Well-maintained assets may last longer than average. Best practices include using a degradation curve and a distributed renewal profile to recognize that assets may last longer or shorter than the standard useful life.
- **Criticality and Condition:** Standard approaches may overlook specific operational aspects. For example, a minor road may be low risk, but if it's the only access to a community, its functionality is critical. Similarly, a water main serving critical infrastructure (like hospitals) has greater consequences if it fails. Best practices include identifying asset criticality (consequence of failure) and condition (likelihood of failure).

The Asset Management Improvement Plan outlines a process to review, refine, and update the Council's policies and procedures across the asset lifecycle to ensure that service, financial, and risk objectives are sustainably delivered over the long term.

6.3. Balancing Finance and Service Outcomes

As mentioned earlier, the Council's Long Term Financial Forecasts (LTFF) assume an average expenditure of $1.5 billion on assets over the next 10 years, with about $700 million allocated to asset renewal. Most renewal estimates in the Asset Management Plans (AMPs) assume a straightforward application of asset cost and useful life, without much consideration of criticality or variability in asset life. To improve the maturity of our renewal forecasting in this regard, the Digital Asset Management Planning Tools to criticality and asset health to determine risk, leading to a better informed renewals profile. Continued development of DAMPs for all asset portfolios is one of the key actions contained in the AMIP.

Another measure of capital investment considers information from the recently updated Local Government Infrastructure Plan (LGIP). As discussed, it is crucial that the Strategic Asset Management Plan (SAMP) as the Service Strategy, the LTFF as the Financial Strategy, and the LGIP as the Growth Strategy are aligned.

6.4. Pathway Forward

Initiatives arising from the (existing and developing) Asset Management Strategy suggests an opportunity for review and reconciliation of differences in Council's proposed total 10-year capital investment contained within the collective AMPs, Council's LGIP and LTFF.

7. RISK MANAGEMENT

The outcomes from Council's multi-billion-dollar asset portfolio are crucial for the region's growth and its environmental, economic, social, cultural, and community health responsibilities. Balancing the Growth, Service, and Financial Strategies reveals inherent tensions between the Council's various strategic objectives. Therefore, a strong framework is needed to manage, monitor, and mitigate these associated risks.

7.1. Current Status:

The Council's Enterprise Risk Management (ERM) Framework is developed according to the principles and guidelines of the International Standard ISO 31000:2018. This framework helps identify, assess, and manage strategic risks across the Council.

Council annually conducts risk assessments to review and evaluate risks, identifying control actions to mitigate them. Council's strategic risk appetite for Assets is '***We will manage assets in a way that reflects community and budgetary obligations'.***

At the corporate level, Council has an Enterprise Risk Management (ERM) Policy and an Enterprise Risk Register that identify key risks and the strategies to manage or mitigate them. For essential services, the Council has developed specific Business Continuity and Contingency Plans, particularly for critical services and buildings.

Each of Council's Asset Management Plans (AMPs) includes a broad risk assessment specific to each asset class, focusing on current risks to service outcomes or assets. There is also a brief discussion on "Service and Risk Trade-Offs," which often relates to perceived shortfalls in capital and operating revenues.

7.2. Critical Assets

Critical assets are those whose failure would cause significant loss or reduction of service. This is different from "high risk" assets, as "criticality" is based solely on the consequence of failure, while "risk" considers both consequence and likelihood.

Asset Management Plans (AMPs) typically identify critical assets within each asset group, along with a brief description of common failure modes and their impact on service delivery. However, the identification of these assets is not always consistent, leading to some "high risk" assets being incorrectly labelled as "critical." The Council needs to develop and apply a consistent methodology to distinguish between "critical" and "high risk" assets and adjust their management accordingly. This includes identifying critical assets and failure modes to ensure that investigative activities, condition inspection programs, maintenance, and capital expenditure plans are well-targeted.

7.3. Pathway Forward

The attached Asset Management Improvement Plan (AMIP) includes several specific initiatives to help the Council improve its capabilities:

- **Consistent Approach to Risk and Criticality**: Develop a consistent method for defining "risk" and "criticality" and create different response plans across the Council and asset groups.
- **Understanding Inherent Risks**: Better understand the risks involved in decisions affecting the Council's Service Strategy (as outlined in the SAMP and supporting AMPs), Financial objectives (as defined in the capital program), and Growth (LGIP).
- **Infrastructure Resilience**: Establish a corporate approach to defining infrastructure resilience.
- **Embed Risk in AMSC Terms of Reference**: Incorporate risk management into the Asset Management Steering Committee's Terms of Reference.

8. ASSET INVESTMENT

This section of the SAMP succinctly summarises key considerations contained in Council's Long Term Financial Forecast (LTFF) and broadly outlines the implications for Council's Service and Growth Strategies. As outlined above, the Financial Strategy is Council's roadmap for managing its financial resources and processes and is aligned with the objectives and priorities of the Corporate Plan.

Council follows the financial sustainability terms stated in Section 104 (2) of the Local Government Act 2009 which states that 'A local government is financially sustainable if the Local Government is able to maintain its financial capital and infrastructure capital over the long term". The importance of Asset Management to the financial sustainability of the Council is reinforced by the Local Government Act 2009.

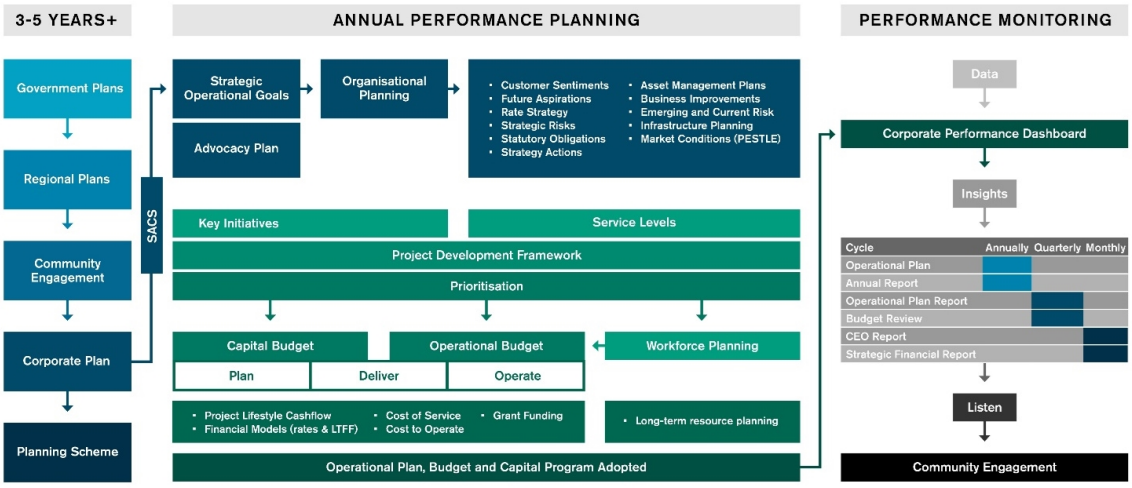
The LTFF highlights Council's long term financial sustainability including early identification of financial pressures and potential impacts and financial strategies to balance financial pressures with competing demands for services and facilities to the community.

A key outcome of the LTFF is to ensure that the Council balances the capital funding needs associated with maintaining service outcomes with Council's revenues (i.e. rates, fees, subsidies (where available) and debt).

8.1. Funding Strategy

Council's funding strategy allocates financial resources across the Council as part of the annual budgetary process. The diagram below outlines the steps in the annual process, which includes both operational and capital expenditure.

Figure 8.1 Corporate Planning and Monitoring Framework



9. PLAN IMPROVEMENT AND MONITORING

This SAMP highlights various opportunities for improvement and outlines a "pathway forward" for the Council to enhance its Asset Management capabilities. The attached Asset Management Improvement Plan (AMIP) consolidates these activities.

The Council's AMIP focuses on issues that are either:

- **Systemic**: Concerns across the entire Council that require a coordinated response.
- **Material**: Concerns within specific areas of the Council that could significantly impact its operations.

The Improvement Plan compiles a wide range of initiatives identified in various publications, particularly the Asset Management Plans (AMPs). However, some asset-specific improvement initiatives within the AMPs are not included in the SAMP AMIP.

9.1. Maturity Status of Council

Council acknowledges the need for an Asset Management (AM) maturity assessment. This review will complement the SAMP by evaluating Council's ability to implement its AM strategy across the organisation. The review may identify specific capacity limitations within the Council. This presents a challenge, as the SAMP should outline an achievable improvement plan, yet the capability assessment is proposed to occur after the strategic implications of the SAMP are assessed and endorsed.

Experience shows that defining a broad strategy first helps guide improvement planning. Understanding the goals and objectives is necessary before assessing capability, ensuring the focus remains on outcomes rather than current capacity. Over time, both the strategic and capacity aspects of the Council's AM are likely to evolve.

Given the importance of the AM strategy, the AMIP proposes that the Council conduct an updated AM maturity assessment in the first and third year of the program.

9.2. Proposed Initiatives

Assessing and reporting on "current practice" offers a snapshot of the service outcomes provided by the Council. However, this may not fully reflect the regional demand for services or the integration of the Council's Service Strategy (as outlined in this SAMP), Growth Strategy (contained in the LGIP), and Financial Strategy (LTFF).

The next stage in developing the Council's Asset Management (AM) capability will involve initiatives to enhance service planning and delivery. These initiatives are detailed in Attachment A - Asset Management Improvement Plan.

9.3. SAMP Review

The general time horizon for the SAMP is 10 years. To ensure the document remains current, it must be reviewed regularly. A comprehensive review is required at least every 5 years, with minor amendments to be considered through an annual review process. Additionally, the upcoming Corporate Plan in 2027 may trigger a further review of the SAMP

Attachment A – Asset Management Improvement Plan (AMIP)

Action Item	Initiatives	Timelines		
		25/26	26/27	27/28

1.	Develop a **Service Management Plan (SMP)**
	• Including Service Catalogues – a list of WHAT services Council provides and the standard to which the service is provided.
	• The SMP should include reviewing service planning, service design and service delivery concepts.
	• Identification and consideration of a range of delivery options which could include the following:
	  ○ Non-Asset Solutions – what is the least capital-intensive way of delivering the target service outcomes;
	  ○ Capital Response – i.e. what do we have?; what are its capabilities (i.e. condition/performance?); What do we NEED? What can we afford?
	  ○ Operational Responses – Typically defined in O&M Strategies, Manuals and Procedures which define what we DO (and how/why) and what we COULD do;
	  ○ Determine cost and "Willingness to pay" (i.e. community engagement and development of an agreed "level of Service" including consideration of "willingness to pay").
	which considers a range of options for delivery of services and outlines a preferred pathway for how services are delivered.
		☑	☑	☑

2.	Re-establish the **Asset Management Steering Committee** (AMSC) • Review and update/develop the ToR. • ToR must include the integration and alignment of the Key Strategies being the Service Strategy (SAMP), Financial Strategy (LTFF) and the Growth Strategy (LGIP). • Annual review of risk appetite and consideration of ongoing inherent risk and mitigation.	☑		
3.	Develop an **Accountability Framework** • Refine and review roles and responsibilities across the organisation • Align asset management function responsibilities.	☑	☑	
4.	Develop an implementation process for the agreed set of **Asset Management Objectives** (AMOs) embedded in the Council's SAMP.	☑	☑	
5.	Review Asset Management Plan Structure to ensure alignment with Council's Service, Growth and Financial Strategies.	☑	☑	
6.	Establish a **Capital Review Board** to: • Provide strategic guidance and governance on the capital program; • Apply a cost benefit analysis to proposed projects to quantify overall project benefits.	☑		
7.	Formalise a process for **Capital Project prioritisation via the Capital Review Board** • Application of prioritisation tool.	☑		

8.	Deliver the **Centralised Maintenance Activities Project** • Transition Council wide maintenance activities into a centralised platform (Assetic). This will provide consistent data for analysis and decision making.	☑	☑	☑
9.	Progressively develop **Digital Asset Management Planning Tools** (DAMPs) for all asset portfolios.	☑	☑	
10.	Undertake a full maturity assessment to determine development of asset management across all the functions. D The recommendations from the Asset Management Maturity Assessment 2026 are to be prioritised and aligned with the ongoing improvement initiatives.	☑		☑

11.5. CORPORATE SERVICES
11.5.1. BUDGET REVIEW JULY 2026-2027; STRATEGIC FINANCIAL REPORT - JULY 2026

Author Chief Financial Officer (Alexandria Griffin)
Responsible Officer Director Corporate Services (Chris Kelly)
File Reference Budget Review July 2026-2027; Strategic Financial Report - July 2026

Attachments
1. Income and Expenses JBR [**11.5.1.1** - 1 page]
2. Financial Position JBR [**11.5.1.2** - 1 page]
3. Changes in Equity JBR [**11.5.1.3** - 1 page]
4. Cashflow JBR [**11.5.1.4** - 1 page]
5. Ratios JBR [**11.5.1.5** - 1 page]
6. Capital JBR [**11.5.1.6** - 1 page]
7. MRC Strategic Financial Report - July 2026 [**11.5.1.7** - 19 pages]

Purpose

To present changes to the 2026-2027 budget as part of the July Budget Review.

To note Mackay Regional Council's (MRC) Strategic Financial Report for the month of July 2026.

Related Parties

Nil

Corporate Plan Linkage

Financial Strength

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

Planned Capital and Forecasting - Our planned capital and operational projects are delivered with agility in the line with our business needs.

Background/Discussion

In accordance with section 170(3) of the *Local Government Regulation 2012*, Council may by resolution, amend the budget for a financial year at any time before the end of the financial year.

Under Part 9, section 204 of the *Local Government Regulation 2012*, the local government is required to prepare a financial report which the Chief Executive Officer presents at a meeting of the local government once a month.

The financial report must state the progress that has been made in relation to the local government's budget for the period of the financial year up to a day as near as practicable to the end of the month before the meeting is held.

July Budget Review

Operational

Operational adjustments included in this budget review are largely reflective of known revenue adjustments to grant funding, interest received and fees and charges and offset by increased material and services contractor costs and registration expenses for plant and MECC licence fees.

Various employee wage adjustments including utilisation of vacant position savings to fund contractor/consultant expenditure have been made.

Revenue

Category	Amount Favourable / (Unfavourable $'000	Comments
Grants and subsidies	$1,803	Additional QRA grant income $1.9M due to increased contractor costs. The recognition of new grant funding for Get Ready Queensland $48K, the Feral Pig Syndicate Aerial Baiting Program $45K and carry over of prior year underspent grants for Sustainability Strategy $23K and Neighbourhood Cente $19K. Reallocation of MECC exhibitions donations income from other income $57K. Offset by a movement of Library Collections grant income to capital income ($270K).
Interest received	$275	Recognition of additional income received due to higher than anticipated interest rates.
Fees and charges	$44	Recognition of additional income to be received for development application fees $37K, cemetery operations burial fees $30K. Offset by a decrease in backflow licence fees ($16K).
Other income	$29	Recognition of additional Mackay MRF income $52K and QME partnership income $19K. Offset by MECC exhibitions income moved to donations income ($57K).
Rental income	$6	Additional Facilities and Open Spaces lease fee income.
Total operating revenue adjustments	**$2,157**	

Expenses

Category	Amount Favourable / (Unfavourable $'000	Comments
Employee benefits	$1,000	Recognition of vacancy savings to offset contractor/consultant spend.
Materials and services	($3,157)	Predominately increase in Contractor costs ($2,631K): QRA contractor costs ($1.9M) (offset by grant funding) and Parks maintenance ($492K). Increase in registration costs ($131K): Plant operations ($75K) and MECC Licence fee ($13K). Increase in Consultant costs ($100K): Traffic & Investigations Consultant ($108K), and Planning Projects – Wastewater ($53K). Plus, Feral Pig Syndicate Aerial Baiting Program ($45K), Sustainability Strategy ($23K) and Neighbourhood Cente ($19K) which are offset with grant income.
Total operating expenditure adjustments	**($2,157)**	

Capital

This report identifies an increase to the 2026-2027 capital budget valued at $3.07M largely due to project net deferrals of $7.43M in line with expected delivery timeframes, other project increases ($5.52M) and carryover project expenditure valued at ($4.98M).

In addition to the above adjustments to expenditure some adjustments to external income are reflected in accordance with revenue recognition requirements.

Carryovers represent unexpended funds from the 2025-2026 financial year which will now be added to the 2026-2027 amended budget. A review was undertaken to ensure that the amount requested was required to complete the project and were able to be delivered during 2026-2027. The impact on the current year program was also assessed.

The major contributing factor for carryovers is the timing of the delivery of projects. All projects identified are underway and the carryover represents funds required to complete the project.

The following table contains all the identified capital project adjustments.

Capital Project Adjustments	Amount Favourable / (Unfavourable) $'000
Capital grants/Other income (decrease)	($884)
Capital expenditure (increase)	($3,073)
Net capital project adjustments	**($3,957)**

Summary

In summary, the total changes included in this budget review are identified in the tables below:

Operational:

	Original Budget $'000	Amended Budget $'000	Variance Favourable / (Unfavourable) $'000
Operating Revenue	$388,606	$390,763	$2,157
Operating Expense	$386,932	$389,089	($2,157)
Operating Surplus/(Deficit)	**$1,674**	**$1,674**	**$0**

As a result of the above movements in revenue and expenses, MRC's forecasted operating position will remain constant at $1.67M surplus. Work will continue during the remainder of the financial year to closely monitor revenue and expenditure in relation to the ongoing impacts of the current market conditions on our business.

Capital:

	Original Budget $'000	Amended Budget $'000	Variance Favourable / (Unfavourable) $'000
Capital Gants / Other Capital Income	$40,436	$39,552	($884)
Capital expenditure	$127,352	$130,425	($3,073)
Net capital program	**$86,916**	**$90,873**	**($3,957)**

In summary, known changes to the program of works have been identified and adjusted as detailed above. Overall, Council's contribution to capital expenditure has increased in the 2026-2027 financial year due mainly to increased project costs and carry over project costs from the prior financial year, offset by the deferral of current year projects.

Ongoing review of the capital program will continue throughout the year, and changes identified will be reported to Council for approval, with particular emphasis being placed on deliverability of projects.

Consultation and Communication

The requirements of the amended budget and in particular the capital program is constantly monitored during the financial year, including detailed monthly reporting to Management and Councillors.

Identified changes which require budget amendments will be reviewed by the Executive Leadership Team and presented regularly to Council for approval.

Resource Implications

The revised capital project expenditure program for 2026-2027 has increased to $130.4M. This is attributable to $7.43M in project deferrals which are offset by $5.52M in project increases and $4.98M in project expenditure carried over from the prior financial year.

The original budgeted operating surplus has remained unchanged at $1.67M. This will continue to be monitored during the year.

The variance of the actual operating result for YTD July 2026 against YTD budget is an unfavourable variance of $2.1M.

Risk Management Implications

The budget needs to reflect expected costs of delivery, therefore changes to budgets associated with changes in delivery timing and changes in costs need to be addressed as soon as possible.

This budget review brings to account known variations since original budget was adopted on 29 June 2026 and adjustments throughout the year.

Conclusion

The July 2026 Budget Review amendments will be included in the current approved budget and become the current amended budget.

The amended budget has been reflected as part of the July Strategic Financial Report.

The Long-Term Financial Forecast has been updated based on the changes identified in this report.

Council's current forecasted operating surplus is $1.67M for the 2026-2027 financial year. Revenue and expenditure will continue to be monitored for any ongoing impacts on Council business.

Capital project expenditure forecast has increased. Any known adjustments have been made to the budget to reflect changes to estimates and delivery timing at this time this report was developed. Delivery of Council's capital program remains a key focus.

For the month ending July 2026, MRC reported an unfavourable operating surplus variance of $2.1M against YTD budget. Operating revenue is below budget, reporting an unfavourable variance of $1.45M against YTD budget at the end of July 2026. Operating expenses are below budget, reporting an unfavourable variance of $660K against YTD budget at the end of July 2026.

An increase in expenditure against budget include timing variances for the payment of insurance premiums and IT subscriptions, offset by reduced contractor and consultant costs.

To date, $8M has been expended in the delivery of Council Projects. Council projects include accrued expenditure for works in progress.

Officer's Recommendation

THAT the changes identified in the July Budget Review be adopted and become the approved amended budget.

FURTHER THAT the Strategic Financial Report for July 2026 be received.

MACKAY REGIONAL COUNCIL
STATEMENT OF COMPREHENSIVE INCOME
For the year ending 30 June 2027
(including long term forecast until 2035/36)

	Budget	Forward Estimate								
	2026/27 $000	2027/28 $000	2028/29 $000	2029/30 $000	2030/31 $000	2031/32 $000	2032/33 $000	2033/34 $000	2034/35 $000	2035/36 $000
Revenue										
Recurrent revenue										
Rates and charges	298,041	310,686	324,668	338,877	353,448	368,343	383,960	399,966	416,174	433,153
Fees and charges	27,157	28,252	29,749	31,266	32,798	34,372	36,022	37,751	39,526	41,383
Sales Revenue	13,224	5,638	5,892	6,128	6,373	6,596	6,827	7,031	7,242	7,460
Contracts and recoverable works	8,426	8,805	9,200	9,569	9,952	10,300	10,661	10,981	11,310	11,650
Grants, subsidies, contributions and donations	34,751	15,336	16,026	16,667	17,333	17,940	18,568	19,125	19,699	20,290
Total recurrent revenue	**$ 381,599**	**$ 368,717**	**$ 385,535**	**$ 402,507**	**$ 419,904**	**$ 437,551**	**$ 456,038**	**$ 474,854**	**$ 493,951**	**$ 513,936**
Capital revenue										
Grants, subsidies, contributions and donations	38,652	52,152	60,532	59,749	65,386	62,948	62,688	54,519	55,510	57,030
Total capital revenue	**$ 38,652**	**$ 52,152**	**$ 60,532**	**$ 59,749**	**$ 65,386**	**$ 62,948**	**$ 62,688**	**$ 54,519**	**$ 55,510**	**$ 57,030**
Interest received	7,091	12,771	13,175	13,532	12,790	10,306	9,818	10,309	10,927	11,818
Rental income	1,351	1,406	1,469	1,528	1,589	1,645	1,702	1,753	1,806	1,860
Other income	722	620	648	673	701	725	750	773	796	820
Other capital income	900	750	750	750	750	750	750	750	750	750
Total revenue	**$ 430,315**	**$ 436,416**	**$ 462,109**	**$ 478,739**	**$ 501,120**	**$ 513,925**	**$ 531,746**	**$ 542,958**	**$ 563,740**	**$ 586,214**
Expenses										
Recurrent expenses										
Employee benefits	123,932	132,528	139,234	146,279	154,434	163,044	172,134	181,730	191,862	202,558
Materials and services	152,346	133,945	141,105	147,327	154,364	162,261	169,129	175,738	182,108	189,367
Finance costs	4,919	6,230	6,555	6,957	7,671	8,267	8,822	9,166	9,138	9,521
Depreciation and amortisation	107,892	108,286	112,369	114,931	115,064	114,797	117,018	119,602	122,037	124,739
Total recurrent expenses	**$ 389,089**	**$ 380,989**	**$ 399,263**	**$ 415,494**	**$ 431,533**	**$ 448,369**	**$ 467,103**	**$ 486,236**	**$ 505,145**	**$ 526,185**
Capital expenses										
Loss on disposal of assets	1,103	980	923	908	1,315	1,290	1,101	1,046	1,099	960
Other capital expenses	2,000	2,000	2,000	2,000	2,000	2,075	2,000	2,000	2,000	2,000
Total capital expenses	**$ 3,103**	**$ 2,980**	**$ 2,923**	**$ 2,908**	**$ 3,315**	**$ 3,365**	**$ 3,101**	**$ 3,046**	**$ 3,099**	**$ 2,960**
Total expenses	**$ 392,192**	**$ 383,969**	**$ 402,186**	**$ 418,402**	**$ 434,848**	**$ 451,734**	**$ 470,204**	**$ 489,282**	**$ 508,244**	**$ 529,145**
Net result	**$ 38,123**	**$ 52,447**	**$ 59,923**	**$ 60,337**	**$ 66,272**	**$ 62,191**	**$ 61,542**	**$ 53,676**	**$ 55,496**	**$ 57,069**
Other comprehensive income										
Increase or (decrease) in asset revaluation surplus	-	192,900	203,644	190,148	194,622	182,334	184,989	171,259	169,718	174,747
Total comprehensive income for the year	**$ 38,123**	**$ 245,347**	**$ 263,567**	**$ 250,485**	**$ 260,894**	**$ 244,525**	**$ 246,531**	**$ 224,935**	**$ 225,214**	**$ 231,816**

MACKAY REGIONAL COUNCIL
STATEMENT OF FINANCIAL POSITION
For the year ending 30 June 2027
(including long term forecast until 2035/36)

	Budget	Forward Estimate								
	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
	$000	$000	$000	$000	$000	$000	$000	$000	$000	$000
Current assets										
Cash and cash equivalents	193,998	200,324	208,820	191,260	162,052	143,371	148,797	161,393	178,830	184,095
Trade and other receivables	28,381	27,350	28,676	29,937	31,231	32,453	33,916	35,313	36,731	38,111
Contract assets	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500
Other assets	3,924	3,924	3,924	3,924	3,924	3,924	3,924	3,924	3,924	3,924
Inventories	4,312	4,312	4,312	4,312	4,312	4,312	4,312	4,312	4,312	4,312
Total current assets	**$ 234,115**	**$ 239,410**	**$ 249,232**	**$ 232,933**	**$ 205,019**	**$ 187,560**	**$ 194,449**	**$ 208,442**	**$ 227,297**	**$ 233,942**
Non-Current Assets										
Investment property	5,175	5,175	5,175	5,175	5,175	5,175	5,175	5,175	5,175	5,175
Trade and other receivables	-	-	-	-	-	-	-	-	-	-
Property, plant and equipment	4,608,681	4,842,889	5,096,160	5,362,814	5,646,464	5,904,182	6,139,182	6,341,619	6,547,804	6,766,444
Right-of-use assets	918	839	760	681	602	523	484	454	424	393
Intangible assets	4,713	4,688	4,673	4,669	4,669	4,669	4,669	4,669	4,669	4,669
Total non-current assets	**$ 4,619,487**	**$ 4,853,591**	**$ 5,106,768**	**$ 5,373,339**	**$ 5,656,910**	**$ 5,914,549**	**$ 6,149,510**	**$ 6,351,917**	**$ 6,558,072**	**$ 6,776,681**
Total assets	**$ 4,853,602**	**$ 5,093,001**	**$ 5,356,000**	**$ 5,606,272**	**$ 5,861,929**	**$ 6,102,109**	**$ 6,343,959**	**$ 6,560,359**	**$ 6,785,369**	**$ 7,010,623**
Current liabilities										
Trade and other payables	12,898	11,368	12,001	12,527	13,121	13,748	14,362	14,918	15,454	16,018
Employee entitlements	24,360	24,518	24,654	24,789	24,945	25,102	25,285	25,469	25,663	25,858
Borrowings	6,625	5,139	3,419	4,135	4,804	5,520	4,389	4,564	5,077	5,298
Lease liabilities	76	79	82	85	88	65	31	32	32	32
Provisions	1,716	6,121	14,375	16,769	15,312	9,895	4,855	6,339	2,213	858
Contract liabilities	15,403	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Other liabilities	13,727	10,970	10,970	10,970	10,970	10,970	10,970	10,970	10,970	10,970
Total current liabilities	**$ 74,805**	**$ 68,195**	**$ 75,501**	**$ 79,275**	**$ 79,240**	**$ 75,300**	**$ 69,892**	**$ 72,292**	**$ 69,409**	**$ 69,034**
Non-current liabilities										
Trade and other payables	-	-	-	-	-	-	-	-	-	-
Employee entitlements	2,223	2,223	2,223	2,223	2,223	2,223	2,223	2,223	2,223	2,223
Borrowings	43,463	50,325	56,908	69,775	79,973	89,454	95,066	90,502	95,427	90,129
Lease liabilities	1,042	963	881	796	708	642	611	579	547	515
Provisions	76,683	70,563	56,188	39,419	24,107	14,287	9,432	3,093	880	23
Other liabilities	3,068	3,068	3,068	3,068	3,068	3,068	3,068	3,068	3,068	3,068
Total non-current liabilities	**$ 126,479**	**$ 127,142**	**$ 119,268**	**$ 115,281**	**$ 110,079**	**$ 109,674**	**$ 110,400**	**$ 99,465**	**$ 102,145**	**$ 95,958**
Total liabilities	**$ 201,284**	**$ 195,337**	**$ 194,769**	**$ 194,556**	**$ 189,319**	**$ 184,974**	**$ 180,292**	**$ 171,757**	**$ 171,554**	**$ 164,992**
Net community assets	**$ 4,652,318**	**$ 4,897,664**	**$ 5,161,231**	**$ 5,411,716**	**$ 5,672,610**	**$ 5,917,135**	**$ 6,163,667**	**$ 6,388,602**	**$ 6,613,815**	**$ 6,845,631**
Community equity										
Retained surplus	2,388,983	2,441,429	2,501,352	2,561,690	2,627,962	2,690,153	2,751,696	2,805,372	2,860,867	2,917,936
Asset revaluation surplus	2,263,335	2,456,235	2,659,879	2,850,026	3,044,648	3,226,982	3,411,971	3,583,230	3,752,948	3,927,695
Total community assets	**$ 4,652,318**	**$ 4,897,664**	**$ 5,161,231**	**$ 5,411,716**	**$ 5,672,610**	**$ 5,917,135**	**$ 6,163,667**	**$ 6,388,602**	**$ 6,613,815**	**$ 6,845,631**

MACKAY REGIONAL COUNCIL
STATEMENT OF CHANGES IN EQUITY
For the year ending 30 June 2027
(including long term forecast until 2035/36)

	Budget	Forward Estimate								
	2026/27 $000	2027/28 $000	2028/29 $000	2029/30 $000	2030/31 $000	2031/32 $000	2032/33 $000	2033/34 $000	2034/35 $000	2035/36 $000
Retained Surplus										
Opening balance	2,350,860	2,388,984	2,441,430	2,501,353	2,561,690	2,627,962	2,690,153	2,751,696	2,805,372	2,860,867
Adjustment to opening balance	-	-	-	-	-	-	-	-	-	-
Net result for the period	38,123	52,447	59,923	60,337	66,272	62,191	61,542	53,676	55,496	57,069
Closing balance	**$ 2,388,984**	**$ 2,441,430**	**$ 2,501,353**	**$ 2,561,690**	**$ 2,627,962**	**$ 2,690,153**	**$ 2,751,696**	**$ 2,805,372**	**$ 2,860,867**	**$ 2,917,936**
Asset Revaluation Reserve										
Opening balance	2,263,335	2,263,335	2,456,235	2,659,879	2,850,027	3,044,649	3,226,983	3,411,972	3,583,231	3,752,949
Adjustment to opening balance	-	-	-	-	-	-	-	-	-	-
Asset revaluation adjustments	-	192,900	203,644	190,148	194,622	182,334	184,989	171,259	169,718	174,747
Closing balance	**$ 2,263,335**	**$ 2,456,235**	**$ 2,659,879**	**$ 2,850,027**	**$ 3,044,649**	**$ 3,226,983**	**$ 3,411,972**	**$ 3,583,231**	**$ 3,752,949**	**$ 3,927,696**
Total										
Opening balance	4,614,195	4,652,318	4,897,664	5,161,231	5,411,716	5,672,610	5,917,135	6,163,667	6,388,602	6,613,815
Adjustment to opening balance	-	-	-	-	-	-	-	-	-	-
Net result for the period	38,123	52,447	59,923	60,337	66,272	62,191	61,542	53,676	55,496	57,069
Asset revaluation adjustments	-	192,900	203,644	190,148	194,622	182,334	184,989	171,259	169,718	174,747
TOTAL COMMUNITY EQUITY	**$ 4,652,318**	**$ 4,897,664**	**$ 5,161,231**	**$ 5,411,716**	**$ 5,672,610**	**$ 5,917,135**	**$ 6,163,667**	**$ 6,388,602**	**$ 6,613,815**	**$ 6,845,631**

MACKAY REGIONAL COUNCIL
STATEMENT OF CASH FLOW
For the year ending 30 June 2027
(including long term forecast until 2035/36)

	Budget	Forward Estimate								
	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
	$000	$000	$000	$000	$000	$000	$000	$000	$000	$000
Cash flows from operating activities:										
Receipts from customers	345,684	354,999	370,355	386,827	403,616	420,800	438,509	456,900	475,478	494,985
Reciepts from grantors, donors for operational activities	34,319	16,775	15,972	16,619	17,284	17,899	18,518	19,084	19,656	20,250
Payments to suppliers and employees	(292,771)	(273,686)	(290,002)	(311,804)	(329,481)	(344,661)	(355,357)	(366,730)	(384,878)	(398,836)
Interest received	7,091	12,771	13,175	13,532	12,790	10,306	9,818	10,309	10,927	11,818
Borrowing costs	(959)	(2,104)	(2,243)	(2,472)	(3,007)	(3,440)	(3,825)	(4,020)	(3,837)	(4,061)
Net cash inflow from operating activities	**$ 93,364**	**$ 108,755**	**$ 107,257**	**$ 102,702**	**$ 101,202**	**$ 100,904**	**$ 107,663**	**$ 115,543**	**$ 117,346**	**$ 124,156**
Cash flow from investing activities:										
Payments for property, plant and equipment	(129,416)	(147,776)	(160,191)	(189,682)	(202,728)	(191,393)	(165,241)	(149,002)	(156,727)	(166,651)
Payments for capital projects	(4,174)	(4,008)	(1,250)	(1,250)	(1,250)	(1,250)	(1,250)	(1,250)	(1,250)	(1,250)
Proceeds from sale of property, plant and equipment	1,250	1,306	1,365	1,420	1,400	4,000	1,150	1,206	1,153	1,089
Reciepts from grantors, donors for capital projects	23,402	42,749	56,532	55,749	61,386	58,948	58,688	50,519	51,510	53,030
Net cash outflow from investing activities	**$ (108,938)**	**$ (107,729)**	**$ (103,544)**	**$ (133,763)**	**$ (141,192)**	**$ (129,695)**	**$ (106,653)**	**$ (98,527)**	**$ (105,314)**	**$ (113,782)**
Cash flow from financing activities:										
Proceeds from borrowings	35,000	12,000	10,000	17,000	15,000	15,000	10,000	-	10,000	-
Repayment of borrowings	(5,166)	(6,624)	(5,138)	(3,417)	(4,133)	(4,802)	(5,519)	(4,389)	(4,563)	(5,077)
Repayments made on leases (principal only)	-	(76)	(79)	(82)	(85)	(88)	(65)	(31)	(32)	(32)
Net cash outflow from financing activities	**$ 29,834**	**$ 5,300**	**$ 4,783**	**$ 13,501**	**$ 10,782**	**$ 10,110**	**$ 4,416**	**$ (4,420)**	**$ 5,405**	**$ (5,109)**
Net increase or (decrease) in cash and cash equivalents	**$ 14,260**	**$ 6,326**	**$ 8,496**	**$ (17,560)**	**$ (29,208)**	**$ (18,681)**	**$ 5,426**	**$ 12,596**	**$ 17,437**	**$ 5,265**
Cash and cash equivalents at beginning of the period	179,738	193,998	200,324	208,820	191,260	162,052	143,371	148,797	161,393	178,830
Cash and cash equivalents at end of the period	**$ 193,998**	**$ 200,324**	**$ 208,820**	**$ 191,260**	**$ 162,052**	**$ 143,371**	**$ 148,797**	**$ 161,393**	**$ 178,830**	**$ 184,095**

2027 Long-Term Sustainability Statement

Type	Measure	Target (Tier 2)	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Financial Capacity	Council-Controlled Revenue*	N/A	83.2%	88.4%	88.4%	88.5%	88.8%	89.4%	89.7%	89.8%	89.8%	89.8%
	Population Growth*	N/A	1.1%	1.1%	1.1%	1.0%	1.0%	1.1%	1.0%	1.0%	1.0%	0.0%
Operating Performance	Operating Surplus Ratio	5 Year Avgerage Greater than 0%	0.4%	0.7%	0.4%	0.7%	0.8%	0.4%	0.3%	0.3%	0.5%	0.4%
	Operating Cash Ratio	5 Year Avgerage Greater than 0%	29.3%	30.5%	30.1%	29.8%	29.0%	27.7%	27.1%	26.7%	26.3%	25.8%
Liquidity	Unrestricted Cash Expense Cover Ratio	Greater than 2 months	8.3	N/A for long-term sustainability statement								
Asset Management	Asset Sustainability Ratio	5 Year Avgerage Greater than 60%	39.9%	56.1%	42.8%	51.9%	54.1%	44.0%	60.7%	51.4%	55.8%	51.3%
	Asset Consumption Ratio	5 Year Avgerage Greater than 60%	61.8%	67.1%	69.0%	70.6%	72.4%	74.2%	76.1%	77.4%	78.5%	79.5%
	Asset Renewal Funding Ratio*	N/A	Information not currently available to calculate ratio.	N/A for long-term sustainability statement								
Debt Servicing Capacity	Leverage Ratio**	0 to 4 times	0.4	0.5	0.5	0.6	0.7	0.8	0.8	0.7	0.8	0.7

** The **Council-Controlled Revenue**, **Population Growth** and **Asset Renewal Funding Ratio** measures are reported for contextual purposes only and are not audited by the QAO.*
***The **Leverage Ratio** is not required to be reported if a council has not held any QTC or other debt within the last five financial years.*

MACKAY REGIONAL COUNCIL
CAPITAL WORKS PROGRAM
For the year ending 30 June 2027
(including long term forecast until 2035/36)

	Budget	Forward Estimate								
	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
	$000	$000	$000	$000	$000	$000	$000	$000	$000	$000
Buildings and Facilities	**$ 22,145**	**$ 18,350**	**$ 16,763**	**$ 12,519**	**$ 6,965**	**$ 5,801**	**$ 6,591**	**$ 4,153**	**$ 4,278**	**$ 4,406**
Renewal	3,649	12,733	12,728	11,190	6,965	5,801	6,591	4,153	4,278	4,406
Upgrade	624	1,068	3,942	928	-	-	-	-	-	-
New	17,872	4,549	93	401	-	-	-	-	-	-
Parks, Gardens, Coastal & Foreshores, Waste	**$ 13,680**	**$ 9,554**	**$ 12,830**	**$ 17,815**	**$ 16,350**	**$ 18,760**	**$ 17,408**	**$ 7,889**	**$ 11,895**	**$ 7,579**
Renewal	3,448	4,473	4,392	5,867	6,016	8,690	14,010	3,791	3,588	4,021
Upgrade	1,899	2,361	1,475	1,711	3,241	1,657	305	1,107	1,057	1,173
New	8,333	2,720	6,962	10,237	7,093	8,413	3,094	2,991	7,249	2,384
Land	**$ -**	**$ -**	**$ -**	**$ 1,500**	**$ -**	**$ -**	**$ -**	**$ 38**	**$ 149**	**$ 2,406**
Renewal	-	-	-	-	-	-	-	-	-	-
Upgrade	-	-	-	-	-	-	-	-	-	-
New	-	-	-	1,500	-	-	-	38	149	2,406
Plant & Equipment	**$ 10,875**	**$ 19,748**	**$ 12,561**	**$ 16,639**	**$ 14,007**	**$ 16,956**	**$ 17,959**	**$ 17,588**	**$ 23,105**	**$ 21,601**
Renewal	8,868	17,657	12,377	16,443	14,007	16,956	17,959	17,588	22,496	21,194
Upgrade	1,914	1,534	184	196	-	-	-	-	610	407
New	94	556	-	-	-	-	-	-	-	-
Roads, Drainage & Network	**$ 60,849**	**$ 48,730**	**$ 54,177**	**$ 77,362**	**$ 99,920**	**$ 98,985**	**$ 96,874**	**$ 91,983**	**$ 87,083**	**$ 95,090**
Renewal	24,932	26,097	21,201	41,933	59,501	40,337	48,177	38,251	42,795	39,376
Upgrade	9,142	11,076	15,793	18,506	27,145	23,878	28,029	38,192	43,244	52,669
New	26,775	11,558	17,183	16,924	13,273	34,770	20,667	15,541	1,044	3,045
Sewerage	**$ 10,671**	**$ 20,510**	**$ 27,364**	**$ 32,171**	**$ 32,919**	**$ 25,264**	**$ 7,780**	**$ 8,071**	**$ 9,948**	**$ 13,551**
Renewal	6,756	12,010	11,292	11,169	14,903	11,047	4,200	4,338	5,912	5,695
Upgrade	3,264	6,543	10,099	11,019	8,953	7,494	3,581	3,707	3,862	4,262
New	651	1,958	5,973	9,983	9,062	6,724	-	26	174	3,594
Water	**$ 11,196**	**$ 30,885**	**$ 36,496**	**$ 31,676**	**$ 32,567**	**$ 25,628**	**$ 18,629**	**$ 19,280**	**$ 20,269**	**$ 22,018**
Renewal	8,543	16,483	13,508	18,804	14,805	10,896	16,440	17,025	17,946	19,626
Upgrade	1,913	8,486	11,734	11,783	11,775	8,927	1,445	1,489	1,533	1,579
New	740	5,916	11,253	1,089	5,987	5,805	744	767	790	813
Quarry and Landfill Remediaiton	**$ 918**	**$ 1,716**	**$ 6,121**	**$ 14,375**	**$ 16,769**	**$ 15,312**	**$ 9,895**	**$ 4,855**	**$ 6,339**	**$ 2,213**
Renewal	918	1,716	6,121	14,375	16,769	15,312	9,895	4,855	6,339	2,213
Upgrade	-	-	-	-	-	-	-	-	-	-
New	-	-	-	-	-	-	-	-	-	-
Other Capital Expense	**$ 91**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Renewal	91	-	-	-	-	-	-	-	-	-
Upgrade	-	-	-	-	-	-	-	-	-	-
New	-	-	-	-	-	-	-	-	-	-
	$ 130,425	**$ 149,492**	**$ 166,311**	**$ 204,057**	**$ 219,497**	**$ 206,705**	**$ 175,137**	**$ 153,857**	**$ 163,066**	**$ 168,864**

Strategic Financial Report
July 2026

Mackay REGIONAL COUNCIL

July 2026

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Background

Under the requirements of the Local Government Regulation 2012, Council must prepare a financial report that states the progress that has been made in relation to the Council's budget for the period of the financial year up to the end of the month.

The end of month financial statements within the report include:

- Statement of Profit or loss
- Statement of Financial Position
- Statement of Cash Flows

Figures provided are accurate as at the date of publication and are cumulative year-to-date. Being the first month of the new financial year, income and expenditure trends will not start to emerge and become evident until progressing further into the financial year.

This report is based on draft opening balances, pending finalisation of the financial statements for the year ended 30 June 2026 and the completion of the audit by the QAO before 31 October 2026.

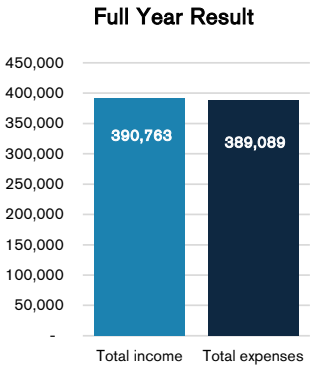
The report is prepared based on the revised July 2026 budget review to be adopted at the council meeting held on 26 August 2026.

Amounts disclosed are rounded to the nearest thousand ($'000) unless otherwise stated.

July 2026 results at a glance

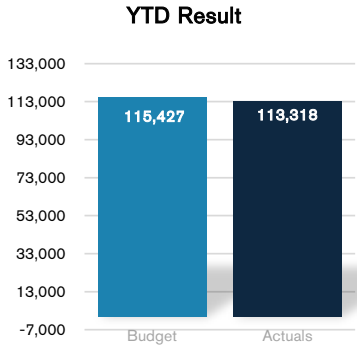
Annual budget
1,674K

Operating surplus
0.43%



YTD variance
(2,109K)

YTD variance
-1.83%



Available cash

168.8M Cash and investments at call
5.28% MRC Portfolio returns on cash at call

Liquidity

4.10 Current ratio
8.2M Rates in arrears at July 2026
2.8% Rates in arrears as a percentage of rates charged

Borrowings

20.25M Loan borrowings outstanding

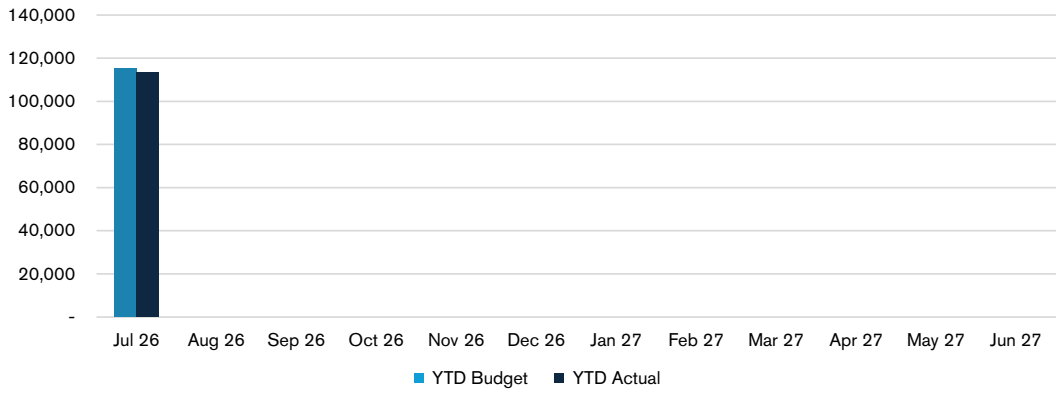
Capital expenditure

8M Capital expenditure for the period ended July 2026
6% YTD Actual capital expenditure for the period ended July 2026 divided by the Revised Budget

Operating result

Annual Original Budget $'000	Annual Budget JBR $'000	Annual Variance $'000	YTD Budget $'000	YTD Actual $'000	YTD Variance $'000	% YTD variance from YTD budget
						YTD Variance: 0% to ± 2.99%
						YTD Variance: ± 3% to ± 4.99%
						YTD Variance: greater than ± 5%
388,606	390,763	2,157	149,104	147,655	(1,449)	Operating revenue
386,932	389,089	(2,157)	33,677	34,337	(660)	Operating expenses
1,674	**1,674**	**-**	**115,427**	**113,318**	**(2,109)**	Operating surplus

Monthly performance



Operating surplus ratio*

Historical results					5yr avg	Actuals	Revised budget
2020/21	2021/22	2022/23	2023/24	2024/25	2024/25	2026/27	2026/27
2.3%	**0.2%**	**-1.5%**	**-4.3%**	**-1.50%**	**-1.0%**	**76.8%**	**0.4%**

Benchmark: Greater than 0%

Operating cash ratio*

Historical results					5yr avg	Actuals	Revised budget
2020/21	2021/22	2022/23	2023/24	2024/25	2024/25	2026/27	2026/27
32.7%	**31.1%**	**29.1%**	**27.5%**	**28.8%**	**29.8%**	**82.9%**	**29.3%**

Benchmark: Greater than 0%

* Refer to glossary

Operating revenue

Annual Original Budget $'000	Annual Budget JBR $'000	Annual Variance $'000	YTD Budget $'000	YTD Actual $'000	YTD Variance $'000		
298,041	298,041	-	141,910	141,443	(467)		Rates and charges
27,113	27,157	44	2,319	3,412	1,093		Fees and charges
13,224	13,224	-	1,094	540	(554)		Sales revenue
8,426	8,426	-	702	67	(635)		Recoverable works
32,948	34,751	1,803	2,416	741	(1,675)		Grants and subsidies
6,816	7,091	275	488	928	440		Interest received
1,345	1,351	6	112	284	172		Rental income
693	722	29	63	240	177		Other income
388,606	**390,763**	**2,157**	**149,104**	**147,655**	**(1,449)**		

Fees and charges: $1,093K This favourable variance is largely due to timing of license fees at the end of July 2026 $891K.

Interest received: $440K This favourable variance is largely due to higher than anticipated interest rates.

Grants and subsidies: ($1,675K) This unfavourable variance is due to the timing of receipts of State Disaster Relief funding for N & FN Tropical Low (Feb '25) ($1,404K).

Recoverable works: ($635K) This unfavourable variance is largely due to an unfavourable variance in main roads maintenance of ($615K).

Operating expenditure

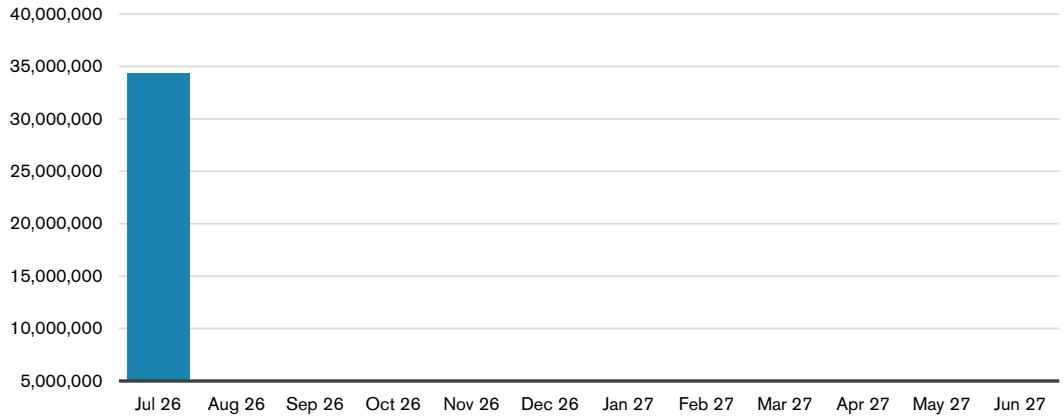
Annual Original Budget $'000	Annual Budget JBR $'000	Annual Variance $'000	YTD Budget $'000	YTD Actual $'000	YTD Variance $'000		
124,932	123,932	1,000	9,372	8,493	879		Employee benefits
149,189	152,346	(3,157)	14,995	16,772	(1,777)		Materials and services
4,919	4,919	-	319	327	(8)		Finance costs
107,892	107,892	-	8,991	8,745	246		Depreciation
386,932	**389,089**	**(2,157)**	**33,677**	**34,337**	**(660)**		

Employee benefits: $879K This favourable variance is largely due to the reversal of the wage accrual $549K.

Materials and services: ($1,777K) This unfavourable variance is largely due the timing of payments for insurance premiums ($3,108K), IT subscriptions ($1,338K); offset by a favourable variance in the timing of payments for contractors $1,346K, consultants $817K and electricity $438K.

* Refer to glossary

Monthly operating expenses



Council-controlled revenue*

Historical results					5yr avg	Actuals	Revised budget
2020/21	2021/22	2022/23	2023/24	2024/25	2024/25	2026/27	2026/27
88.4%	**88.9%**	**88.2%**	**89.9%**	**88.00%**	**88.7%**	**98.10%**	**83.2%**

Capital income and expenses

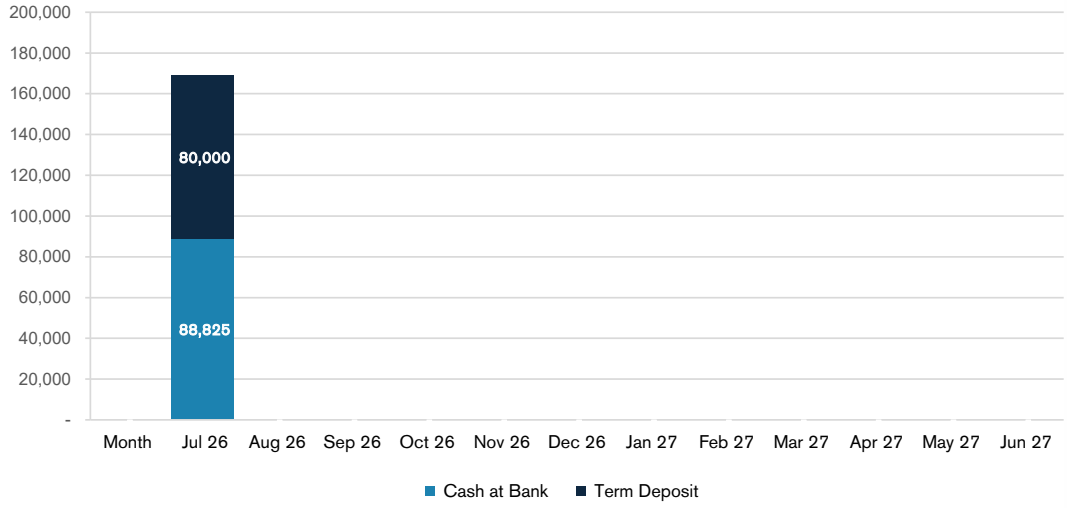
Annual Original Budget $'000	Annual Budget JBR $'000	Annual Variance $'000	YTD Budget $'000	YTD Actual $'000	YTD Variance $'000		
1,674	**1,674**	**-**	**115,427**	**113,318**	**(2,109)**		**Operating surplus**
39,286	38,652	(634)	625	1,599	974		Capital grants, subsidies
1,150	900	(250)	-	34	34		Other capital revenue
1,103	1,103	-	-	(290)	290		Disposals and write offs
2,000	2,000	-	168	26	142		Other capital expenses
39,007	**38,123**	**(884)**	**115,884**	**115,215**	**(669)**		**Net surplus**

Capital grants, subsidies: $974K This favourable variance is attributable to the timing of delivery of capital grant activities.

* Refer to glossary

Money matters

Cash at call



$28M decrease in cash at call.

July 2025	12-month comparative	
5.23%	4.56%	Funds invested with QTC
5.34%	4.48%	Term Deposits

* Refer to glossary

Liquidity

(can council pay its debts when they fall due)

Annual Original Budget $'000	Annual Budget JBR $'000	YTD Actual $'000	
237,764	234,115	323,168	Current assets
74,516	74,805	78,798	Current liabilities
3.19	**3.13**	**4.10**	**Current ratio**

Unrestricted cash expense cover ratio*

Historical results					Actuals	Revised budget
2020/21	2021/22	2022/23	2023/24	2024/25	2026/27	2026/27
12.6 months	**9 months**	**7.8 months**	**6.8 months**	**7.4 months**	**80.2 months**	**8.3 months**

Benchmark: Greater than 2 months

Debtors

	Actual $'000	Actual %
Rates and utility charges	135,899	91.1%
Development contributions	1,589	1.1%
Other debtors	11,612	7.8%
Trade and other receivables	149,100	100.0%

* Refer to glossary

Rates collection

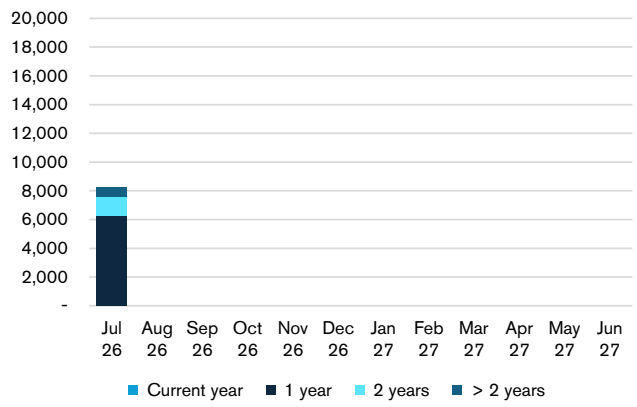
Council's standard settlement terms for trade receivables are 30 days from invoice date.

	Issue date of notice	Due date of payment
Rates notice	10/08/2026	19/09/2026
Pensioner rates notice	10/08/2026	09/12/2026

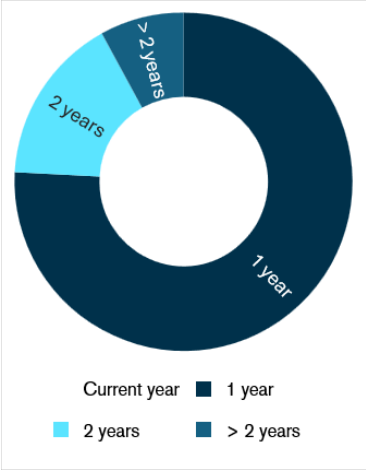
Council collection processes ensure rates are collected efficiently and effectively, whilst being cognisant of individual circumstances. Collection action is continuing, both with our external collection agency and monitoring of in-house payment schedules. In-house collection methods include the use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

Rates arrears

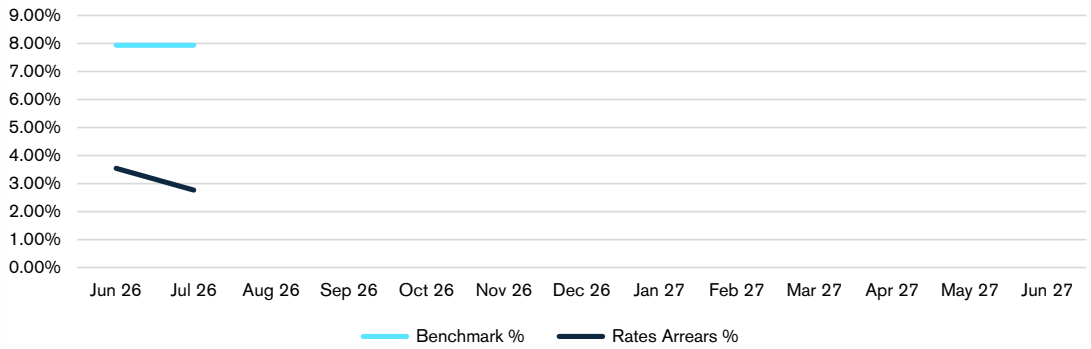
Month	Total overdue	Current year	1 year	2 years	>2 years
July 2026	8,238	-	6,245	1,326	667



Rates in arrears



Rates in arrears as a percentage of rates charged July 2026: 2.76%
Benchmark: 7.94% (average rates arrears percentage of Tier 2 Councils for 2022-23)

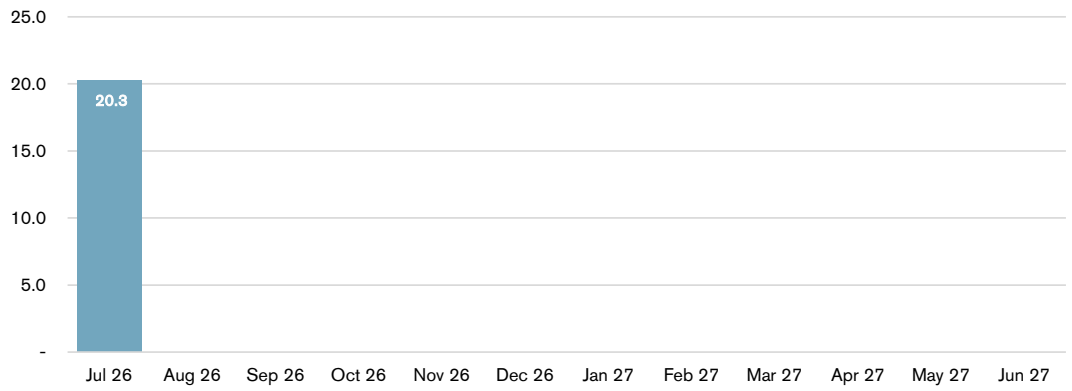


* Refer to glossary

Borrowings

$20.3M total loan borrowings outstanding.

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



Leverage ratio*

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

Historical results					5yr avg	Actuals	Revised budget
2020/21	2021/22	2022/23	2023/24	2024/25	2024/25	2026/27	2026/27
1.3 times	**0.8 times**	**0.7 times**	**0.5 times**	**0.3 times**	**0.7 times**	**0.2 times**	**0.4 times**

Benchmark: 0 to 4 times

* Refer to glossary

Cash flows for the period

Cash at call on 1 July 2025	$'000 197,038
Cash inflows	
Receipts from customers	15,214
Receipts from grantors	1,646
Interest received	565
Cash outflows	
Payments to suppliers and employees	(37,881)
Payments for property, plant and equipment	(8,016)
Repayment of borrowings and leases	(4)
Finance costs and other repayments	-
Other	263
Cash at call on 31 July 2026	**168,825**

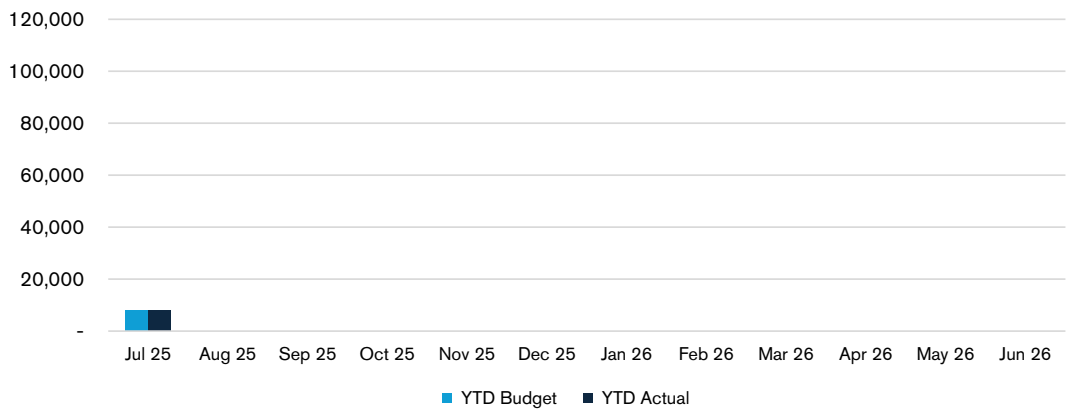
* Refer to glossary

Infrastructure

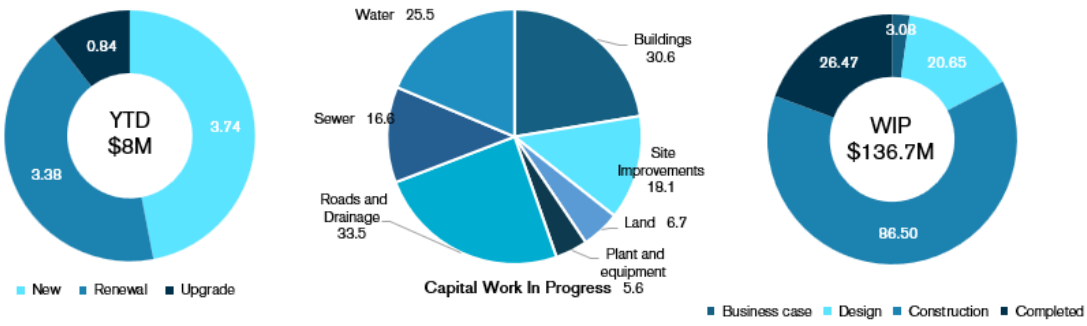
Council manages the construction, upgrade, and renewal of community assets as part of its capital works program.

Annual Budget DBR $'000	Annual Budget MBR $'000	Annual Variance $'000	YTD Budget $'000	YTD Actual $'000	YTD Variance $'000	
127,352	130,425	(3,073)	7,587	8,016	(429)	Capital expenditure

6.3% of annual revised budget expended on capital projects.



YTD capital expenditure against YTD budget



WIP – Works in Progress, reflects all projects that are currently in progress or completed and awaiting capitalisation.

* Refer to glossary

Major projects

The projects reflected below are the largest projects being delivered as part of Council's capital works program based on current amended budget.

Project	Forecasted Project Completion	Internal/ External contractor	Construction % complete*	Annual Original Budget $'000	YTD Budget $'000	YTD Actuals $'000	YTD Variance $'000
Project phase – Construction							
Northern Beaches Community Hub - Stage 1B	02/04/2027	External	67%	18,922	2,537	1,066	1,471
Pioneer River Shakespeare St Levee	31/12/2026	External	36%	16,937	1,250	1,232	18
Reed St, Rural View - Extension to McCready Creek Bridge	14/04/2027	Internal	52%	6,855	700	472	228
Wallmans Road Upgrade Chainage 460 to 890	14/02/2028	Internal	0%	3,200	-	60	(60)
Hans Christian St, Drainage Upgrade	09/12/2026	External	0%	2,831	150	1	149
AMR & Meter Replacement Program FY26/27	30/06/2027	Internal	65%	2,735	41	21	(20)
Stormwater Relining - Condition: State 16 - FY25/26 and FY26/27	21/10/2026	External	30%	2,665	150	5	145
Sewer Pump Stations Refurbishment and Renewal - Package 1 & 2	16/07/2027	External	0%	2,497	100	22	78
Woodlands District Park Stage 1, Phase 3 Works	18/12/2026	External	15%	2,448	250	287	(37)
Mackay WN - Water Trunk Mains Glenpark St Trunk WM	08/06/2027	External	0%	2,200	20	8	12
Juliet St Mackay - Water Mains Replacement	13/08/2027	Internal	0%	2,003	-	-	-
Yellow Fleet - Replacement FY26/27	30/06/2027	Internal	0%	2,000	-	-	-
Spray Seal Resurfacing Works FY26/27	05/10/2027	External	90%	2,000	-	-	-
Dawson Boulevard, Remainder Richmond Hills Northern Section	30/06/2027	External	80%	2,000	-	-	-
Nebia-Coningsby Rd - Rehabilitation - Chainage 0 to 1573	19/07/2027	Internal	0%	1,843	-	-	-
Oak St Andergrove Pavement Restoration SWD Rehabilitation	07/09/2026	External	50%	1,820	400	176	224
Primary Plant - Replacement FY26/27	30/06/2027	Internal	0%	1,700	-	5	(5)
Stone Dr Shoal Pt - Sewer Node Replacement DN450 Gravity Main	30/09/2027	External	0%	1,665	40	2	38
Kellys Road Park, Walkerston	30/09/2026	External	90%	1,530	-	-	-
Mackay South Water Recycling Facility - Digesters 1 & 2 Renewal	22/02/2027	External	0%	1,350	50	-	50

** Construction Percentage Complete relates to the entire project program, which July be over multiple financial years, whereas budget reporting is for the current financial year only.*

* Refer to glossary

Council is responsible for the provision of a diverse range of services to meet community needs and expectations. A significant number of these services are provided through infrastructure assets and other property, plant, and equipment.

Annual Original Budget $'000	Annual Budget JBR $'000	YTD Actual $'000	
4,605,864	4,608,681	4,705,841	Property, plant and equipment
5,175	5,175	5,175	Investment properties
918	918	990	Right of use assets
4,713	4,713	4,742	Intangible assets

Asset consumption ratio*

This ratio indicates that council is willing to invest more than depreciation into expanding its assets base for the life of the adopted Long-Term Financial Forecast.

Historical results					5yr avg	Actuals	Revised budget
2020/21	2021/22	2022/23	2023/24	2024/25	2024/25	2026/27	2026/27
64.1%	**63.5%**	**63.0%**	**68.7%**	**67.5%**	**65.3%**	**66.5%**	**61.8%**

Benchmark: 5-year average greater than 60%.

Asset sustainability ratio*

This ratio is calculated based on the planned capital expenditure on the renewal of assets.

Historical results					5yr avg	Actuals	Revised budget
2020/21	2021/22	2022/23	2023/24	2024/25	2024/25	2026/27	2026/27
74.5%	**62.8%**	**63.6%**	**48.7%**	**59.3%**	**61.8%**	**32.2%**	**39.9%**

Benchmark: 5-year average greater than 60%.

* Refer to glossary

Appendices

Statement of Profit or Loss for the period ended July 2026

	Annual Original Budget $'000	Annual Budget JBR $'000	Annual Variance $'000	YTD Budget $'000	YTD Actual $'000	YTD Variance $'000
Income						
Recurrent revenue						
Rates and charges	298,041	298,041	-	141,910	141,443	(467)
Fees and charges	27,113	27,157	44	2,319	3,412	1,093
Sales revenue	13,224	13,224	-	1,094	540	(554)
Contracts and recoverable works	8,426	8,426	-	702	67	(635)
Grants, subsidies, contributions, donations	32,948	34,751	1,803	2,416	741	(1,675)
Total recurrent revenue	**379,752**	**381,599**	**1,847**	**148,441**	**146,203**	**(2,238)**
Interest received	6,816	7,091	275	488	928	440
Rental income	1,345	1,351	6	112	284	172
Other income	693	722	29	63	240	177
Total operating revenue	**388,606**	**390,763**	**2,157**	**149,104**	**147,655**	**(1,449)**
Capital income						
Grants, subsidies, contributions, donations	39,286	38,652	(634)	625	1,599	974
Other capital income	1,150	900	(250)	0	34	34
Total capital income	**40,436**	**39,552**	**(884)**	**625**	**1,633**	**1,008**
Total income	**429,042**	**430,315**	**1,273**	**149,729**	**149,288**	**(441)**
Recurrent expenses						
Employee benefits	124,932	123,932	1,000	9,372	8,493	879
Materials and services	149,189	152,346	(3,157)	14,995	16,772	(1,777)
Finance costs	4,919	4,919	-	319	327	(8)
Depreciation and amortisation	107,892	107,892	-	8,991	8,745	246
Total recurrent expenses	**386,932**	**389,089**	**(2,157)**	**33,677**	**34,337**	**(660)**
Capital expenses						
Loss on disposal of assets	1,103	1,103	-	0	(290)	290
Other capital expenses	2,000	2,000	-	168	26	142
Total capital expenses	**3,103**	**3,103**	**-**	**168**	**(264)**	**432**
Total expenses	**390,035**	**392,192**	**(2,157)**	**33,845**	**34,073**	**(228)**
Net result	**39,007**	**38,123**	**3,430**	**115,884**	**115,215**	**(669)**
Operating revenue	388,606	390,763	2,157	149,104	147,655	(1,449)
Operating expenses	386,932	389,089	(2,157)	33,677	34,337	(660)
Operating surplus	**1,674**	**1,674**	**-**	**115,427**	**113,318**	**(2,109)**

% YTD variance from YTD budget	0% to ± 2.99%	± 3% to ± 4.99%	greater than ± 5%

* Refer to glossary

Statement of Financial Position as at July 2026

	Annual Original Budget $'000	Annual Budget JBR $'000	YTD Actual $'000
Current assets			
Cash and cash equivalents	197,786	193,998	88,825
Trade and other receivables	28,242	28,381	149,100
Financial assets	-	-	80,000
Contract assets	3,500	3,500	-
Other assets	3,924	3,924	34
Inventories	4,312	4,312	5,209
Total current assets	**237,764**	**234,115**	**323,168**
Non-current assets			
Investment property	5,175	5,175	5,175
Property, plant and equipment	4,605,864	4,608,681	4,705,841
Right-of-use assets	918	918	990
Intangible assets	4,713	4,713	4,742
Total non-current assets	**4,616,670**	**4,619,487**	**4,716,748**
Total assets	**4,854,434**	**4,853,602**	**5,039,916**
Current liabilities			
Trade and other payables	12,589	12,898	14,221
Employee entitlements	24,380	24,360	23,226
Borrowings	6,625	6,625	5,202
Lease liabilities	76	76	94
Provisions	1,716	1,716	703
Contract Liabilities	15,403	15,403	26,247
Other liabilities	13,727	13,727	9,105
Total current liabilities	**74,516**	**74,805**	**78,798**
Non-current liabilities			
Employee entitlements	2,223	2,223	2,132
Borrowings	43,463	43,463	15,049
Lease liabilities	1,042	1,042	1,013
Provisions	76,921	76,683	78,561
Contract liabilities	-		-
Other liabilities	3,068	3,068	7,103
Total non-current liabilities	**126,717**	**126,479**	**103,858**
Total liabilities	**201,233**	**201,284**	**182,656**
Net community assets	**4,653,201**	**4,652,318**	**4,857,260**
Community equity			
Retained surplus	2,389,866	2,388,983	2,479,780
Asset revaluation surplus	2,263,335	2,263,335	2,377,480
Total community equity	**4,653,201**	**4,652,318**	**4,857,260**

* Refer to glossary

Statement of Cash Flows for the period ended July 2026

	Annual Original Budget $'000	Annual Budget JBR $'000	YTD Actual $'000
Cash flows from operating activities			
Receipts from customers	345,702	345,684	15,214
Receipts from grantors, donors for operational activities	32,558	34,319	741
Payments to suppliers and employees	(290,616)	(292,771)	(37,881)
Interest received	6,816	7,091	565
Borrowing costs	(959)	(959)	-
Net cash inflow from operating activities	**93,501**	**93,364**	**(21,361)**
Cash flows from investing activities			
Payments for property, plant and equipment	(126,599)	(129,416)	(8,016)
Payments for capital projects	-	-	(26)
Payments for investments	(3,924)	(4,174)	-
Proceeds from sale of property, plant and equipment	1,250	1,250	290
Receipts from grantors, donors for capital projects	23,986	23,402	904
Net cash outflow from investing activities	**(105,287)**	**(108,938)**	**(6,848)**
Cash flows from financing activities			
Proceeds from borrowings	-		-
Repayment of borrowings	35,000	35,000	-
Repayments made on leases (principal only)	(5,166)	(5,166)	(4)
New cash outflow from financing activities	**29,834**	**29,834**	**(4)**
Net increase or (decrease) in cash and cash equivalents	**18,048**	**14,260**	**(28,213)**
Cash and cash equivalents at beginning of the period	179,738	179,738	117,038
Cash and cash equivalents at end of the period	**197,786**	**193,998**	**88,825**

* Refer to glossary

Glossary

Council Controlled Revenue Ratio	Council-controlled revenue is an indicator of a council's financial flexibility, ability to influence its operating income, and capacity to respond to unexpected financial shocks	Net Rates, Levies and Charges **add** Fees and Charges ——— Total Operating Revenue
Population Growth Ratio	Population growth is a key driver of a council's operating income, service needs, and infrastructure requirements into the future.	**Prior year** estimated population. ——— **Previous year** estimated population -1
Operating Surplus Ratio	The operating surplus ratio is an indicator of the extent to which operating revenues generated cover operational expenses. Any operating surplus would be available for capital funding or other purposes.	Operating Result ——— Total Operating Revenue
Operating Cash Ratio	The operating cash ratio is a measure of a council's ability to cover its core operational expenses and generate a cash surplus excluding depreciation, amortisation, and finance costs.	Operating Result **add** Depreciation and Amortisation **add** Finance Costs ——— Total Operating Revenue
Unrestricted Cash Expense Cover Ratio	The unrestricted cash expense cover ratio is an indicator of the unconstrained liquidity available to a council to meet ongoing and emergent financial demands, which is a key component to solvency. It represents the number of months a council can continue operating based on current monthly expenses.	(Total Cash and Equivalents **add** Current Investments **add** Available Ongoing QTC Working Capital Facility Limit **Less** Externally Restricted Cash) ——— (Total Operating Expenditure **Less** Depreciation and Amortisation **less** Finance Costs) x 12
Asset Sustainability Ratio	The asset sustainability ratio approximates the extent to which the infrastructure assets managed by a council are being replaced as they reach the end of their useful lives.	Capital Expenditure on Replacement of Infrastructure Assets (Renewals) ——— Depreciation Expenditure on Infrastructure Assets
Asset Consumption Ratio	The asset consumption ratio approximates the extent to which council's infrastructure assets have been consumed compared to what it would cost to build a new asset with the same benefit to the community.	Written Down Replacement Cost of Depreciable Infrastructure Assets ——— Current Replacement Cost of Depreciable Infrastructure Assets
Leverage Ratio	The leverage ratio is an indicator of a council's ability to repay its existing debt. It measures the relative size of the council's debt to its operating performance.	**Book Value** of Debt ——— Operating Results **add** Depreciation and Amortisation and Finance Costs

Council adopted the new Local Government Sustainability Framework ratios in the 2023/24 Annual Financial Statements.

* Refer to glossary

11.5.2. 2026-27 FEES & CHARGES

Author Chief Financial Officer (Alexandria Griffin)
Responsible Officer Director Corporate Services (Chris Kelly)
File Reference 2026-27 Fees & Charges

Attachments
1. 2026-27 Fees and Charges Schedule PDF Schedule FINAL 18.08.2026 [**11.5.2.1** - 57 pages]

Purpose

To seek Council's endorsement of the revised 2026-27 Fees and Charges Schedule.

Related Parties

Nil.

Corporate Plan Linkage

Financial Strength

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

Background/Discussion

In accordance with the Local Government Act 2009 (the Act), Council has charging powers to establish user pay charges. These charges are in relation to the use of Mackay Regional Council (MRC) facilities and for the provision of identified services.

The fees and charges being tabled in this report are either cost recovery or commercial in nature, and management have reviewed all charges to ensure they address appropriate cost drivers or industry standards.

The amendments to the 2026/27 Fees and Charges Schedule reflect changes made to several existing fees and charges and ensure they continue to meet operational and business requirements. The amendments are outlined below:

- Community Buildings & Centres: Minor wording amendments have been made. The Not-for-Profit fee has been reinstated to $20 per hour following the identification of an error, and the unit of measure for the Commercial Works - Access/Storage/Site Office + Bond fee has been amended from 'hour' to 'day'.
- Water Connections: The words "(excluding water meter)" have been added to the descriptions of the 16 fees relating to the installation of a new 32mm water service, ensuring consistency with the pricing amendments adopted in this year's schedule.
- Building Work Lodgement and Archive Fee: The description has been corrected from "1 fixture only" to "Class 1-10 Lodgement (manual lodgement received via email)".

On 22 July 2026, Council adopted the Mackay Regional Council (Council) Renewable Energy: Community Benefit System Policy (CBS Policy). Five new fees are being proposed to support the adoption of the CBS Policy. The cost-recovery fees have been developed to recover Council's reasonable costs associated with administering, assessing and negotiating matters under the CBS framework, based on the estimated resources and officer time required for Council to undertake its role under the CBS framework and Council's CBS Policy.

Consultation and Communication

The schedule of proposed fees and charges has been reviewed by relevant Directors and Executive Managers and discussed with the Executive Leadership Team and Council. Fees that have changed have been further reviewed by the relevant Director to provide justification.

Resource Implications

Fees and charges form a significant part of Council's revenue raising requirements and provide a source of funding and/or contribution to programs delivered by MRC.

Risk Management Implications

The Act allows Council to establish cost recovery fees and charges and fees and charges in line with commercial principles. Where the true cost of services is not recovered through fees, then additional impost is placed on other revenue sources, typically rates.

Conclusion

It is recommended that the proposed schedule of MRC fees and charges be adopted as tabled.

Officer's Recommendation

THAT Council adopts the Fees and Charges Schedule as attached, to take effect from 26 August 2026.

Mackay Regional Council | Schedule of Fees and Charges 2026-2027

Adopted August 2026

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Mackay Regional Council | Schedule of Fees and Charges 2026-2027

Council Facilities

Aquatic Centres

Bluewater Lagoon

Council Product/Service	Unit	LGA Legislative Authority	Relevant Legislation/Policy	Adopted Fee GST Inclusive where applied (Both % & $$)	GST	Notes
Bookings to be costed pending services engaged for safe and effective support of the specific event	Price on Application			Price on Application	10.00%	

Memorial Swim Centre

Access - Adult	Person	LGA 2009 s97(2)(a)		4.20	10.00%	23
Access - Child (under 16)	Person	LGA 2009 s97(2)(a)		3.10	10.00%	23
Access - Child (under 2)	No Charge	LGA 2009 s97(2)(a)		No Charge	10.00%	23
Access - Concession	Person	LGA 2009 s97(2)(a)		3.10	10.00%	23
Access - Spectator	Person	LGA 2009 s97(2)(a)		3.10	10.00%	23

Mirani Caravan Park and Swimming Pool

Access - Adult	Person	LGA 2009 s97(2)(a)		4.20	10.00%	23
Access - Child (under 16)	Person	LGA 2009 s97(2)(a)		3.10	10.00%	23
Access - Child (under 2)	No Charge	LGA 2009 s97(2)(a)		No Charge	10.00%	23
Access - Concession	Person	LGA 2009 s97(2)(a)		3.10	10.00%	23
Access - Spectator	Person	LGA 2009 s97(2)(a)		3.10	10.00%	23

Pioneer Swim Centre

Access - Adult	Person	LGA 2009 s97(2)(a)		4.20	10.00%	23
Access - Child (under 16)	Person	LGA 2009 s97(2)(a)		3.10	10.00%	23
Access - Child (under 2)	No Charge	LGA 2009 s97(2)(a)		No Charge	10.00%	23
Access - Concession	Person	LGA 2009 s97(2)(a)		3.10	10.00%	23
Access - Spectator	Person	LGA 2009 s97(2)(a)		3.10	10.00%	23

Mackay Regional Council | Schedule of Fees and Charges 2026-2027

Council Product/Service	*Unit*	*LGA Legislative Authority*	*Relevant Legislation/Policy*	*Adopted Fee GST Inclusive where applied*	*GST*	*Notes*
Sarina Swim Centre						
Access - Adult	Person	LGA 2009 s97(2)(a)		4.20	10.00%	23
Access - Child (under 16)	Person	LGA 2009 s97(2)(a)		3.10	10.00%	23
Access - Child (under 2)	No Charge	LGA 2009 s97(2)(a)		No Charge	10.00%	23
Access - Concession	Person	LGA 2009 s97(2)(a)		3.10	10.00%	23
Access - Spectator	Person	LGA 2009 s97(2)(a)		3.10	10.00%	23
Artspace						
Artspace Hire Charges						
Artspace Staff - During Business Hours per staff member	Hour			129.00	10.00%	
Artspace Staff - After 6pm Hours per staff member	Hour			167.00	10.00%	
Technical Staff - Erection and removal of any banners/signs/decorations, lighting per staff member	Hour			129.00	10.00%	
Damage to facilities and excessive mess left at the conclusion of each function will be payable on a cost recovery basis, in accordance with the hire agreement	Actual Cost			Actual Cost	10.00%	
Artspace Workshops and Courses						
Professional Development Seminar + Materials	Person			80.00	10.00%	
Professional Development Seminar Concession + Materials	Person			45.00	10.00%	
Kids Art Club (2 hours x 6 weeks, 1 term = 6 classes) + Materials	Term			190.00	10.00%	
Adult's Workshop (Approximately 4.5 Hours) + Materials	Person			103.00	10.00%	
Adult's Workshop Concession (Approximately 4.5 Hours) + Materials	Person			80.00	10.00%	
School Holiday Group Visit	Student			7.50	10.00%	

Mackay Regional Council | Schedule of Fees and Charges 2026-2027

Cemeteries

Cemetery Services

Council Product/Service	*Unit*	*LGA Legislative Authority*	*Relevant Legislation/Policy*	*Adopted Fee GST Inclusive where applied*	*GST*	*Notes*
Burial after normal Cemetery hours Monday - Friday »» Normal Fee + Actual Cost of Overtime with a Minimum Fee	Minimum			321.00	10.00%	
For a burial in urgent or extenuating circumstances only on a Saturday, Sunday or Public Holiday »» Normal Fee + Actual Cost of Overtime with a Minimum Fee	Minimum			1,157.00	10.00%	
Burial equipment hire (Chairs, Shade etc.)	Per day or part thereof			193.00	10.00%	
Extra for hand dug grave due to inaccessible location	Per			450.00	10.00%	
Burial of Ashes in a plot (Includes vault or mausoleum burial)	Per			232.00	10.00%	
Garden of Memories - Mt Bassett Only - Upgrade to Brass and /or Coloured Brass Plaque	Each			256.00	10.00%	
Garden of Memories - Mt Bassett Only - Burial of Ashes in site	Site			232.00	10.00%	
Flower Receptacles - Mt Bassett Lawn Cemetery - Supply and Installation	Each			87.00	10.00%	
Flower Receptacles - Mt Bassett Lawn Cemetery - Replacement Inner	Each			45.00	10.00%	
Burial Rights - Rocks of Remembrance - Memorial Rocks - Small	Each			916.00	0.00%	
Burial Rights - Rocks of Remembrance - Memorial Rocks - Large	Each			1,031.00	0.00%	
Burial Rights - Plot	Plot			2,984.00	0.00%	
Burial Rights - Plot (Special Burial) - Sarina Cemetery Only Additional Fee	Plot			1,602.00	0.00%	
Removal of Ashes from a Plot or Niche	Per			237.00	10.00%	
8 x 4 Grave Preparation	Site			1,504.00	10.00%	
8 x 4 Grave Preparation (Marian and Mirani only)	Site			2,012.00	10.00%	
8 x 4 Grave Preparation - Child (8 Years and under)	Site			770.00	10.00%	
8 x 6 Grave Preparation (Special Burial) - Sarina Cemetery Only	Site			340.00	10.00%	
All other searches, including multiple records (involving 3 or more records) when written reply (either electronic or hardcopy) is required E.g. - Family History Searches Excludes information concerning further burials or purchase of land	Price on Application			Price on Application	0.00%	
Photograph of a single headstone The fee is payable in advance and still applies when a headstone is found to be not in existence	Price on Application			Price on Application	0.00%	
Exhumation	Each			6,571.00	10.00%	
Maintenance Fee on Unused Reserve Lot	Annual			292.00	10.00%	
Cemetery Administration Fee – Burial Rights (transfer & re-issue of burial rights)	Annual			204.00	0.00%	
Headstone/Monument Application Permit (By a Mason and not by a Mason)	Per			40.00	0.00%	
Columbarium Wall - All Cemeteries (except Mackay) Burial Rights - Purchase of Single Niche in Columbarium Wall	Each			476.00	0.00%	

Mackay Regional Council | Schedule of Fees and Charges 2026-2027

Council Product/Service	Unit	LGA Legislative Authority	Relevant Legislation/Policy	Adopted Fee GST Inclusive where applied	GST	Notes
Columbarium Wall - All Cemeteries (except Mackay) Purchase of Brass Columbarium Vase	Each			257.00	10.00%	
Columbarium Wall - Mirani and Walkerston Cemeteries Burial Rights - Purchase of Double Niche in Columbarium Wall	Each			932.00	0.00%	
Search of Electronic Cemetery Records - Front Counter Only	Each			5.00	0.00%	
Up to 2 searches of records, when the surname and year of death is provided accurately - When the date of death is after 1960	Each			70.00	0.00%	
Up to 2 searches of records, when the surname and year of death is provided accurately - When the date of death is prior to 1959	Each			135.00	0.00%	
Garden of Memories - Mt Bassett Only - Burial Rights - Purchase of Site (Includes basic Formica plaque)	Site			848.00	0.00%	
Cemetery Administration Fee - Other (recording of ashes scattering)	Annual			236.00	10.00%	
Columbarium Wall - All Cemeteries (except Mackay) Ashes Interment and Brass Plaque	Each			210.00	10.00%	

Community Buildings and Centres

Community Building or Centre Hire

Refundable Bond	Event			250.00	0.00%	
Refundable Bond - Parties	Event			600.00	0.00%	
Standard	Hour			20.00	10.00%	12
Community (100% discount applied if group meets the eligibity criteria)	Hour			20.00	10.00%	12
Not for Profit	Hour			20.00	10.00%	12
Government	Hour			25.00	10.00%	12
Commercial	Hour			40.00	10.00%	12

Community Buildings and Centres Facility Fees

PA System - Basic Hire (No Microphones)	Event			12.00	10.00%	
Hire of Microphone	Unit			73.00	10.00%	
Rubbish Removal (If not completed by Hirer) Subtracted From Bond	Hour			75.00	10.00%	
Cleaning which includes Tables & Chairs (If not completed by Hirer) Subtracted From Bond	Hour			75.00	10.00%	
Bar and/or Coldroom	Day			210.00	10.00%	
Playgroups - Session up to and including 4 Hours plus Bond	Hour			5.50	10.00%	

Mackay Regional Council | Schedule of Fees and Charges 2026-2027

Council Product/Service	*Unit*	*LGA Legislative Authority*	*Relevant Legislation/Policy*	*Adopted Fee GST Inclusive where applied*	*GST*	*Notes*
Jubilee Community Centre and Sarina Neighbourhood Centre						
Standard	Hour			5.00	10.00%	12
Community (100% discount applied if group meets the eligibity criteria)	Hour			5.00	10.00%	12
Not for Profit	Hour			5.00	10.00%	12
Government	Hour			30.00	10.00%	12
Commercial	Hour			40.00	10.00%	12
Jubilee Community Centre Exhibition Hanging Fee	Per			200.00	10.00%	
Mirani Caravan Park and Swimming Pool						
Daily Rate Powered Site - 1 or 2 Adults (Power and Amenities Included)	Person			37.00	10.00%	23
Daily Rate Powered Site - Additional Person	Site			16.00	10.00%	23
Daily Rate Recreation Vehicles (RV) - (Child Under 2)	Person			0.00	10.00%	23
Daily Rate Unpowered Site - 1 or 2 Adults (Amenities Included)	Person			21.00	10.00%	23
Daily Rate Unpowered Site - Additional Person	Site			11.00	10.00%	23
Weekly Rate Powered Site - 1 or 2 Adults (Power and Amenities Included)	Person			183.00	10.00%	23
Weekly Rate Powered Site - Additional Person	Person			79.00	10.00%	23
Weekly Rate Unpowered Site - 1 or 2 Adults	Person			131.00	10.00%	23
Weekly Rate Unpowered Site - Additional Person	Site			58.00	10.00%	23
Daily Rate Recreation Vehicles (RV)	Site			21.00	10.00%	23
Seaforth Recreation Centre						
Facility Hire Plus Bond	Hour			5.00	0.00%	
Refundable Bond	Event			30.00	0.00%	

Mackay Regional Council | Schedule of Fees and Charges 2026-2027

Council Product/Service	*Unit*	*LGA Legislative Authority*	*Relevant Legislation/Policy*	*Adopted Fee GST Inclusive where applied*	*GST*	*Notes*
Mackay Aquatic and Recreational Complex - Aquatic						
Aquatic Complex Access						
Access - Adult	Person			5.20	10.00%	21
Access - Concession	Person			4.20	10.00%	21
Access - Child (under 16)	Person			4.20	10.00%	21
Access - Child (under 2)	No Charge			No Charge	10.00%	21
Access - Spectator - excludes aquatics program spectator	Person			3.10	10.00%	21
Mackay Aquatic and Recreational Complex - Athletics						
Athletic Complex Access						
Access - Child (under 16)	Person			4.20	10.00%	
Access - Child (under 2)	No Charge			No Charge	10.00%	
Access - Adult	Person			5.20	10.00%	
Access - Concession	Person			4.20	10.00%	
Mackay Entertainment and Convention Centre Facility						
Mackay Entertainment and Convention Centre (MECC)						
MECC Entire Complex Day AND / OR Evening - Exclusive Use (North and South Wings)	Price on Application			Price on Application	10.00%	
For the latest rates, please contact the sales and marketing team at the Mackay Entertainment and Convention Centre	Price on Application			Price on Application	10.00%	
Video call	Each			100.00	10.00%	

Mackay Regional Council | Schedule of Fees and Charges 2026-2027

Council Product/Service	*Unit*	*LGA Legislative Authority*	*Relevant Legislation/Policy*	*Adopted Fee GST Inclusive where applied*	*GST*	*Notes*
Mackay Stadium						
Mackay Stadium						
For the latest rates, please contact the sales and marketing team at the Mackay Entertainment and Convention Centre	Price on Application			Price on Application	10.00%	
Museums and Cultural Heritage						
Greenmount Homestead Entry						
Adult	Person			7.50	10.00%	
Concession Card Holder (Identification required)	Person			5.50	10.00%	
Child (5 to 18 years)	Person			3.00	10.00%	
Child (Under 5 Years)	No Charge			No Charge	10.00%	
Adult Groups - Per Person (Minimum of 10 people)	Person			6.50	10.00%	
School Group Tours - Per Person (Minimum of 10 people, including adults and children)	Person			3.50	10.00%	
Museum Entry						
Museum Entry - Sarina, Mackay and Pioneer Valley	No Charge			No Charge	10.00%	
Parks and Environment						
Botanic Gardens Administrative Services						
Hire of Administration Building Meeting Room - Category 1 Users	Per day or part thereof			60.00	10.00%	12
Hire of Administration Building Meeting Room - Category 2 & 3 Users	Per day or part thereof			180.00	10.00%	12
Exhibition Hanging Fee	Per			215.00	10.00%	
Golf Buggy Guided Tours	Person			7.00	10.00%	
PlantEd School Education Session (with education officer) - On site at Botanic Gardens	Student			6.00	10.00%	
PlantEd School Holiday Activity	Price on Application			Price on Application	10.00%	
Bocce Set Hire plus Bond	Each			6.00	10.00%	

Mackay Regional Council | Schedule of Fees and Charges 2026-2027

Council Product/Service	Unit	LGA Legislative Authority	Relevant Legislation/Policy	Adopted Fee GST Inclusive where applied	GST	Notes
Refundable Bond - Bocce Set - refundable on return of set - cash only	Each			50.00	0.00%	
Staff on site for social, community or commercial event Per Staff member	Hour			70.00	10.00%	
Hire for Ceremony Area with signage plus Bond	Area			280.00	10.00%	
Refundable Bond - Ceremony Area	Event			315.00	0.00%	
Meadowlands Amphitheatre/Soundshell Rehearsals plus Bond	Day			280.00	10.00%	4
Refundable Bond - Rehearsals	Event			280.00	0.00%	4
Cleaning Charges after Events	Hour			70.00	10.00%	

Botanic Gardens Hire - Category 1 Users

Less than 10 people with no alcohol or amusements (no application necessary)	No Charge			No Charge	10.00%	12
Charitable Function plus Bond	No Charge			No Charge	10.00%	12
Refundable Bond - Charitable Functions up to 500 people	Event			370.00	0.00%	12
Refundable Bond - Charitable Functions more than 501 people	Event			785.00	0.00%	12

Botanic Gardens Hire - Category 2 Users

More than 201 people and less than 500 with or without alcohol approval and with or without amusements/Marquees plus Bond	Event			385.00	10.00%	12
Refundable Bond - More than 201 people and less than 500	Event			365.00	0.00%	12

Botanic Gardens Hire - Category 3 Users

Commercial Event up to 500 people, no alcohol plus Bond	Day			607.00	10.00%	12
Refundable Bond - Commercial Event with no admission fee	Event			575.00	0.00%	12

Camping Reserves Ball Bay

Daily Site 10 x 6 (Up to max of 6 Persons) - Ball Bay	Site			20.00	10.00%	
Weekly Site (7 days) 10 x 6 (Up to a max of 6 Persons) - Ball Bay	Site			103.00	10.00%	
Additional Persons (Adult or Child Per Site) - Ball Bay	Person			10.50	10.00%	

Mackay Regional Council | Schedule of Fees and Charges 2026-2027

Council Product/Service	*Unit*	*LGA Legislative Authority*	*Relevant Legislation/Policy*	*Adopted Fee GST Inclusive where applied*	*GST*	*Notes*
Camping Reserves Seaforth						
Daily Site 10 x 6 (Up to max of 6 Persons) - Seaforth	Site			35.00	10.00%	
Weekly Site (7 days) 10 x 6 (Up to a max of 6 Persons) - Seaforth	Site			190.00	10.00%	
Additional Persons (Adult or Child Per Site) - Seaforth	Person			18.80	10.00%	
School Groups/Non Profit Community Groups/Clubs Per Stay - Seaforth	Person			10.00	10.00%	
Camping fee - For single Campers Travelling by walking or bicycle	Day			10.00	10.00%	*NFP
Finch Hatton Mountain Bike Trail						
FHMBT Building - Minimum 5 hours	Hour			60.00	10.00%	
FHMBT Park (Includes Trail) - More than 51 to 500 people - minimum 5 hours plus Bond	Hour			68.00	10.00%	
FHMBT Park - Refundable Park Booking Bond	Event			250.00	0.00%	
FHMBT Park (Includes Trail) - 501 or more - with/without alcohol &/or amusements/Marquees plus Bond	Hours			80.00	10.00%	
FHMBT Park - Refundable Park Booking Bond - More than 501 or more	Event			800.00	0.00%	
Finch Hatton Mountain Bike Trail Shuttle Service						
Single Run	Per Ride			15.00	10.00%	
Five Run Pass	Per Ride			60.00	10.00%	
Ten Run Pass	Per Ride			110.00	10.00%	
Greenmount Homestead Grounds Hire						
Function Booking Fee plus Bond	Event			189.00	0.00%	
Refundable Bond	Event			200.00	0.00%	

Mackay Regional Council | Schedule of Fees and Charges 2026-2027

Council Product/Service	Unit	LGA Legislative Authority	Relevant Legislation/Policy	Adopted Fee GST Inclusive where applied	GST	Notes
Meadowlands Amphitheatre - Category 1 Users						
More than 501 people and less than 1500 without alcohol approval plus Bond	Event			680.00	10.00%	4
Refundable Bond - More than 501 people and less than 1500 without alcohol	Event			680.00	0.00%	4
More than 1501 people without alcohol approval plus Bond	Event			1,700.00	10.00%	4
Refundable Bond - More than 1501 people without alcohol	Event			1,675.00	0.00%	4
Meadowlands Amphitheatre - Category 2 Users						
More than 501 people and less than 1500 with alcohol approval plus Bond	Event			1,050.00	10.00%	4
Refundable Bond - More than 501 people and less than 1500 with alcohol	Event			1,100.00	0.00%	4
More than 1501 people with alcohol approval plus Bond	Event			2,355.00	10.00%	4
Refundable Bond - More than 1501 people with alcohol	Event			2,410.00	0.00%	4
Meadowlands Amphitheatre - Category 3 Users						
Refundable Bond - Commercial Event - Public Admission fee, Commercial liquor licence	Event			7,590.00	0.00%	
Refundable Bond - Commercial Event - No Public Admission fee, Commercial liquor licence	Event			5,655.00	0.00%	
Commercial event with Public Admission fee and commercial liquor licence (event not to exceed 6 hours) plus Bond	Event			7,590.00	10.00%	
Commercial event with No Public Admission fee and commercial liquor licence (event not to exceed 6 hours) plus Bond	Event			5,655.00	10.00%	
Commercial event with Admission fee, No commercial liquor licence plus Bond	Event			4,190.00	10.00%	
Refundable Bond - Commercial Event - Admission fee, No commercial liquor licence	Event			4,190.00	0.00%	
Commercial event with No Public Admission fee, No commercial liquor licence - Over 500 people	Event			2,830.00	10.00%	
Refundable Bond - Commercial Event - No Public Admission No commercial liquor licence	Event			2,830.00	0.00%	
Natural Environment Centre						
Native Tube Stock	Each			3.00	10.00%	18
Native Tube Stock - Free Native Plant Program (POL-26.084)	Each			0.00	10.00%	18
Hiko Cells	Each			1.30	10.00%	18
Super Tubes	Each			5.00	10.00%	18

Mackay Regional Council | Schedule of Fees and Charges 2026-2027

Council Product/Service	Unit	LGA Legislative Authority	Relevant Legislation/Policy	Adopted Fee GST Inclusive where applied	GST	Notes
Trays/Tiles (average 4 plants)	Each			11.00	10.00%	18
Holding fee - up to 2 months from agreed delivery date	No Charge			No Charge	10.00%	
Holding fee - over 2 months from agreed delivery date - monthly fee of order price	Percentage			3.00%	10.00%	
Bulk order discount for orders between $11,000 and $54,999	Percentage			5.00%	10.00%	18
Bulk order discount for orders over $55,000	Percentage			10.00%	10.00%	18

Park Administrative Services

Donated seat and tribute plaque, existing location	Each			2,775.00	10.00%	
Donated seat and tribute plaque, in new location	Each			3,550.00	10.00%	
Tribute Plaque only	Each			285.00	10.00%	

Park Hire - Additional Charges

Wedding Ceremony Only - Beach, fountain or laneways with or without alcohol approval (Includes power where available) (Excluding Greenmount, Botanic Gardens & City)	Event			272.00	10.00%	
Electricity Access	Day			210.00	10.00%	
Promotional Booking - Photographic / Film Locations / Promotional Events plus Bond	Day			485.00	10.00%	
Refundable Bond - Promotional Booking	Event			800.00	0.00%	
Key Usage - Vehicle Access - Refundable on return to Paget Depot (EFT Only)	Event			50.00	0.00%	
Commercial Works - Access/Storage/Site Office + Bond	Day			50.00	10.00%	
Refundable Bond - Commercial Works - Access/Storage/Site Office	Event			4,000.00	0.00%	
Refundable Bond - Key Access and/or Damages	Event			750.00	0.00%	
Fireworks Display Bond - In addition to park hire fee	Event			200.00	0.00%	

Park Hire - Category 1 Users

Charitable Events (must show proof of registry) plus Bond	No Charge			No Charge	10.00%	
Refundable Bond - Charitable Event	No Charge			No Charge	0.00%	
Park Use Permit - Non Profit Groups (i.e. no public charges) with conditions	No Charge			No Charge	10.00%	

Mackay Regional Council | Schedule of Fees and Charges 2026-2027

Council Product/Service	Unit	LGA Legislative Authority	Relevant Legislation/Policy	Adopted Fee GST Inclusive where applied	GST	Notes
Park Use Permit - Up to 25 Participants with public charges with conditions	12 Months			375.00	10.00%	
Park Use Permit - Over 26 Participants with public charges with conditions	12 Months			435.00	10.00%	
Ability to hold bond for park bookings to mitigate damage for park bookings.	Event			500.00	0.00%	

Park Hire - Category 2 Users

Up to 50 people with no alcohol or amusements - No booking required	No Charge			No Charge	0.00%	
More than 501 people and up to 1500 plus bond	Hour			70.00	10.00%	
More than 1501 people plus Bond	Event			2,000.00	10.00%	
More than 51 to 500 people plus bond	Hour			70.00	10.00%	

Park Hire - Category 3 Users

Ticketed Public Event + Bond	Event			3,990.00	10.00%	
Ticketed Public Event + Bond (up to 5 days)	Event			7,365.00	10.00%	
Refundable Bond - Ticketed Public Event	Event			4,000.00	0.00%	
Public Event – No Admission Fee + Bond	Event			2,000.00	10.00%	
Public Event – No Admission Fee (up to 5 days)	Event			5,523.00	10.00%	
Refundable Bond - Public Event – No Admission Fee	Event			2,000.00	0.00%	

Sporting Reserve Lighting

John Breen Park Main Oval	Hour			28.00	10.00%	
Seaforth Tennis Court - Public	Hour			25.00	10.00%	
Seaforth Tennis Court - Tennis Coach/Coaching Clinics	Hour			23.00	10.00%	
Wren Street Oval Main Field	Hour			27.00	10.00%	

Mackay Regional Council | Schedule of Fees and Charges 2026-2027

Sarina Sugar Shed

Entry Fees

Council Product/Service	*Unit*	*LGA Legislative Authority*	*Relevant Legislation/Policy*	*Adopted Fee GST Inclusive where applied*	*GST*	*Notes*
Adult	Person			33.00	10.00%	
Child (4 to 17 Years)	Person			16.00	10.00%	
Infant (Under 4 Years)	Person			0.00	10.00%	
Senior (ID Required)	Person			30.00	10.00%	
Family (2 Adults and 2 Children)	Package			88.00	10.00%	
Family additional Child (4 to 17 years)	Person			10.00	10.00%	
Package Tour (SS Tour and Distillery) - Adult	Person			52.00	10.00%	
Package Tour (SS Tour and Distillery) - Infant (under 4 years)	Person			0.00	10.00%	
Package Tour (SS Tour and Distillery) - Senior	Person			50.00	10.00%	
Guided Tasting Session - Adult	Person			18.00	10.00%	
Guided Tasting Session - Child (4 to 17)	Person			7.00	10.00%	
Guided Tasting Session - Infant (Under 4 Years)	Person			0.00	10.00%	
Guided Tasting Session - Senior (ID Required)	Person			16.00	10.00%	
Guided Tasting Session - Family (2 Adults and 2 Children)	Package			45.00	10.00%	
Guided Tasting Session - Family additional child (5 to 17)	Person			7.00	10.00%	
Speciality Experiences - Rum Distillery Tour - Adult 18+	Person			22.00	10.00%	
School Holiday Tour - Adult and Senior	Person			16.00	10.00%	
Cane to Cocktail Experience - Adult 18+	Person			65.00	10.00%	
Cane to Cocktail Experience (Mocktail) - Adult 18+	Person			60.00	10.00%	

Facility Hire

Private Facility Hire	Price on Application			Price on Application	10.00%	

Mackay Regional Council | Schedule of Fees and Charges 2026-2027

Council Product/Service	*Unit*	*LGA Legislative Authority*	*Relevant Legislation/Policy*	*Adopted Fee GST Inclusive where applied*	*GST*	*Notes*
Group Tours minimum 10 people. FOC for coach driver & host						
Group Tour Package - Adult guided tour including tastings	Person			30.00	10.00%	
Group Tour Package - Child guided tour including tastings	Person			15.00	10.00%	
Packages						
Delivery service fee	Price on Application			Price on Application	10.00%	
Shipping Fee	Price on Application			Price on Application	10.00%	

Council Services

Administrative Costs

Rates and Property Searches

Rate Certificate in respect of each separately surveyed parcel of land of the Local Government Act 2009:-Current registered owner and postal address, Property Address and real property description	Each	LGA 2009 s97(2)(a)	PA 2016 s51/ EDA 2012 s82	51.00	0.00%	
ePathway Rate Certificate (Electronic), includes Change of Ownership where required, in respect of each separately surveyed parcel of land of the Local Government Act 2009:- Current registered owner and postal address, Property Address and real property description, Rates Details and Requisitions recorded on file - Advice within 2 business days (requires registration for Online Services)	Each	LGA 2009 s97(2)(a)	PA 2016 s51/ EDA 2012 s82	134.00	0.00%	
Rate Certificate (Posted), includes Change of Ownership where required, in respect of each separately surveyed parcel of land of the Local Government Act 2009:-Current registered owner and postal address, Property Address and real property description, Rates Details and Requisitions recorded on file - Advice within 5 business days	Each	LGA 2009 s97(2)(a)	PA 2016 s51/ EDA 2012 s82	145.00	0.00%	
Rates / Water Notice current period - copy reprint	Each	LGA 2009 s97(2)(a)	PA 2016 s51/ EDA 2012 s82	3.00	0.00%	
Rates / Water Notice Copy from July 2002 to Current Financial Year (Per notice)	Each	LGA 2009 s97(2)(a)	PA 2016 s51/ EDA 2012 s82	20.00	0.00%	
All rating/water information requests prior to 1st July 2002, with a minimum charge of 30 minutes	Hour	LGA 2009 s97(2)(a)	PA 2016 s51/ EDA 2012 s82	76.00	0.00%	
Paper Notice Bill Fee	Each			3.00	10.00%	
Paper Notice Bill Fee (Eligible Pension Concession Holder)	Each			0.00	10.00%	

Mackay Regional Council | Schedule of Fees and Charges 2026-2027

Council Product/Service	*Unit*	*LGA Legislative Authority*	*Relevant Legislation/Policy*	*Adopted Fee GST Inclusive where applied*	*GST*	*Notes*
Water Certificates						
Water Certificate (Posted) - Advice within 5 business days	Each	LGA 2009 s97(2)(a)	PA 2016 s51/ EDA 2012 s82	250.00	0.00%	
ePathway Water Certificate (Electronic) - Advice within 2 business days (Requires registration for Online Services)	Each	LGA 2009 s97(2)(a)	PA 2016 s51/ EDA 2012 s82	233.00	0.00%	
City and Town Centres						
Banners and Palms						
Fixed Installation Cost	Each			300.00	10.00%	
Banners Victoria Street (3 - 6 Banner) Max exposure 2 week duration	2 Weeks			557.00	10.00%	
Banners Gordon Street or similar (Up to 5 Poles)	Per			630.00	10.00%	
Banners Gordon Street (Extras to the above (Per Pole))	Each			152.00	10.00%	
Banners Hire of Council Banner (Victoria St Only) (Painting Cost to be at Customers Expense)	Each			102.00	10.00%	
Banners Matsuura Dr (7 poles, 7 banners)	2 Weeks			749.00	10.00%	
Banners Evans Ave (7 poles, 7 banners)	2 Weeks			749.00	10.00%	
Landscaping Services						
Street Trees						
Where a street tree is less than 2 years insitu (replaced with a 45L stock)	Per	LGA 2009 s97(2)(c)	SLL 2011 No. 1.16	2,100.00	10.00%	
Where a street tree is between 2-5 years insitu (replaced with a 100L stock)	Per	LGA 2009 s97(2)(c)	SLL 2011 No. 1.16	2,900.00	10.00%	
Where a street tree is over 5 years insitu (replaced with a 200L stock)	Per	LGA 2009 s97(2)(c)	SLL 2011 No. 1.16	4,000.00	10.00%	
Library Services						
Administration						
Lost or Damaged Replacement books Charge to be determined by Librarian, based on replacement costs	Actual Cost			Actual Cost	10.00%	
Processing Fee - Applied when returned items require replacement parts	Each			6.00	10.00%	
Inter Library Loan Request Fee for core copies of documents up to 25 pages (Where Lending Institution Charges)	Each			26.00	10.00%	

Mackay Regional Council | Schedule of Fees and Charges 2026-2027

Council Product/Service	Unit	LGA Legislative Authority	Relevant Legislation/Policy	Adopted Fee GST Inclusive where applied	GST	Notes
Printing & Photocopying Black and White A4 Single Sided	Page			0.20	10.00%	
Printing & Photocopying Black and White A3 Single Sided	Page			0.40	10.00%	
Printing & Photocopying Colour A4 Single Sided	Page			1.00	10.00%	
Printing & Photocopying Colour A3 Single Sided	Page			2.00	10.00%	
3D Printing	Gram			0.30	10.00%	
Research Fee (Non-Library Members & after the First Hour for Members)	Hour			50.00	10.00%	
Dudley Denny Library Flexi Space	Price on Application			Price on Application	10.00%	
Repair of damage to facilities or spillages	Actual Cost			Actual Cost	10.00%	
Inter Library Loan Request Fee for core item loans (Where Lending Institution Charges)	Each			36.00	10.00%	
Printing and Photocopying Black and white A4 Double sided	Page			0.40	10.00%	
Printing and Photocopying Black and white A3 Double sided	Page			0.80	10.00%	
Printing and Photocopying Colour A4 Double sided	Page			2.00	10.00%	
Printing and Photocopying Colour A3 Double sided	Page			4.00	10.00%	

Road Services

CCTV

CCTV Inspection Stormwater Drainage	Hour	LGA 2009 s97(2)(a)	LL 2011 No. 1 & SLL 2011 No. 1.11	850.00	10.00%	

Sewerage Services

CCTV

HP Cleaning & Vacuum Debris Removal - Site Establishment	Each	LGA 2009 s97(2)(a)	LL 2011 No. 1 & SLL 2011 No, 1.12	1,117.00	10.00%	
HP Cleaning & Vacuum Debris Removal - Per Hour (approx. 100m)	Hour	LGA 2009 s97(2)(a)	LL 2011 No, 1 & SLL 2011 No. 1.8	553.00	10.00%	
CCTV Site Establishment Fee	Each	LGA 2009 s97(2)(a)	LL 2011 No, 1 & SLL 2011 No. 1.8	1,539.00	10.00%	
CCTV Inspection (Per Hour)	Hour	LGA 2009 s97(2)(a)	LL 2011 No. 1 & SLL 2011 No. 1.2	495.00	10.00%	
CCTV Pre & Post Inspections - Building over Sewers Applications (1 lot configuration)	Each	LGA 2009 s97(2)(a)	LL 2011 No. 1 & SLL 2011 No. 1.2	2,633.00	10.00%	

Mackay Regional Council | Schedule of Fees and Charges 2026-2027

Council Product/Service	*Unit*	*LGA Legislative Authority*	*Relevant Legislation/Policy*	*Adopted Fee GST Inclusive where applied*	*GST*	*Notes*
Liquid Waste						
Septic tanks contents disposal to Council Treatment Plant (per kilolitre)	Kilolitre	LGA 2009 s97(2)(a)	PH(ICFPAS)A 2003 s106	58.00	0.00%	
Septic Waste Receival Key Fee (Lost or Damaged keys will be charged for a new key)	Each	LGA 2009 s97(2)(a)	LL 2011 No. 1 & SLL 2011 No, 1.12	314.00	0.00%	
Sewer Connections						
150 x 100mm dia. jump up (from main) - New Connection (excluding excavation, backfill, dewatering, traffic control and road restoration to a maximum of 2m)	Each	LGA 2009 s97(2)(a)	LL 2011 No. 1 & SLL 2011 No. 1.2	1,631.00	0.00%	
150 x 100mm dia. jump up (from main) - New Connection (including excavation and backfill. Excluding dewatering, traffic control and road restoration to a maximum 2m)	Each	LGA 2009 s97(2)(a)	LL 2011 No. 1 & SLL 2011 No. 1.2	5,062.00	0.00%	
150 x 100mm dia. jump up (from main) - New Connection (excluding excavation, backfill, dewatering, traffic control and road restoration) >2m deep.	Price on Application	LGA 2009 s97(2)(a)	LL 2011 No. 1 & SLL 2011 No. 1.2	Price on Application	0.00%	
150 x 100mm dia. jump up (from main) - New Connection (including excavation and backfill. Excluding dewatering, traffic control and road restoration) >2m deep	Price on Application	LGA 2009 s97(2)(a)	LL 2011 No. 1 & SLL 2011 No. 1.2	Price on Application	0.00%	
150 jump up (from manhole) - New Connection	Price on Application	LGA 2009 s97(2)(a)	LL 2011 No. 1 & SLL 2011 No. 1.2	Price on Application	0.00%	
Sewer Disconnections						
Disconnection of house drainage service (excluding excavation, backfill, dewatering, traffic control and road restoration to a maximum of 2m)	Each	LGA 2009 s97(2)(a)	LL 2011 No. 1 & SLL 2011 No. 1.2	1,055.00	0.00%	
Disconnection of house drainage service (including excavation and backfill. Excluding dewatering, traffic control and road restoration to a maximum of 2m) of 2m)	Each	LGA 2009 s97(2)(a)	LL 2011 No. 1 & SLL 2011 No. 1.2	4,338.00	0.00%	
Disconnection of house drainage service (excluding excavation, backfill, dewatering, traffic control and road restoration) >2m deep	Price on Application	LGA 2009 s97(2)(a)	LL 2011 No. 1 & SLL 2011 No. 1.2	Price on Application	0.00%	
Disconnection of house drainage service (including excavation and backfill. Excluding dewatering, traffic control and road restoration) >2m deep	Price on Application	LGA 2009 s97(2)(a)	LL 2011 No. 1 & SLL 2011 No. 1.2	Price on Application	0.00%	
Trade Waste						
Application Fee Pre-determined Category 1 (e.g. Hairdresser, Home Based Food Preparation)	Each	LGA 2009 s97(2)(a)	FA 2006 s31	356.00	0.00%	
Application Fee - Category 1 / 2 / 3 Generator	Each	LGA 2009 s97(2)(a)	FA 2006 s31	1,058.00	0.00%	
Annual Approval Fee - Category 1 Generator No Pre-treatment (e.g. Hairdresser)	Annual	LGA 2009 s97(2)(a)	FA 2006 s31	162.00	0.00%	
Annual Approval Fee - Category 1 Generator	Annual	LGA 2009 s97(2)(a)	FA 2006 s52	492.00	0.00%	
Annual Approval Fee - Category 2 Generator	Annual	LGA 2009 s97(2)(a)	FA 2006 s52	979.00	0.00%	

Mackay Regional Council | Schedule of Fees and Charges 2026-2027

Council Product/Service	Unit	LGA Legislative Authority	Relevant Legislation/Policy	Adopted Fee GST Inclusive where applied	GST	Notes
Annual Approval Fee - Category 3 Generator Businesses without a grease trap and generating less than 20 kilolitres per 6 months billing period will be charged the Category 2 Generator fee. If the 20 kilolitre limit is exceeded in any 6 month period, the generator will be identified as a Category 3 Generator thereafter	Annual	LGA 2009 s97(2)(a)	FA 2006 s52	1,937.00	0.00%	
Annual Approval Fee - Category 3S Generator (Where a single grease trap is being shared by more than one business)	Annual	LGA 2009 s97(2)(a)	FA 2006 s52	1,005.00	0.00%	
Trade Waste Standard Site Visit	Each	LGA 2009 s97(2)(a)	FA 2006 s52	205.00	0.00%	
Alteration to existing Trade Waste Approval	Each	LGA 2009 s97(2)(a)	FA 2006 s52	251.00	0.00%	

Trade Waste Meters

Hot Water S100 15mm (includes Check/Valve & Taggle)	Each	LGA 2009 s97(2)(a)	FA 2006 s52	217.00	0.00%	
Cold Water V100 15mm (includes Couplings & Taggle)	Each	LGA 2009 s97(2)(a)	FA 2006 s49	223.00	0.00%	
Hot Water S100 20mm (includes Check/Valve & Taggle)	Each	LGA 2009 s97(2)(a)	FA 2006 s49	273.00	0.00%	
Cold Water V100 20mm (includes Couplings & Taggle)	Each	LGA 2009 s97(2)(a)	FA 2006 s49	200.00	0.00%	
Cold Water 25mm (includes Couplings & Taggle)	Each	LGA 2009 s97(2)(a)	FA 2006 s49	309.00	0.00%	
Non standard cable length	Price on Application	LGA 2009 s97(2)(a)	FA 2006 s49	Price on Application	0.00%	
Taggle High Powered Device with Elster T-Probe sensor - (1m lead)	Each	LGA 2009 s97(2)(a)	FA 2006 s49	165.00	0.00%	
Cold Water 32mm (includes Couplings & Taggle)	Each	LGA 2009 s97(2)(a)	FA 2006 s49	480.00	0.00%	
Cold Water 40mm (includes Couplings & Taggle)	Each	LGA 2009 s97(2)(a)	FA 2006 s49	570.00	0.00%	
Cold Water 50mm (includes Couplings & Taggle)	Each	LGA 2009 s97(2)(a)	FA 2006 s49	1,190.00	0.00%	
Cold Water 80mm (includes Couplings & Taggle)	Price on Application	LGA 2009 s97(2)(a)	FA 2006 s49	Price on Application	0.00%	
Bare (Paddle) Meter 50mm R1200, including pulse reader	Each	LGA 2009 s97(2)(a)	FA 2006 s49	921.00	0.00%	
Hot Water S100 25m (includes Couplings & Taggle)	Each	LGA 2009 s97(2)(a)	FA 2006 s49	586.00	0.00%	

Waste Services

Hogan's Pocket - Waste Generated From Outside MRC Area

Emergency After-Hours Disposal Opening Fee	Price on Application	LGA 2009 s92 (4)(a), s94 (1)(b)(ii)	WRRA 2011 & WRRR 2023	Price on Application	10.00%	25
Asbestos	Tonne	LGA 2009 s92 (4)(a), s94 (1)(b)(ii)	WRRA 2011, WRRR 2023 & EPR 2019	460.00	10.00%	6
Approved Contaminated Materials including Soil	Tonne	LGA 2009 s92 (4)(a), s94 (1)(b)(ii)	WRRA 2011, WRRR 2023 & EPR 2019	623.00	10.00%	6

Mackay Regional Council | Schedule of Fees and Charges 2026-2027

Council Product/Service	Unit	LGA Legislative Authority	Relevant Legislation/Policy	Adopted Fee GST Inclusive where applied	GST	Notes
Sewage Sludge Residual Biosolids	Tonne	LGA 2009 s92 (4)(a), s94 (1)(b)(ii)	WRRA 2011, WRRR 2023 & EPR 2019	623.00	10.00%	6
Commercial and Industrial	Tonne	LGA 2009 s92 (4)(a), s94 (1)(b)(ii)	WRRA 2011 & WRRR 2023	536.00	10.00%	6
Construction and Demolition	Tonne	LGA 2009 s92 (4)(a), s94 (1)(b)(ii)	WRRA 2011 & WRRR 2023	536.00	10.00%	6

Hogan's Pocket Commercial

Commercial and Industrial *	Tonne	LGA 2009 s92 (4)(a), s94 (1)(b)(ii)	WRRA 2011 & WRRR 2023	362.00	10.00%	
Construction and Demolition *	Tonne	LGA 2009 s92 (4)(a), s94 (1)(b)(ii)	WRRA 2011 & WRRR 2023	362.00	10.00%	
Commercial and Industrial (Levy Exempt)	Tonne	LGA 2009 s92 (4)(a), s94 (1)(b)(ii)	WRRA 2011 & WRRR 2023	260.00	10.00%	
Construction and Demolition (Levy Exempt)	Tonne	LGA 2009 s92 (4)(a), s94 (1)(b)(ii)	WRRA 2011 & WRRR 2023	260.00	10.00%	
Sewage Sludge Residual Biosolids ***	Tonne	LGA 2009 s92 (4)(a), s94 (1)(b)(ii)	WRRA 2011, WRRR 2023 & EPR 2019	508.00	10.00%	
Emergency After-Hours Opening Fee	Price on Application	LGA 2009 s92 (4)(a), s94 (1)(b)(ii)	WRRA 2011 & WRRR 2023	Price on Application	10.00%	25
Approved Contaminated Materials including Soil ***	Tonne	LGA 2009 s92 (4)(a), s94 (1)(b)(ii)	WRRA 2011, WRRR 2023 & EPR 2019	549.00	10.00%	
Asbestos	Tonne	LGA 2009 s92 (4)(a), s94 (1)(b)(ii)	WRRA 2011, WRRR 2023 & EPR 2019	325.00	10.00%	
Street Sweeper Waste	Tonne	LGA 2009 s92 (4)(a), s94 (1)(b)(ii)	WRRA 2011 & WRRR 2023	168.00	10.00%	
* Includes the Qld Government's waste levy at the General Levy Rate	Tonne			0.00	0.00%	
*** Includes the Qld Government's waste levy at the Regulated Waste Cat 2 Levy Rate	Tonne			0.00	0.00%	

Other Facilities Commercial Green Waste

Commercial clean green waste	Cubic Meter(s)	LGA 2009 s92 (4)(a), s94 (1)(b)(ii)	WRRA 2011 & WRRR 2023	54.00	10.00%	
Commercial clean green waste - Tree stump / branches >05m diameter	Cubic Meter(s)	LGA 2009 s92 (4)(a), s94 (1)(b)(ii)	WRRA 2011 & WRRR 2023	60.00	10.00%	

Other Facilities Commercial Waste

Commercial and Industrial§*	Cubic Meter(s)	LGA 2009 s92 (4)(a), s94 (1)(b)(ii)	WRRA 2011 & WRRR 2023	115.00	10.00%	
§Volumetric rates apply, however minimum charge $33	Minimum	LGA 2009 s92 (4)(a), s94 (1)(b)(ii)	WRRA 2011 & WRRR 2023	33.00	10.00%	
* Includes the Qld Government's waste levy at the General Levy Rate	Tonne			0.00	0.00%	
Commercial Cardboard (minimum charge 1 cubic metre)	Cubic Meter(s)	LGA 2009 s92 (4)(a), s94 (1)(b)(ii)	WRRA 2011 & WRRR 2023	38.00	10.00%	

Mackay Regional Council | Schedule of Fees and Charges 2026-2027

Council Product/Service	*Unit*	*LGA Legislative Authority*	*Relevant Legislation/Policy*	*Adopted Fee GST Inclusive where applied*	*GST*	*Notes*
Other Facilities Household - Clean Green Waste						
Sedan, Station Wagon or 4x4	Vehicle	LGA 2009 s92 (4)(a), s94 (1)(b)(ii)	WRRA 2011 & WRRR 2023	9.00	10.00%	27
Utility Vehicle or Flat-Top	Vehicle	LGA 2009 s92 (4)(a), s94 (1)(b)(ii)	WRRA 2011 & WRRR 2023	14.00	10.00%	27
Trailer	Trailer	LGA 2009 s92 (4)(a), s94 (1)(b)(ii)	WRRA 2011 & WRRR 2023	14.00	10.00%	27
Other Vehicle Combinations	Cubic Meter(s)	LGA 2009 s92 (4)(a), s94 (1)(b)(ii)	WRRA 2011 & WRRR 2023	21.00	10.00%	
Other Facilities Household - Domestic Waste						
Sedan, Station Wagon or 4x4	Vehicle	LGA 2009 s92 (4)(a), s94 (1)(b)(ii)	WRRA 2011 & WRRR 2023	10.00	10.00%	27
Utility Vehicle or Flat-Top	Vehicle	LGA 2009 s92 (4)(a), s94 (1)(b)(ii)	WRRA 2011 & WRRR 2023	19.00	10.00%	27
Trailer	Trailer	LGA 2009 s92 (4)(a), s94 (1)(b)(ii)	WRRA 2011 & WRRR 2023	19.00	10.00%	27
Other Vehicle Combinations	Cubic Meter(s)	LGA 2009 s92 (4)(a), s94 (1)(b)(ii)	WRRA 2011 & WRRR 2023	59.00	10.00%	
Gas Bottle (maximum 20kg)	Each	LGA 2009 s92 (4)(a), s94 (1)(b)(ii)	WRRA 2011 & WRRR 2023	16.00	10.00%	
Fire Extinguisher	Each	LGA 2009 s92 (4)(a), s94 (1)(b)(ii)	WRRA 2011, WRRR 2023 & EPR 2019	26.00	10.00%	
Other Waste Services						
Unscheduled waste or recycling bin empty (Per Bin)	Bin	LGA 2009 s92 (4)(a), s94 (1)(b)(ii)	WRRA 2011 & WRRR 2023	55.00	10.00%	
Administration charge (Promise to Pay or Non-Payment)	Each	LGA 2009 s92 (4)(a), s94 (1)(b)(ii)	WRRA 2011 & WRRR 2023	29.00	10.00%	24
Paget Transfer Station Commercial Green Waste						
General Green	Tonne	LGA 2009 s92 (4)(a), s94 (1)(b)(ii)	WRRA 2011 & WRRR 2023	106.00	10.00%	
Tree Stumps / Branches > 0.5m diameter	Tonne	LGA 2009 s92 (4)(a), s94 (1)(b)(ii)	WRRA 2011 & WRRR 2023	126.00	10.00%	
Tonnage rates apply, however minimum charge $33	Minimum	LGA 2009 s92 (4)(a), s94 (1)(b)(ii)	WRRA 2011 & WRRR 2023	33.00	10.00%	

Mackay Regional Council | Schedule of Fees and Charges 2026-2027

Council Product/Service	*Unit*	*LGA Legislative Authority*	*Relevant Legislation/Policy*	*Adopted Fee GST Inclusive where applied*	*GST*	*Notes*
Paget Transfer Station Commercial Waste						
§Tonnage rates apply, however minimum charge $33.00	Minimum	LGA 2009 s92 (4)(a), s94 (1)(b)(ii)	WRRA 2011 & WRRR 2023	33.00	10.00%	
Retrieval and copy of waste transaction	Each	LGA 2009 s92 (4)(a), s94 (1)(b)(ii)	WRRA 2011 & WRRR 2023	29.00	10.00%	
Commercial and Industrial§ *	Tonne	LGA 2009 s92 (4)(a), s94 (1)(b)(ii)	WRRA 2011 & WRRR 2023	395.00	10.00%	
Construction and Demolition§ *	Tonne	LGA 2009 s92 (4)(a), s94 (1)(b)(ii)	WRRA 2011 & WRRR 2023	395.00	10.00%	
Asbestos (Maximum amount of 250kg) due to EPA Legislation§	Tonne	LGA 2009 s92 (4)(a), s94 (1)(b)(ii)	WRRA 2011, WRRR 2023 & EPR 2019	555.00	10.00%	
Commercial and Industrial§ (Levy Exempt)	Tonne	LGA 2009 s92 (4)(a), s94 (1)(b)(ii)	WRRA 2011 & WRRR 2023	293.00	10.00%	
Construction and Demolition§ (Levy Exempt)	Tonne	LGA 2009 s92 (4)(a), s94 (1)(b)(ii)	WRRA 2011 & WRRR 2023	293.00	10.00%	
* Includes the Qld Government's waste levy at the General Levy Rate	Tonne			0.00	0.00%	
Out of Region Commercial and Industrial	Tonne	LGA 2009 s92 (4)(a), s94 (1)(b)(ii)	WRRA 2011 & WRRR 2023	586.00	10.00%	6
Out of Region Construction and Demolition	Tonne	LGA 2009 s92 (4)(a), s94 (1)(b)(ii)	WRRA 2011 & WRRR 2023	586.00	10.00%	6
Commercial Cardboard (minimum charge 1 cubic metre)	Cubic Meter(s)	LGA 2009 s92 (4)(a), s94 (1)(b)(ii)	WRRA 2011 & WRRR 2023	38.00	10.00%	
Commercial Cardboard§	Tonne	LGA 2009 s92 (4)(a), s94 (1)(b)(ii)	WRRA 2011 & WRRR 2023	149.00	10.00%	
Paget Transfer Station Household - Clean Green Waste						
Sedan, Station Wagon or 4x4 (below net waste mass of 1 tonne)	Vehicle	LGA 2009 s92 (4)(a), s94 (1)(b)(ii)	WRRA 2011 & WRRR 2023	9.00	10.00%	27
Utility Vehicle or Flat-Top (below net waste mass of 1 tonne)	Vehicle	LGA 2009 s92 (4)(a), s94 (1)(b)(ii)	WRRA 2011 & WRRR 2023	14.00	10.00%	27
Trailer (Below Net Waste Mass of 1 tonne)	Trailer	LGA 2009 s92 (4)(a), s94 (1)(b)(ii)	WRRA 2011 & WRRR 2023	14.00	10.00%	27
All Vehicle Combinations with a Gross Waste Mass over 1 Tonne	Tonne	LGA 2009 s92 (4)(a), s94 (1)(b)(ii)	WRRA 2011 & WRRR 2023	106.00	10.00%	
Paget Transfer Station Household - Domestic Waste						
Sedan, Station Wagon or 4x4	Vehicle	LGA 2009 s92 (4)(a), s94 (1)(b)(ii)	WRRA 2011 & WRRR 2023	10.00	10.00%	27
Utility Vehicle or Flat-Top	Vehicle	LGA 2009 s92 (4)(a), s94 (1)(b)(ii)	WRRA 2011 & WRRR 2023	19.00	10.00%	27
Trailer	Trailer	LGA 2009 s92 (4)(a), s94 (1)(b)(ii)	WRRA 2011 & WRRR 2023	19.00	10.00%	27
All Vehicle Combinations with a Gross Waste Mass over 1 Tonne	Tonne	LGA 2009 s92 (4)(a), s94 (1)(b)(ii)	WRRA 2011 & WRRR 2023	191.00	10.00%	

Mackay Regional Council | Schedule of Fees and Charges 2026-2027

Council Product/Service	Unit	LGA Legislative Authority	Relevant Legislation/Policy	Adopted Fee GST Inclusive where applied	GST	Notes
Asbestos disposed of by a resident (maximum amount 175 kg)	Tonne	LGA 2009 s92 (4)(a), s94 (1)(b)(ii)	WRRA 2011, WRRR 2023 & EPR 2019	555.00	10.00%	
Asbestos disposed at Paget Tonnage rates apply - However, minimum charge $33	Minimum	LGA 2009 s92 (4)(a), s94 (1)(b)(ii)	WRRA 2011, WRRR 2023 & EPR 2019	33.00	10.00%	
Gas Bottle	Each	LGA 2009 s92 (4)(a), s94 (1)(b)(ii)	WRRA 2011 & WRRR 2023	16.00	10.00%	
Fire Extinguisher	Each	LGA 2009 s92 (4)(a), s94 (1)(b)(ii)	WRRA 2011, WRRR 2023 & EPR 2019	26.00	10.00%	

Tyres

Truck Tyre	Tyre	LGA 2009 s92 (4)(a), s94 (1)(b)(ii)	WRRA 2011, WRRR 2023 & EPR 2019	55.00	10.00%	26
Truck Tyre with rim/contamination	Tyre	LGA 2009 s92 (4)(a), s94 (1)(b)(ii)	WRRA 2011, WRRR 2023 & EPR 2019	130.00	10.00%	26
Standard Tyre with rim/contamination	Tyre	LGA 2009 s92 (4)(a), s94 (1)(b)(ii)	WRRA 2011, WRRR 2023 & EPR 2019	35.00	10.00%	26
Standard Tyre	Tyre	LGA 2009 s92 (4)(a), s94 (1)(b)(ii)	WRRA 2011, WRRR 2023 & EPR 2019	15.00	10.00%	26
Large Tyre (all types up to 1m)	Tyre	LGA 2009 s92 (4)(a), s94 (1)(b)(ii)	WRRA 2011, WRRR 2023 & EPR 2019	265.00	10.00%	26
X-Large Tyre (>1m)	Tyre	LGA 2009 s92 (4)(a), s94 (1)(b)(ii)	WRRA 2011, WRRR 2023 & EPR 2019	455.00	10.00%	26

Water & Sewerage Services

Other Water & Sewerage Services

Basic survey assistance & Drone	Hour			100.00	10.00%	
Advanced survey assistance & Drone	Hour			125.00	10.00%	
External Works Supervisor/Inspector Per Hour (Inspection + Travel Time)	Hour	LGA 2009 s97(2)(a)	LL 2011 No. 5 & SLL 2011 No. 5	375.00	0.00%	
Refund of application fees when an application / permit lapses - Note: No Refund	Percentage	LGA 2009 s97(2)(a)	LL 2011 No. 5 & SLL 2011 No. 5	0.00%	0.00%	
Refund of application fees when an application is withdrawn - Lodgement Processed	Percentage	LGA 2009 s97(2)(a)	LL No. 8 2011	90.00%	0.00%	
Refund of application fees when an application is withdrawn - Request Issued	Percentage			80.00%	0.00%	
Refund of application fees when an application is withdrawn - Request Response Assessment commenced/completed	Percentage	LGA 2009 s97(2)(c)	LL No. 1 2011	70.00%	0.00%	
Recycled Water for Agriculture and Commercial Use	Megalitre	LGA 2009 s97(2)(c)	LL No. 1 2011	60.00	0.00%	
Refund of application fees when an application is withdrawn - Request Response Assessment Further Information Request	Percentage	LGA 2009 s97(2)(c)	LL No. 1 2011	60.00%	0.00%	
Refund of application fees when an application is withdrawn - Request Response Assessment Further Information Request commenced/completed	Percentage	LGA 2009 s97(2)(c)	LL No. 1 2011	45.00%	0.00%	
Refund of application fees when an application is withdrawn - Permit Issued	Percentage	LGA 2009 s97(2)(c)	LL No. 1 2011	45.00%	0.00%	

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Water Services

Bulk Water

Council Product/Service	Unit	LGA Legislative Authority	Relevant Legislation/Policy	Adopted Fee GST Inclusive where applied	GST	Notes
Bulk Water - Rate Per Kilolitre (Including temporary water meter)	Kilolitre	LGA 2009 s97(2)(a)	LL 2011 No. 5 & SLL 2011 No. 5	4.10	0.00%	
Bulk Water by Fixed hydrant (Paget Depot Only) Annual Depot Fixed Hydrant Access (Electronic key rental - Per key)	Annual	LGA 2009 s97(2)(a)	LL 2011 No. 5 & SLL 2011 No. 5	508.00	0.00%	

Bulk Water Standpipes

Annual Rental (conditions apply)	Annual	LGA 2009 s97(2)(a)	FA 2006 s49	2,722.00	0.00%	
Penalty for late Return of Standpipe or Failure to submit monthly log books - First Day Late	Each	LGA 2009 s97(2)(a)	FA 2006 s49	119.00	0.00%	
Penalty for late Return of Standpipe or Failure to submit monthly log books - every day late thereafter	Each	LGA 2009 s97(2)(a)	FA 2006 s49	27.00	0.00%	
Bond payable - Held in Trust until termination of rental agreement - Written application for refund must be made for all applications	Each	LGA 2009 s97(2)(a)	LL 2011 No. 5 & SLL 2011 No. 5	2,000.00	0.00%	
Fixed Hydrant Key Bond Payable - Held in Trust until return of key - Written application for refund must be made for all applications	Each	LGA 2009 s97(2)(a)	LL 2011 No. 5 & SLL 2011 No. 5	304.00	0.00%	
Daily Rental (must be returned by 15:30 on Friday to avoid weekend charges)	Day	LGA 2009 s97(2)(a)	LL 2011 No. 5 & SLL 2011 No. 5	27.00	0.00%	
Weekly Rental	Week	LGA 2009 s97(2)(a)	LL 2011 No. 5 & SLL 2011 No. 5	103.00	0.00%	

Other Water Services

Water Restriction Exemption Application	Each	LGA 2009 s97(2)(a)	FA 2006 s49	151.00	0.00%	

Water Connections

Supply and Install AMR Device Only (20mm standard device)	Each	LGA 2009 s97(2)(a)	FA 2006 s49	340.00	0.00%	
Automatic Meter Reader (AMR) Data Fee - Commercial Per Meter	Annual	LGA 2009 s97(2)(a)	FA 2006 s49	8.50	0.00%	
20mm Water Meter Connection with AMR unit (Single Meter Per Property Only Existing Service)	Each	LGA 2009 s97(2)(a)	FA 2006 s49	1,117.00	0.00%	
Install underground meter box on new service (existing poly to the boundary)	Each	LGA 2009 s97(2)(a)	FA 2006 s49	273.00	0.00%	
Install underground meter box on existing service - 20mm & 25mm water meters only (poly at the property boundary)	Each	LGA 2009 s97(2)(a)	FA 2006 s49	763.00	0.00%	
Raise 20-25mm Water Meter above ground	Each	LGA 2009 s97(2)(a)	FA 2006 s49	1,004.00	0.00%	

Mackay Regional Council | Schedule of Fees and Charges 2026-2027

Council Product/Service	Unit	LGA Legislative Authority	Relevant Legislation/Policy	Adopted Fee GST Inclusive where applied	GST	Notes
Replacement 20mm Water Meter	Each	LGA 2009 s97(2)(a)	FA 2006 s49	400.00	0.00%	
Relocate 20-25mm water meter up to 1m	Each	LGA 2009 s97(2)(a)	FA 2006 s49	1,008.00	0.00%	
Install new 32mm short water service (excludes water meter) to property boundary (with concrete and road cuts)	Each	LGA 2009 s97(2)(c)	LL No. 1 2011	6,409.00	0.00%	
Install new 32mm long water service (excludes water meter) to property boundary (with concrete and road cuts and under bore)	Each	LGA 2009 s97(2)(c)	LL No. 1 2011	10,356.00	0.00%	
Install new 32mm short water service (excludes water meter) to property boundary (with road cut)	Each	LGA 2009 s97(2)(c)	LL No. 1 2011	5,814.00	0.00%	
Install new 32mm long water service (excludes water meter) to property boundary (road cut and under bore)	Each	LGA 2009 s97(2)(c)	LL No. 1 2011	9,274.00	0.00%	
Install new 32mm short water service (excluded water meter) to property boundary (with concrete cut)	Each	LGA 2009 s97(2)(c)	LL No. 1 2011	4,951.00	0.00%	
Install new 32mm long water service (excludes water meter) to property boundary (with concrete cut and under bore)	Each	LGA 2009 s97(2)(c)	LL No. 1 2011	8,335.00	0.00%	
Install new 32mm short water service (excludes water meter) to property boundary (nature strip)	Each	LGA 2009 s97(2)(c)	LL No. 1 2011	3,543.00	0.00%	
Install new 32mm long water service (excludes water meter) to property boundary (with under bore in nature strip)	Each	LGA 2009 s97(2)(c)	LL No. 1 2011	7,545.00	0.00%	
Install new 32mm short water service (excludes water meter) to property boundary (with concrete and road cuts) a 50% discount will apply only where an existing vacant lot/plan are already paying the Water Access Fee on their Rates Notice and are intending to connect to an existing water service. This discount does not apply to any new subdivisions	Each	LGA 2009 s97(2)(c)	LL No. 1 2011	2,731.00	0.00%	
Install new 32mm long water service (excludes water meter) to property boundary (with concrete and road cuts and under bore) a 50% discount will apply only where an existing vacant lot/plan are already paying the Water Access Fee on their Rates Notice and are intending to connect to an existing water service. This discount does not apply to any new subdivisions	Each	LGA 2009 s97(2)(c)	LL No. 1 2011	4,732.00	0.00%	
Install new 32mm short water service (excludes water meter) to property boundary (with road cut) a 50% discount will apply only where an existing vacant lot/plan are already paying the Water Access Fee on their Rates Notice and are intending to connect to an existing water service. This discount does not apply to any new subdivisions	Each	LGA 2009 s97(2)(c)	LL No. 1 2011	2,407.00	0.00%	
Install new 32mm long water service (excludes water meter) to property boundary (road cut and under bore) a 50% discount will apply only where an existing vacant lot/plan are already paying the Water Access Fee on their Rates Notice and are intending to connect to an existing water service. This discount does not apply to any new subdivisions	Each	LGA 2009 s97(2)(c)	LL No. 1 2011	4,138.00	0.00%	
Install new 32mm short water service (excludes water meter) to property boundary (with concrete cut) a 50% discount will apply only where an existing vacant lot/plan are already paying the Water Access Fee on their Rates Notice and are intending to connect to an existing water service. This discount does not apply to any new subdivisions	Each	LGA 2009 s97(2)(c)	LL No. 1 2011	1,974.00	0.00%	
Install new 32mm long water service (excludes water meter) to property boundary (with concrete cut and under bore) a 50% discount will apply only where an existing vacant lot/plan are already paying the Water Access Fee on their Rates Notice and are intending to connect to an existing water service. This discount does not apply to any new subdivisions	Each	LGA 2009 s97(2)(c)	LL No. 1 2011	3,651.00	0.00%	
Install new 32mm short water service (excludes water meter) to property boundary (nature strip) a 50% discount will apply only where an existing vacant lot/plan are already paying the Water Access Fee on their Rates Notice and are intending to connect to an existing water service. This discount does not apply to any new subdivisions	Each	LGA 2009 s97(2)(c)	LL No. 1 2011	1,271.00	0.00%	
Install new 32mm long water service (excludes water meter) to property boundary (with under bore in nature strip) a 50% discount will apply only where an existing vacant lot/plan are already paying the Water Access Fee on their Rates Notice and are intending to connect to an existing water service. This discount does not apply to any new subdivisions	Each	LGA 2009 s97(2)(a)	PDR 2019 s44	3,272.00	0.00%	

Mackay Regional Council | Schedule of Fees and Charges 2026-2027

Council Product/Service	*Unit*	*LGA Legislative Authority*	*Relevant Legislation/Policy*	*Adopted Fee GST Inclusive where applied*	*GST*	*Notes*
Water Disconnections						
Disconnection of Water Service up to and including 50mm (On concrete footpath)	Each	LGA 2009 s97(2)(a)	FA 2006 s49	5,346.00	0.00%	
Disconnection of Water Service up to and including 50mm (On Nature Strip)	Each	LGA 2009 s97(2)(a)	FA 2006 s49	1,938.00	0.00%	
Disconnection of Water Service up to and including 50mm (On Road)	Each	LGA 2009 s97(2)(d)	LL No. 1 2011	5,928.00	0.00%	
Disconnection of Water Service greater than 50mm	Price on Application	LGA 2009 s97(2)(d)	TORUM 1995	Price on Application	0.00%	
Water Testing						
Test by Approved Facility up to and including 40mm (Remove, Replace & Test)	Each	LGA 2009 s97(2)(a)	LL 2011 No. 5 & SLL 2011 No. 5	741.00	0.00%	
Testing at Manufacturers Factory above 50mm (Remove, Replace & Test)	Price on Application	LGA 2009 s97(2)(a)	LL 2011 No. 5 & SLL 2011 No. 5	Price on Application	0.00%	
Mains Pressure and Flow Test - Per Location	Location	LGA 2009 s97(2)(a)	LL 2011 No. 5 & SLL 2011 No. 5	970.00	0.00%	
Water Service Pressure and Flow Test - Per Location	Location	LGA 2009 s97(2)(a)	LL 2011 No. 5 & SLL 2011 No. 5	382.00	0.00%	

Mackay Regional Council | Schedule of Fees and Charges 2026-2027

Development Planning and Engineering

Building and Plumbing Services

Building & Plumbing Records Search

Council Product/Service	Unit	LGA Legislative Authority	Relevant Legislation/Policy	Adopted Fee GST Inclusive where applied	GST	Notes
Copy of Final Certificate (Form 21 - Residential) / Certificate of Occupancy (Form 11 - Commercial) / Building Plan - per structure	Lot	LGA 2009 s97(2)(c)	PA 2016	120.00	0.00%	
Building & Plumbing Record Search - Class 1 and 10 Buildings/Structures	Lot	LGA 2009 s97(2)(c)	PA 2016	210.00	0.00%	
Building & Plumbing Record Search - Class 1 and 10 Buildings/Structures inclusive of Decision Notices, Plans and Final Certificates (where available)	Lot	LGA 2009 s97(2)(c)	PA 2016	370.00	0.00%	
Building & Plumbing Record Search - Class 2-9 Buildings	Lot	LGA 2009 s97(2)(c)	PA 2016	265.00	0.00%	
Building & Plumbing Record Search - Class 2-9 Buildings inclusive of Decision Notices, Plans and Final Certificates (where available)	Lot	LGA 2009 s97(2)(c)	PA 2016	525.00	0.00%	
Copy of Drainage Plan / Inspector Field Notes (Class 1-10)	Lot	LGA 2009 s97(2)(c)	PA 2016	80.00	0.00%	

Building Certification Fees

Additional Inspections	Price on Application	LGA 2009 s97(2)(a)	PA 2016	Price on Application	0.00%	
Miscellaneous Services	Price on Application	LGA 2009 s97(2)(a)	PA 2016	Price on Application	0.00%	
Final Inspection (Class 1-10)	Price on Application	LGA 2009 s97(2)(a)	PA 2016	Price on Application	0.00%	
Clearance of Building or Plumbing Requisition (Class 1-10)	Price on Application	LGA 2009 s97(2)(a)	PA 2016	Price on Application	0.00%	

Building Work Lodgement and Archive Fee

Class 1-10 Lodgement - Electronic (online)	Each	LGA 2009 s97(2)(a)	BA 1975	80.00	0.00%	
Class 1-10 Lodgement (manual lodgement received via email)	Each	LGA 2009 s97(2)(a)	BA 1975	110.00	0.00%	
Class 1-10 Amendment to Decision	Each	LGA 2009 s97(2)(a)	BA 1975	55.00	0.00%	

Concurrent Agency Assessment - Building Certification

Residential Services Building Inspection and Report	Price on Application	LGA 2009 s97(2)(a)	PA 2016	Price on Application	0.00%	
Building Compliance Notice under Residential Services (Accreditation) Act 2002	Price on Application	LGA 2009 s97(2)(a)	PA 2016	Price on Application	0.00%	
Additional Inspections	Price on Application	LGA 2009 s97(2)(a)	PA 2016	Price on Application	0.00%	
Fire Safety Inspection - Budget Accommodation	Price on Application	LGA 2009 s97(2)(a)	PA 2016	Price on Application	0.00%	

Mackay Regional Council | Schedule of Fees and Charges 2026-2027

Council Product/Service	*Unit*	*LGA Legislative Authority*	*Relevant Legislation/Policy*	*Adopted Fee GST Inclusive where applied*	*GST*	*Notes*
Developer						
Superseded Planning Scheme Policies – Contributions'						
Sarina Shire Planning Scheme 2005 (superseded)	Refer indexed contrib'n rate for applicable planning scheme			0.00	0.00%	11
Mirani Shire Planning Scheme (superseded)	Refer indexed contrib'n rate for applicable planning scheme			0.00	0.00%	11
Mackay City Planning Scheme 2006 (superseded)	Refer indexed contrib'n rate for applicable planning scheme			0.00	0.00%	11
Renewable Energy Community Benefit System						
Cost recovery for Council's assessment and administration of the Renewable Energy Community Benefit System – Low	Price on Application	s106ZM	PA 2016	22,079.02	10.00%	
Cost recovery for Council's assessment and administration of the Renewable Energy Community Benefit System – Medium	Price on Application	s106ZM	PA 2016	31,541.47	10.00%	
Cost recovery for Council's assessment and administration of the Renewable Energy Community Benefit System – High	Price on Application	s106ZM	PA 2016	53,620.49	10.00%	
Cost recovery for Council's costs associated with engaging external specialists, technical advisors, legal advisers, mediators, dispute resolution services and other third-party services.	Actual Cost	s106ZM	PA 2016	Actual Cost	10.00%	
Cost recovery for Council's costs associated with amendments to an executed CBA	Price on Application	s106ZM	PA 2016	Price on Application	10.00%	
Environmental						
Environmental Activity Annual Fees - Part 11						
BMRA - ERA 49 Boat Maintenance or Repair, aes=17	Annual			3,101.00	0.00%	
BMRB - ERA 49 Boat Maintenance or Repair, aes=17 - Small business	Annual			2,921.00	0.00%	
BMRC - ERA 49 Boat Maintenance or Repair, aes=17 - Above compliance	Annual			2,921.00	0.00%	
BMRD - ERA 49 Boat Maintenance or Repair, aes=17 - Small business and above compliance	Annual			2,575.00	0.00%	
Environmental Activity Annual Fees - Part 12						
WITT - ERA 61 Waste Incineration and Thermal Treatment - Incinerating or Thermally Treating Waste Vegetation, Clean Paper or Cardboard, no aes	Annual			789.00	0.00%	

Mackay Regional Council | Schedule of Fees and Charges 2026-2027

Environmental Activity Annual Fees - Part 2

Council Product/Service	*Unit*	*LGA Legislative Authority*	*Relevant Legislation/Policy*	*Adopted Fee GST Inclusive where applied*	*GST*	*Notes*
PPOA - ERA 12 Plastic Product Manufacturing 1, in a year, a total of 50t or more of Plastic Product - Other than a Plastic Product mentioned in item 2, aes=28	Annual			4,218.00	0.00%	
PPOB - ERA 12 Plastic Product Manufacturing 1, in a year, a total of 50t or more of Plastic Product - Other than a Plastic Product mentioned in item 2, aes=28 - Small business	Annual			3,862.00	0.00%	
PPMB - ERA 12 Plastic Product Manufacturing 2, in a year, a total of 5t or more of:- Carbon Fibre, Epoxy Coating, Foam, Foam Sandwich, Mattings, Resin, Composite Plastics or Rigid Fibre-Reinforced Plastics, aes=54 - Small business	Annual			4,218.00	0.00%	
PPMC - ERA 12 Plastic Product Manufacturing 2, in a year, a total of 5t or more of:- Carbon Fibre, Epoxy Coating, Foam, Foam Sandwich, Mattings, Resin, Composite Plastics or Rigid Fibre-Reinforced Plastics, aes=54 - Above compliance	Annual			4,218.00	0.00%	
PPMD - ERA 12 Plastic Product Manufacturing 2, in a year, a total of 5t or more of:- Carbon Fibre, Epoxy Coating, Foam, Foam Sandwich, Mattings, Resin, Composite Plastics or Rigid Fibre-Reinforced Plastics, aes=54 - Small business and above compliance	Annual			3,500.00	0.00%	
PPOC - ERA 12 Plastic Product Manufacturing 1, in a year, a total of 50t or more of Plastic Product - Other than a Plastic Product mentioned in item 2, aes=28 - Above compliance	Annual			3,849.00	0.00%	
PPOD - ERA 12 Plastic Product Manufacturing 1, in a year, a total of 50t or more of Plastic Product - Other than a Plastic Product mentioned in item 2, aes=28 - Small business and above compliance	Annual			3,146.00	0.00%	
PPMA - ERA 12 Plastic Product Manufacturing 2, in a year, a total of 5t or more of:- Carbon fibre, Epoxy Coating, Foam, Foam Sandwich, Mattings, Resin, Composite Plastics or Rigid Fibre-Reinforced Plastics, aes=54	Annual			4,925.00	0.00%	
ASMA - ERA 6 Asphalt Manufacturing in a year - 1000t or more of Asphalt, aes=32	Annual			4,218.00	0.00%	
ASMB - ERA 6 Asphalt Manufacturing in a year - 1000t or more of Asphalt, aes=32 - Small business	Annual			3,661.00	0.00%	
ASMC - ERA 6 Asphalt Manufacturing in a year - 1000t or more of Asphalt, aes=32 - Above compliance	Annual			3,661.00	0.00%	
ASMD - ERA 6 Asphalt Manufacturing in a year - 1000t or more of Asphalt, aes=32 - Small business and above compliance	Annual			3,297.00	0.00%	

Environmental Activity Annual Fees - Part 5

MTLF - ERA 19 Metal Forming, no aes	Annual			755.00	0.00%	
MTLR - ERA 20 Metal Recovery - recovering less than 100t of Metal in a day, no aes	Annual			796.00	0.00%	
MRWA - ERA 20 Metal Recovery - recovering 100t or more of Metal in a day, or 10 000t or more of Metal Product in a year, and carrying out the Relevant Activity - without using a Fragmentiser, aes=19	Annual			3,101.00	0.00%	
MRWB - ERA 20 Metal Recovery - recovering 100t or more of Metal in a day, or 10 000t or more of Metal Product in a year, and carrying out the Relevant Activity - without using a Fragmentiser, aes=19 - Small business	Annual			2,737.00	0.00%	
MRWC - ERA 20 Metal Recovery - recovering 100t or more of Metal in a day, or 10 000t or more of Metal Product in a year, and carrying out the Relevant Activity - without using a Fragmentiser, aes=19 - Above compliance	Annual			2,739.00	0.00%	
MRWD - ERA 20 Metal Recovery - recovering 100t or more of Metal in a day, or 10 000t or more of Metal Product in a year, and carrying out the Relevant Activity - without using a Fragmentiser, aes=19 - Small business and above compliance	Annual			2,196.00	0.00%	

Mackay Regional Council | Schedule of Fees and Charges 2026-2027

Council Product/Service	*Unit*	*LGA Legislative Authority*	*Relevant Legislation/Policy*	*Adopted Fee GST Inclusive where applied*	*GST*	*Notes*
Environmental Activity Annual Fees - Part 8						
SCGA - ERA 38 Surface Coating - Anodising, Electroplating, Enamelling, Galvanizing or using, in a year, the following quantity of Surface Coating Materials - 1t to 100t, aes=10	Annual			1,935.00	0.00%	
SCGB - ERA 38 Surface Coating - Anodising, Electroplating, Enamelling, Galvanizing or using, in a year, the following quantity of Surface Coating Materials - 1t to 100t, aes=10 - Small business	Annual			1,579.00	0.00%	
SCGC - ERA 38 Surface Coating - Anodising, Electroplating, Enamelling, Galvanizing or using, in a year, the following quantity of Surface Coating Materials - 1t to 100t, aes=10 - Above compliance	Annual			1,579.00	0.00%	
SCGD - ERA 38 Surface Coating - Anodising, Electroplating, Enamelling, Galvanizing or using, in a year, the following quantity of Surface Coating Materials - 1t to 100t, aes=10 - Small business and above compliance	Annual			1,218.00	0.00%	
Environmental Protection						
Application for Assessment of a Development Application for 1 or more Environmentally Relevant Activities (ERA's) - Base Fee plus Annual Fee	Each			978.00	0.00%	
Fee for Late Payment of an Annual Fee for an Environmental Authority	Each			168.00	0.00%	
Fee for Consideration of a Report about a Site Investigation (Act, s 382) for a Development Application, or Environmental Authority (EA), for a Relevant Activity	Each			789.00	0.00%	
Fee for Consideration of a Report about a Site Investigation (Act, s 382) for any Other Land - For each lot	Lot			1,604.00	0.00%	
Material Change of use						
Mini						
Code and/or Impact Assessable	Each	LGA 2009 s97(2)(a)	PA2016/EDA2012	850.00	0.00%	
Minor						
Code Assessable	Each	LGA 2009 s97(2)(a)	PA2016/EDA2012	1,800.00	0.00%	
Impact Assessable	Each	LGA 2009 s97(2)(a)	PA2016/EDA2012	2,700.00	0.00%	
Small						
Code Assessable	Per use base fee + Per additional unit fee	LGA 2009 s97(2)(a)	PA2016/EDA2012	3,150.00	0.00%	
Impact Assessable	Per use base fee + Per additional unit fee	LGA 2009 s97(2)(a)	PA2016/EDA2012	4,200.00	0.00%	
Per additional Unit/Suite over two (capped at 200)	Each	LGA 2009 s97(2)(a)	PA2016/EDA2012	350.00	0.00%	

Mackay Regional Council | Schedule of Fees and Charges 2026-2027

Council Product/Service	*Unit*	*LGA Legislative Authority*	*Relevant Legislation/Policy*	*Adopted Fee GST Inclusive where applied*	*GST*	*Notes*
Medium						
Code Assessable	Per use base fee + Per additional unit fee	LGA 2009 s97(2)(a)	PA2016/EDA2012	6,300.00	0.00%	
Impact Assessable	Per use base fee + Per additional unit fee	LGA 2009 s97(2)(a)	PA2016/EDA2012	7,500.00	0.00%	
Per additional Unit/Suite over two (capped at 200)	Each	LGA 2009 s97(2)(a)	PA2016/EDA2012	350.00	0.00%	
Large						
Code Assessable	Per use base fee + Per additional unit fee	LGA 2009 s97(2)(a)	PA2016/EDA2012	9,500.00	0.00%	
Impact Assessable	Per use base fee + Per additional unit fee	LGA 2009 s97(2)(a)	PA2016/EDA2012	12,000.00	0.00%	
Per additional Unit/Suite over two (capped at 200)	Each	LGA 2009 s97(2)(a)	PA2016/EDA2012	350.00	0.00%	
Undefined Land Use						
Code and/or Impact Assessable	Price on Application	LGA 2009 s97(2)(a)	PA2016/EDA2012	Price on Application	0.00%	
Operational Works & Construction Operational Works						
Construction Operational Works (private works)						
Earthworks (standalone)	Each	LGA 2009 s97(2)(a)	PA2016/EDA2012	1,750.00	0.00%	13
Value of works up to and including $150,000	Per application base fee + % of works fee	LGA 2009 s97(2)(a)	PA2016/EDA2012	1,750.00	0.00%	13
Value of works from $150,001 to $1,500,000 - additional fee (plus base fee)	Percentage	LGA 2009 s97(2)(a)	PA2016/EDA2012	0.15%	0.00%	13
Value of works above $1,500,001 - additional fee (plus base fee)	Percentage	LGA 2009 s97(2)(a)	PA2016/EDA2012	0.08%	0.00%	13
Construction Operational Works (public works)						
Value of works up to and including $150,000	Per application base fee + % of works fee	LGA 2009 s97(2)(a)	PA2016/EDA2012	4,200.00	0.00%	13
Value of works from $150,001 to $1,500,000 - additional fee (plus base fee)	Percentage	LGA 2009 s97(2)(a)	PA2016/EDA2012	1.00%	0.00%	13
Value of works above $1,500,001 - additional fee (plus base fee)	Percentage	LGA 2009 s97(2)(a)	PA2016/EDA2012	0.25%	0.00%	13

Mackay Regional Council | Schedule of Fees and Charges 2026-2027

Council Product/Service	*Unit*	*LGA Legislative Authority*	*Relevant Legislation/Policy*	*Adopted Fee GST Inclusive where applied*	*GST*	*Notes*
Operational Works (private works)						
Earthworks (standalone)	Each	LGA 2009 s97(2)(e)	PA2016/EDA2012	2,400.00	0.00%	13
Value of works up to and including $150,000	Per application base fee + % of works fee	LGA 2009 s97(2)(a)	PA2016/EDA2012	2,400.00	0.00%	13
Value of works from $150,001 to $1,500,000 - additional fee (plus base fee)	Percentage	LGA 2009 s97(2)(a)	PA2016/EDA2012	0.80%	0.00%	13
Value of works above $1,500,001 - additional fee (plus base fee)	Percentage	LGA 2009 s97(2)(a)	PA2016/EDA2012	0.25%	0.00%	13
Operational Works (public works)						
Value of works up to and including $150,000	Per application base fee + % of works fee	LGA 2009 s97(2)(a)	PA2016/EDA2012	3,300.00	0.00%	13
Value of works from $150,001 to $1,500,000 - additional fee (plus base fee)	Percentage	LGA 2009 s97(2)(a)	PA2016/EDA2012	1.20%	0.00%	13
Value of works above $1,500,001 - additional fee (plus base fee)	Percentage	LGA 2009 s97(2)(a)	PA2016/EDA2012	0.40%	0.00%	13
Other Operational Works						
Prescribed Tidal Works	Each	LGA 2009 s97(2)(a)	PA2016/EDA2012	2,100.00	0.00%	13
Subsequent Inspections (in excess of construction application allowance)	Per	LGA 2009 s97(2)(a)	PA2016/EDA2012	500.00	0.00%	13
Planning and Development General Fees						
Council as Referral Agency - Building Works						
Design and Siting / Amenity and Aesthetics - Application	Lot	LGA 2009 s97(2)(c)	PA 2016	800.00	0.00%	
Design and Siting / Amenity and Aesthetics - Amendment or Extension	Lot	LGA 2009 s97(2)(a)	PA 2016	400.00	0.00%	
Minor Works and Advertising Devices						
Minor Works - Application (inclusive of multiple works)	Each	LGA 2009 s97(2)(a)	LL No. 1	420.00	0.00%	
Minor Works / Advertising Device - Amendment or Extension	Each	LGA 2009 s97(2)(a)	LL No. 1	210.00	0.00%	
Advertising Device - Application	Each	LGA 2009 s97(2)(a)	LL No. 1	850.00	0.00%	13

Mackay Regional Council | Schedule of Fees and Charges 2026-2027

Council Product/Service	*Unit*	*LGA Legislative Authority*	*Relevant Legislation/Policy*	*Adopted Fee GST Inclusive where applied*	*GST*	*Notes*
Miscellaneous Fees						
Building work assessable against the planning scheme	Each	LGA 2009 s97(2)(c)	PA2016/EDA2012	786.00	0.00%	8
Superseded planning scheme application	Each	LGA 2009 s97(2)(a)	PA 2016	2,700.00	0.00%	8
Preliminary approval which is not a variation request (75% of development permit fee)	Percentage	LGA 2009 s97(2)(a)	PA2016/EDA2012	75.00%	0.00%	8
Preliminary approval seeking a variation request	Price on Application	LGA 2009 s97(2)(a)	PA 2016	Price on Application	0.00%	8
Change application (minor) or amendment to application under the Planning Act 2016 or Economic Development Act 2012 (application fee or 50% of the original application fee whichever is less)	Each	LGA 2009 s97(2)(a)	PA2016/EDA2012	1,600.00	0.00%	8
Change application (other) 75% of current fee for changed component of application	Percentage	LGA 2009 s97(2)(a)	PA2016/EDA2012	75.00%	0.00%	
Conversion application (relating to trunk infrastructure)	Price on Application	LGA 2009 s97(2)(a)	PA 2016	Price on Application	0.00%	8
Extension application or extension to an application under the Planning Act 2016 and Economic Development Act 2012	Each	LGA 2009 s97(2)(a)	PA2016/EDA2012	1,600.00	0.00%	8
Preparation of an Infrastructure Agreement	Price on Application	LGA 2009 s97(2)(a)	PA 2016	Price on Application	0.00%	8
Exemption Certificate / Confirmation proposal is Accepted Development	Each	LGA 2009 s97(2)(a)	PA 2016	0.00	0.00%	8
Pre-lodgement Meeting	Each	LGA 2009 s97(2)(a)	PA 2016	0.00	0.00%	8
Cancellation application (cancel a development approval)	Each	LGA 2009 s97(2)(a)	PA 2016	350.00	0.00%	8
Plans to be considered generally in accordance	Each	LGA 2009 s97(2)(a)	PA2016/EDA2012	0.00	0.00%	
Cancel a local government agreement or covenant (including new covenant)	Each	LGA 2009 s97(2)(a)	PA 2016/LTA 1994	1,000.00	0.00%	8
Heavy Vehicle Parking on Private Property. New Application / Amendment Fee for Heavy Vehicle Parking on Residential or Rural Property (one location only). One-off Fee (non-refundable if application cancelled, withdrawn or refused) plus prescribed Annual Fee.	Each	LGA 2009 s97(2)(a)	FA 2006 s49	549.00	0.00%	
Planning and Development Certificates - Charge per lot						
Full Certificate	Lot	LGA 2009 s97(2)(a)	PA 2016 s51/ EDA 2012 s82	3,145.00	0.00%	
Standard Certificate	Lot	LGA 2009 s97(2)(a)	PA 2016 s51/ EDA 2012 s82	1,310.00	0.00%	
Limited Certificate	Lot	LGA 2009 s97(2)(a)	PA 2016 s51/ EDA 2012 s82	370.00	0.00%	

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Council Product/Service	*Unit*	*LGA Legislative Authority*	*Relevant Legislation/Policy*	*Adopted Fee GST Inclusive where applied*	*GST*	*Notes*
Refund						
Planning Act 2016, Economic Development Act 2012, Local Law No. 1 (Administration) 2011 and Signing Plans of Subdivision and Titles Documents - Application Stage (up to and inclusive of the issue of a Confirmation Notice)	Percentage	LGA 2009 s97(2)(a)	PA 2016/EDA 2012/LL No. 1	90.00%	0.00%	
Planning Act 2016, Economic Development Act 2012 and Local Law No. 1 (Administration) 2011 - Information and/or Referral Stage	Percentage	LGA 2009 s97(2)(a)	PA 2016/EDA 2012/LL No. 1	60.00%	0.00%	
Planning Act 2016 - Notification Stage	Percentage	LGA 2009 s97(2)(a)	PA 2016/EDA 2012/LL No. 1	40.00%	0.00%	
Planning Act 2016, Economic Development Act 2012 and Local Law No. 1 (Administration) 2011 and Signing Plans of Subdivision and Titles Documents - Decision Stage	Percentage	LGA 2009 s97(2)(a)	PA 2016/EDA 2012/LL No. 1	10.00%	0.00%	
Plumbing Application Fees						
Backflow Prevention						
Registration/Licence Fee (1st Device)	Each	LGA 2009 s97(2)(a)	PDA 2018	75.00	0.00%	
Registration/Licence Fee (per subsequent Device)	Each	LGA 2009 s97(2)(a)	PDA 2018	65.00	0.00%	
First Device testing	Each	LGA 2009 s97(2)(a)	FA 2006 s49	290.00	0.00%	
Additional Device testing (on same premises)	Each	LGA 2009 s97(2)(a)	FA 2006 s49	95.00	0.00%	
Commercial/Industrial Alterations and Additions Class 2 to 9						
1 fixture only	Each	LGA 2009 s97(2)(a)	PDA 2018	480.00	0.00%	
2-3 fixtures	Each	LGA 2009 s97(2)(a)	PDA 2018	650.00	0.00%	
4-5 fixtures	Each	LGA 2009 s97(2)(a)	PDA 2018	741.00	0.00%	
5+ fixtures per 'commercial/industrial new development Classes 2-9'	Refer to other fee	LGA 2009 s97(2)(a)	PDA 2018	Refer to other fee	0.00%	
Floor waste gullies receiving waste from tundishes only are considered as fixtures	Refer to other fee	LGA 2009 s97(2)(a)	PDA 2018	Refer to other fee	0.00%	
Commercial/Industrial New Development Class 2 to 9						
Up to 10 fixtures	Each	LGA 2009 s97(2)(a)	PDA 2018	1,700.00	0.00%	
Each aditional fixture above 10-50	Each	LGA 2009 s97(2)(a)	PDA 2018	92.00	0.00%	
Over 50 fixtures	Price on Application	LGA 2009 s97(2)(a)	PDA 2018	Price on Application	0.00%	

Mackay Regional Council | Schedule of Fees and Charges 2026-2027

Council Product/Service	Unit	LGA Legislative Authority	Relevant Legislation/Policy	Adopted Fee GST Inclusive where applied	GST	Notes
Detached Units (Class 2-9) are calculated based on the number of fixtures per unit (for 6 detached units, each with up to 10 fixtures, the fee is $1,700.00 per unit. 6 units x $1,700.00 = $10,200.00)	Calculation	LGA 2009 s97(2)(a)	PDA 2018	Calculation	0.00%	
Multi storey units are calculated based on total number of fixtures (see above - Class 2-9). Floor waste gullies receiving waste from tundishes only are considered as fixtures.	Calculation	LGA 2009 s97(2)(a)	PDA 2018	Calculation	0.00%	

General Alterations and Additions Class 1 & 10

1-2 fixtures	Each	LGA 2009 s97(2)(a)	PDA 2018	560.00	0.00%	
3-4 fixtures	Each	LGA 2009 s97(2)(a)	PDA 2018	651.00	0.00%	
Over 4 fixtures as per new dwellings and outbuildings - Classes 1 and 10	Refer to other fee	LGA 2009 s97(2)(a)	PDA 2018	Refer to other fee	0.00%	

Inspections and Assessments

Notifiable Works Inspection (Form 4)	Each	LGA 2009 s97(2)(a)	PDA 2018	331.00	0.00%	
Additional/Re-Inspection fee	Each	LGA 2009 s97(2)(a)	PDA 2018	331.00	0.00%	

Miscellaneous Sewerage Services

Disconnect house drain point(s)	Each	LGA 2009 s97(2)(a)	PDA 2018	325.00	0.00%	
Install swimming pool backwash (1 application)	Each	LGA 2009 s97(2)(a)	PDA 2018	508.00	0.00%	
Installation of temporary amenities (construction site) - 1 inspection	Each	LGA 2009 s97(2)(a)	PDA 2018	342.00	0.00%	
Replace/redirect house drainage	Each	LGA 2009 s97(2)(a)	PDA 2018	508.00	0.00%	

New Dwellings and Outbuildings Class 1 & 10

1-6 fixtures	Each	LGA 2009 s97(2)(a)	PDA 2018	925.00	0.00%	
7-15 fixtures	Each	LGA 2009 s97(2)(a)	PDA 2018	1,083.00	0.00%	
Each additional fixture over 15	Each	LGA 2009 s97(2)(a)	PDA 2018	66.00	0.00%	
Detached Units (Class 1) are calculated based on the number of fixtures per unit (for 6 detached units, each with 9 fixtures, the fee is $1,083.00 per unit. 6 units x $1,083.00 = $6,498.00).	Calculation	LGA 2009 s97(2)(a)	PDA 2018	Calculation	0.00%	

Mackay Regional Council | Schedule of Fees and Charges 2026-2027

Council Product/Service	*Unit*	*LGA Legislative Authority*	*Relevant Legislation/Policy*	*Adopted Fee GST Inclusive where applied*	*GST*	*Notes*
Off Shore Construction "Plumbing Works"						
Off shore (islands and International) plumbing and drainage inspection costs require 'special' arrangements and are to be negotiated at the time of lodgement and will form part of the conditions of approval. This will incorporate travel costs.	Price on Application	LGA 2009 s97(2)(a)	PDA 2018	Price on Application	0.00%	
On-Site Sewerage System Or Grey Water Reuse System						
On-site sewerage system or grey water reuse system (not in conjunction with a new building)	Each	LGA 2009 s97(2)(a)	PDA 2018	342.00	0.00%	
Permit Extensions and Amendments						
Classes 1b and 2 - 9 (Council will determine if Basic or Substantial Amendment) / Permit Extension	Price on Application	LGA 2009 s97(2)(a)	PDA 2018	Price on Application	0.00%	
Classes 1 and 10 - Basic Amendment (i.e. no additional fixtures) / Permit Extension	Each	LGA 2009 s97(2)(a)	PDA 2018	154.00	0.00%	
Classes 1 and 10 - Substantial Amendment	Each	LGA 2009 s97(2)(a)	PDA 2018	456.00	0.00%	
Trade Waste Related Fittings And Fixtures - Assessments						
Installation of trade waste discharge meters (first 5 units)	Each	LGA 2009 s97(2)(a)	PDA 2018	321.00	0.00%	
Installation of trade waste discharge meters (6th unit onwards)	Unit	LGA 2009 s97(2)(a)	PDA 2018	0.00	0.00%	
Installation of dry basket arrestors (first 5 units)	Each	LGA 2009 s97(2)(a)	PDA 2018	321.00	0.00%	
Installation of dry basket arrestors (6th unit onwards)	Unit	LGA 2009 s97(2)(a)	PDA 2018	0.00	0.00%	
Replacement of grease interceptor services	Each	LGA 2009 s97(2)(a)	PDA 2018	503.00	0.00%	
Installation of backflow prevention devices (first 5 units)	Each	LGA 2009 s97(2)(a)	PDA 2018	321.00	0.00%	
Installation of backflow prevention devices (6th unit onwards)	Unit	LGA 2009 s97(2)(a)	PDA 2018	40.00	0.00%	

Mackay Regional Council | Schedule of Fees and Charges 2026-2027

Council Product/Service	*Unit*	*LGA Legislative Authority*	*Relevant Legislation/Policy*	*Adopted Fee GST Inclusive where applied*	*GST*	*Notes*
Reconfiguring a Lot						
Reconfiguring of a Lot						
Boundary Realignment, Access Easement, Amalgamation, or lease exceeding 10 years	Per application base fee + Per additional lot fee	LGA 2009 s97(2)(c)	PA2016/EDA2012	1,800.00	0.00%	9
Reconfiguring a Lot for a subdivision (inclusive of a Tradable Development Rights Application)	Per application base fee + Per additional lot fee	LGA 2009 s97(2)(c)	PA2016/EDA2012	3,400.00	0.00%	9
Per additional lot (where creating or realigning more than two lots - capped at 200)	Per	LGA 2009 s97(2)(a)	PA2016/EDA2012	350.00	0.00%	9
Signing Plans of Subdivision & Titles Documents						
Plan of subdivision (where works have been completed and/or on-maintenance)	Per application base fee + Per additional lot fee	LGA 2009 s97(2)(a)	PA2016/EDA2012	1,800.00	0.00%	14
Plan of subdivision (where works have not been accepted on-maintenance)	Per application base fee + Per additional lot fee	LGA 2009 s97(2)(a)	PA2016/EDA2012	3,700.00	0.00%	14
Per additional lot (where creating or rearranging more than two lots however capped at 200)	Per	LGA 2009 s97(2)(a)	PA2016/EDA2012	250.00	0.00%	14
Application for plan of survey for grant of easement, lease or road opening/closure only	Each	LGA 2009 s97(2)(a)	PA2016/EDA2012	500.00	0.00%	14
Execution of legal document	Each	LGA 2009 s97(2)(a)	PA2016/EDA2012	275.00	0.00%	14
Re-approval	Each	LGA 2009 s97(2)(a)	PA2016/EDA2012	160.00	0.00%	14
Partial release (subsequent plan of subdivision)	Each	LGA 2009 s97(2)(a)	PA2016/EDA2012	275.00	0.00%	14
Sewerage Services						
Other Sewerage Services						
Building over a sewer - Application	Each	LGA 2009 s97(2)(a)	PDA 2018/PA 2016	827.00	0.00%	
Refund BOAS Application Fee – Application Stage	Each	LGA 2009 s97(2)(a)	PDA 2018/PA 2016	755.00	0.00%	
Refund BOAS Application Fee - Request Issued	Each	LGA 2009 s97(2)(a)	PDA 2018/PA 2016	262.00	0.00%	
Refund BOAS Application Fee - Request Response Stage	Each	LGA 2009 s97(2)(a)	PDA 2018/PA 2016	223.00	0.00%	
Refund BOAS Application Fee - Response Issued - no refund	Each	LGA 2009 s97(2)(a)	PDA 2018/PA 2016	0.00	0.00%	

Mackay Regional Council | Schedule of Fees and Charges 2026-2027

Regulation

Animals

Animal Approvals

Council Product/Service	Unit	LGA Legislative Authority	Relevant Legislation/Policy	Adopted Fee GST Inclusive where applied	GST	Notes
Pet Shops (Per Premises) Initial Application Fee	Annual			183.00	0.00%	
Additional Cats (Per Premises) Initial Application Fee	Each			284.00	0.00%	
Poultry (Per Premises) Initial Application Fee	Each			284.00	0.00%	
Budgerigar, Canary or Other Bird of a Similar Size (Per Premises) Initial Application Fee	Each			284.00	0.00%	
Cattery (Per Premises) Commercial Initial Application Fee	Annual			221.00	0.00%	
Rooster Approval (Per Premises) Initial Application Fee	Each			284.00	0.00%	
Anti-Barking Collar - Purchase	Week			200.00	0.00%	
Kennels (Per Premises) Commercial Initial Application Fee	Annual			221.00	0.00%	
Regulated Dog Replacement Sign	Each			58.00	0.00%	
Regulated Dog Replacement Reflective Collar	Each			45.00	0.00%	
Pet Shops (Per Premises) Renewal Fee - Annual	Annual			147.00	0.00%	
Cattery (Per Premises) Commercial Renewal Fee - Annual	Annual			178.00	0.00%	
Kennels (Per Premises) Commercial Renewal Fee - Annual	Annual			178.00	0.00%	

Animal Registration

Additional Dogs (Per Premises) Initial Application Fee	Annual			284.00	0.00%	
Restricted Dog (By Breed) In addition to Annual Registration Fee	Annual			379.00	0.00%	
Cat Registration Discount Fee (Entire Cat) - if paid by 30th June	Annual			35.00	0.00%	
Cat Registration Discount Fee (Desexed Cat) - if paid by 30th June	Annual			16.00	0.00%	
Dog and Cat Registration - registration between 1 July and 30 September Percentage of prescribed Fee	Percentage			100.00%	0.00%	
Dog and Cat Registration - registration between 1 October and 31 December Percentage of prescribed Fee	Percentage			75.00%	0.00%	
Dog and Cat Registration - registration between 1 January and 31 March Percentage of prescribed Fee	Percentage			50.00%	0.00%	
Dog and Cat Registration - registration between 1 April and 30 June Percentage of prescribed Fee	Percentage			25.00%	0.00%	
Dangerous Dog Initial Registration (including sign & tag)	Each			787.00	0.00%	

Mackay Regional Council | Schedule of Fees and Charges 2026-2027

Council Product/Service	Unit	LGA Legislative Authority	Relevant Legislation/Policy	Adopted Fee GST Inclusive where applied	GST	Notes
Dangerous Dog Annual Registration	Annual			629.00	0.00%	
Dangerous Dog Annual Reduced Registration (For Approved Applicants only)	Annual			470.00	0.00%	
Menacing Dog Initial Registration (including sign & tag)	Each			541.00	0.00%	
Menacing Dog Annual Registration	Annual			446.00	0.00%	
Menacing Dog Annual Reduced Registration (For Approved Applicants only)	Annual			349.00	0.00%	
Dog Registration Full Fee (Entire Dog) - Including Restricted Dogs which also have an Annual Approval Fee listed separately	Annual			152.00	0.00%	
Dog Registration Full Fee (Entire Dog) - Pensioners	Annual			97.00	0.00%	
Dog Registration Full Fee (Desexed Dog)	Annual			70.00	0.00%	
Dog Registration Full Fee (Desexed Dog) - Pensioners	Annual			42.00	0.00%	
Dog Registration Senior Dog for Senior Person and Guide Dogs	No Charge			No Charge	0.00%	
Dog Registration Replacement Tags	No Charge			No Charge	0.00%	
Dog Registration Discount Fee (Entire Dog) - if paid by 30th June	Annual			110.00	0.00%	
Dog Registration Discount Fee (Entire Dog) - Pensioners if paid by 30th June	Annual			56.00	0.00%	
Dog Registration Discount Fee (Desexed Dog) - if paid by 30th June	Annual			49.00	0.00%	
Dog Registration Discount Fee (Desexed Dog) - Pensioners if paid by 30th June	Annual			25.00	0.00%	
Cat Registration Full Fee (Entire Cat)	Annual			60.00	0.00%	
Cat Registration Full Fee (Desexed Cat)	Annual			25.00	0.00%	
Cat Registration Senior Cat for Senior Person	No Charge			No Charge	0.00%	

Animal Release

Standard animal release	Each			63.00	0.00%	
Unregistered animal release (plus standard release fee)	Each			63.00	0.00%	
Second impoundment in 12 months release fee (plus other applicable release fees)	Each			63.00	0.00%	
Dog Release Pound Fee (Per Dog) Per Day in Excess of 48 hours in Pound	Each			25.00	0.00%	
Senior person animal rehoming	No Charge			No Charge	0.00%	
Dog Rehoming - Male (Entire Dog) to new owner (Plus Registration paid to Council and Microchip paid to Contract Vet)	Each			179.00	0.00%	
Dog Rehoming - Female (Entire Dog) to new owner (Plus Registration paid to Council and Microchip paid to Contract Vet)	Each			247.00	0.00%	

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Council Product/Service	Unit	LGA Legislative Authority	Relevant Legislation/Policy	Adopted Fee GST Inclusive where applied	GST	Notes
Dog Rehoming - Desexed Dog to new owner (Plus Registration paid to Council and Microchip paid to Contract Vet)	Each			74.00	0.00%	
Dog Rehoming - Dog Release to owner outside Council Area (Plus Microchip paid to Contract Vet)	Each			74.00	0.00%	
Cat Rehoming - Male (Entire Cat) to new owner (Plus Registration paid to Council and Microchip paid to Contract Vet)	Each			74.00	0.00%	
Cat Rehoming - Female (Entire Cat) to new owner (Plus Registration paid to Council and Microchip paid to Contract Vet)	Each			138.00	0.00%	
Cat Rehoming- Desexed Cat to new owner (Plus Registration paid to Council and Microchip paid to Contract Vet)	Each			33.00	0.00%	
Cat Rehoming - Cat release to new owner outside Council Area (Plus Microchip paid to Contract Vet)	Each			33.00	0.00%	

Pound Fees for each head of livestock

Rates of Collection - Impounded by private person or by Local Government	Each			354.00	0.00%	
Poundage - for each day or part thereof during which such animal is impounded	Day			39.00	0.00%	

Health and Health Licencing

Accommodation - Annual Registration

New Application for Registration as Rental Accommodation - One-off Fee (non-refundable if application is cancelled, withdrawn or refused) Includes assessment of plans and final inspection plus prescribed Annual Fee	Each	LGA 2009 s97(2)(c)	PR 2017 s22	803.00	0.00%	
Replacement of Registration - in the event of loss/damage etcetera to Original	Each	LGA 2009 s97(2)(a)	RS(A)A 2002 s29(2)	35.00	0.00%	
Backpackers Hostel - Including Hotels offering Backpackers Accommodation (Plus $3 p/bed in excess of 25 beds)	Annual	LGA 2009 s97(2)(a)	PR 2017 s9	331.00	0.00%	
Holiday Flats and Units (Per Unit)	Annual	LGA 2009 s97(2)(a)	PR 2017 s9	110.00	0.00%	
Resorts / Motels / Hotels / Lodge (Per Unit) Excluding Backpacking Style	Annual	LGA 2009 s97(2)(a)	PR 2017 s9	51.00	0.00%	
Bed and Breakfast	Annual	LGA 2009 s97(2)(a)	PR 2017 s9	292.00	0.00%	
Transfer of Registration Fee	Each	LGA 2009 s97(2)(a)	PR 2017 s9	184.00	0.00%	
Late Fee for when Annual Reminder Notice is Issued	Each	LGA 2009 s97(2)(a)	EPR 2008 s117	103.00	0.00%	
New Application for Registration as Bed and Breakfast Rental Accommodation - One-off Fee (non-refundable if application is cancelled, withdrawn or refused) Includes assessment of plans and final inspection plus prescribed Annual Fee	Each	LGA 2009 s97(2)(a)	EPR 2008 s117	510.00	0.00%	
Application to Increase/Amend (where approval is required) Rooms/Units of Rental Accommodation Registration - One-off Fee (non-refundable if application is cancelled, withdrawn or refused) Includes assessment of plans and final inspection	Each	LGA 2009 s97(2)(a)	EPR 2008 s117	626.00	0.00%	

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Council Product/Service	*Unit*	*LGA Legislative Authority*	*Relevant Legislation/Policy*	*Adopted Fee GST Inclusive where applied*	*GST*	*Notes*
Caravan Parks - Annual Registration						
New Application for Registration as a Caravan Park - One-off Fee (non-refundable if application is withdrawn, cancelled or refused) Includes assessment of plans and final inspection plus prescribed Annual Fee	Each	LGA 2009 s97(2)(a)	EPR 2008 s117	803.00	0.00%	
Application to Increase/Amend (where approval is required e.g. Introduction of new cabins) the number of sites on Caravan Park Approval - One-off Fee (non-refundable if application is cancelled, withdrawn or refused) Includes assessment of plans and final inspection	Each	LGA 2009 s97(2)(a)	EPR 2008 s117	622.00	0.00%	
Licence (Per Site) - Per Annum	Annual	LGA 2009 s97(2)(a)	EPR 2008 s117	18.00	0.00%	
Transfer of Registration Fee	Each	LGA 2009 s97(2)(a)	EPR 2008 s117	184.00	0.00%	
Late Fee for when Annual Reminder Notice is Issued	Each	LGA 2009 s97(2)(a)	EPR 2008 s117	103.00	0.00%	
New Application for RV Friendly Caravan Park (10 sites or less)	Each	LGA 2009 s97(2)(a)	AM(CD)A 2008	124.00	0.00%	
New Application for RV Friendly Caravan Park (more than 10 sites)	Each	LGA 2009 s97(2)(a)	AM(CD)A 2008	308.00	0.00%	
Food Destruction and Safety						
Unsound Food Destruction Service Fee (Excludes Disposal)	Each	LGA 2009 s97(2)(a)	AM(CD)A 2008	151.00	0.00%	
Food Premises - Annual Licence Fees						
Late Fee for when Annual Reminder Notice is issued	Each			103.00	0.00%	
Honey Food Business (per annum)	Annual	LGA 2009 s97(2)(d)	LL 2011 No. 2 & SLL 2011 No. 2	191.00	0.00%	
Home Based Food Business (per annum) Grandfathered 50% dicount - Type 1 - 5 Star - Non-Potentially Hazardous Foods, Cakes and Snacks, Jams and Chutneys	Annual			142.00	0.00%	
Home Based Food Business (per annum) Grandfathered - Type 2 - 4 Star - Potentially Hazardous Foods	Annual	LGA 2009 s97(2)(d)	LL 2011 No. 2 & SLL 2011 No. 2	333.00	0.00%	
Food Licence 4 Star (per annum) Grandfathered	Annual			460.00	0.00%	
Food Licence 5 Star (per annum) Grandfathered	Annual			394.00	0.00%	
Water Carrier (per annum)	Annual			526.00	0.00%	
Mobile Food Vendor 4 Star (per annum) Grandfathered	Annual			460.00	0.00%	
Mobile Food Vendor 5 Star (per annum) Grandfathered	Annual			394.00	0.00%	
Food Licence (Mobile / Fixed) - Priority 1 high risk	Annual	LGA 2009 s97(2)(c)	BA 1975 s586	526.00	0.00%	
Food Licence (Mobile / Fixed) - Priority 2 medium risk	Annual	LGA 2009 s97(2)(c)	BA 1975 s586	487.00	0.00%	
Food Licence (Mobile / Fixed) - Priority 3 low - med risk	Annual	LGA 2009 s97(2)(c)	BA 1975 s586	448.00	0.00%	

Mackay Regional Council | Schedule of Fees and Charges 2026-2027

Council Product/Service	*Unit*	*LGA Legislative Authority*	*Relevant Legislation/Policy*	*Adopted Fee GST Inclusive where applied*	*GST*	*Notes*
Food Licence (Mobile / Fixed) - Priority 4 low risk	Annual	LGA 2009 s97(2)(c)	BA 1975 s586	370.00	0.00%	
Additional Inspection - Non compliance	Each			151.00	0.00%	
Home Based Food Business - type A	Annual	LGA 2009 s97(2)(d)	LL 2011 No. 2 & SLL 2011 No. 2	191.00	0.00%	
Home Based Food Business - type B	Annual	LGA 2009 s97(2)(d)	LL 2011 No. 2 & SLL 2011 No. 2	381.00	0.00%	
Home Based Food Business - type C	Annual	LGA 2009 s97(2)(d)	LL 2011 No. 2 & SLL 2011 No. 2	526.00	0.00%	
Temporary food business - Priority 3 low-med risk	Each	LGA 2009 s97(2)(a)	AM(CD)A 2008	191.00	0.00%	
Temporary food business - Priority 2 medium risk	Each	LGA 2009 s97(2)(a)	AM(CD)A 2008	286.00	0.00%	
Temporary food business - Priority 1 high risk	Each	LGA 2009 s97(2)(a)	AM(CD)A 2008	381.00	0.00%	

Food Premises - Application Licence Fees

Temporary Food Premises - Commercial (One Day/Event)	Each	LGA 2009 s97(2)(a)	AM(CD)A 2008	92.00	0.00%	
New Temporary Food Premises Application Not Applicable to Temporary Food Premises One Day/Event. One-off Fee (non refundable if application is withdrawn, cancelled or refused) - Includes assessment of plans and final inspection - plus prescribed Annual Fee -Type 1 - Low Risk, Taste Testers (breads, oils, chillies etc.) - Single or multiple locations	Each	LGA 2009 s97(2)(a)	AM(CD)A 2008	105.00	0.00%	
New Temporary Food Premises Application Not Applicable to Temporary Food Premises One Day/Event. One-off Fee (non refundable if application is withdrawn, cancelled or refused) - Includes assessment of plans and final inspection - plus prescribed Annual Fee - Type 2 - Unpackaged Non-Potentially Hazardous Foods, Cakes - Single or multiple locations	Each	LGA 2009 s97(2)(a)	AM(CD)A 2008	105.00	0.00%	
New Temporary Food Premises Application Not Applicable to Temporary Food Premises One Day/Event. One-off Fee (non refundable if application is withdrawn, cancelled or refused) - Includes assessment of plans and final inspection - plus prescribed Annual Fee - Type 3 - Unpackaged Potentially Hazardous Foods - Single or multiple locations	Each	LGA 2009 s97(2)(a)	AM(CD)A 2008	393.00	0.00%	
New Home Based Food Business - One-off Fee (non refundable if application is withdrawn, cancelled or refused) - Includes assessment of plans and final inspection plus prescribed Annual Fee - Type 1 - Non-Potentially Hazardous Food, Cakes and Snacks, Jams and Chutneys	Each	LGA 2009 s97(2)(a)	AM(CD)A 2008	151.00	0.00%	
New Home Based Food Business - One-off Fee (non refundable if application is withdrawn, cancelled or refused) - Includes assessment of plans and final inspection plus prescribed Annual Fee - Type 2 - Potentially Hazardous Foods	Each	LGA 2009 s97(2)(a)	AM(CD)A 2008	393.00	0.00%	
New fixed or mobile food business application - priority 1-3 (mobile / fixed / water carriers) for Food Business Licence Café, Restaurants, Bakery, Childcare, Takeaway, Supermarkets, Food Shops, Convenience Stores, Caters etc. - One-off Fee (non-refundable if application is withdrawn, cancelled or refused) - Includes assessment of plans and final inspection plus prescribed annual fee.	Each	LGA 2009 s97(2)(a)	AM(CD)A 2008	803.00	0.00%	
New Honey Food Business - One-off Fee (non refundable if application is withdrawn, cancelled or refused) - Includes assessment of plans and final inspection plus prescribed Annual Fee	Each	LGA 2009 s97(2)(a)	AM(CD)A 2008	151.00	0.00%	

Mackay Regional Council | Schedule of Fees and Charges 2026-2027

Council Product/Service	Unit	LGA Legislative Authority	Relevant Legislation/Policy	Adopted Fee GST Inclusive where applied	GST	Notes
Application for Food Business Licence - Already Licenced Premises or Vehicle or Temporary Food Type 3 or Home Based Type 2 or 3, no renovations/ amendments to operation - One-off Fee (non-refundable if application is withdrawn, cancelled or refused) - Includes inspection plus prescribed annual fee	Each	LGA 2009 s97(2)(a)	AM(CD)A 2008	236.00	0.00%	
Application for Amendment to Licence (Food Act 2006, S74) - Administrative charge only, no plans required	Each	LGA 2009 s97(2)(a)	AM(CD)A 2008	105.00	0.00%	
Application to Amend Licence (Fixed Premises or Mobile Food Vehicle and Water Carrier) - Operational change and/or renovations to food premises - Includes assessment of plans and inspection	Each	LGA 2009 s97(2)(a)	AM(CD)A 2008	627.00	0.00%	
New home based food business application	Each	LGA 2009 s97(2)(a)	AM(CD)A 2008	151.00	0.00%	
New temporary food business application	Each	LGA 2009 s97(2)(a)	AM(CD)A 2008	393.00	0.00%	

Footpath Trading Approvals

Application to Amend Approval - Operational or Location Change - Includes assessment of plans and inspection	Each	LGA 2009 s97(2)(a)	AM(CD)A 2008	86.00	0.00%	
Casual Use Fee (Per Day) Requires Footpath Trading Approval	Day	LGA 2009 s97(2)(a)	AM(CD)A 2008	35.00	0.00%	
Footpath trading per m2	Area	LGA 2009 s97(2)(a)	AM(CD)A 2008	21.00	0.00%	
Transfer Fee	Each	LGA 2009 s97(2)(a)	LL 2011 No. 1 & SLL 2011 No. 1.5	184.00	0.00%	
Late Fee for when Annual Reminder Notice is issued	Each	LGA 2009 s97(2)(a)	LL 2011 No. 1 & SLL 2011 No. 1.5	103.00	0.00%	
New Application for Footpath Trading Approval (Continuous or Casual) - One-off Fee (Non-refundable if application cancelled, withdrawn or refused) plus prescribed Fee	Each	LGA 2009 s97(2)(a)	LL 2011 No. 1 & SLL 2011 No. 1.5	247.00	0.00%	
Supply and Installation of Boundary Markers	Marker	LGA 2009 s97(2)(a)	AM(CD)A 2008	86.00	0.00%	

Health, Environment, Inspection and General Fees

Health Search - Inspection (Fast track, 5 business days) - Single Licence Activity on Premises (Refund 25% if application withdrawn and/or no licensed activity on the premises)	Visit	LGA 2009 s97(2)(c)	BA 1975 s54	459.00	0.00%	
Health Search - Inspection (10 business days) - Multiple Licence Activity on Premises (e.g. accommodation, food, pool) (Refund 50% if application withdrawn and/or no licensed activity at the premises)	Visit	LGA 2009 s97(2)(c)	BA 1975 s54	459.00	0.00%	
Health Search - Inspection (Fast track - 5 business days) - Multiple Licence Activity on Premises (e.g. accommodation, food, pool) (Refund 25% if application withdrawn and/or no licensed activity at the premises)	Visit	LGA 2009 s97(2)(c)	BA 1975 s54	617.00	0.00%	
Environmental Health Property Search - Physical Inspection in relation to Health Matters only for Class 2 to 9 Buildings (Per registered/licensed premises)	Visit	LGA 2009 s97(2)(c)	BA 1975 s54	382.00	0.00%	
Health Requisition Enquiry (5 business days) (Refund 25% if application withdrawn)	Each	LGA 2009 s97(2)(c)	BA 1975 s54	72.00	0.00%	
Pest Management Property Search - Declared Plants (Land Protection - Pest & Stock Route Management - Act 2002)	Visit	LGA 2009 s97(2)(c)		313.00	0.00%	

Mackay Regional Council | Schedule of Fees and Charges 2026-2027

Council Product/Service	Unit	LGA Legislative Authority	Relevant Legislation/Policy	Adopted Fee GST Inclusive where applied	GST	Notes
Environmental Search - Inspection (10 business days) - Single Licence Activity on Premises (Refund 50% if application withdrawn and/or no licensed activity on the premises)	Visit	LGA 2009 s97(2)(c)	BA 1975 s586	302.00	0.00%	
Reinspection of Premises - for all Environmental Health Licences where ongoing non-compliance is evident OR consultation/advice when inspection and report requested (Not relevant for Health Searches)	Visit	LGA 2009 s97(2)(a)	EPR 2008 s117	151.00	0.00%	
Inspection of Development / Site / Building - for all Development Compliance matters where ongoing non-compliance is evident	Visit	LGA 2009 s97(2)(a)	EPR 2008 s117	151.00	0.00%	
Inspection of Development / Site / Premises - for all Environmental Protection matters where ongoing non-compliance is evident	Visit	LGA 2009 s97(2)(a)	EPR 2008 s117	151.00	0.00%	
Health Search - Inspection (10 business days) - Single Licence Activity on Premises (Refund 50% if application withdrawn and/or no licensed activity on the premises)	Visit	LGA 2009 s97(2)(a)	EPR 2008 s117	302.00	0.00%	
Environmental Search - Inspection (Fast track, 5 business days) - Single License Activity on Premises (Refund 25% if application withdrawn and/or no licensed activity on the premises)	Visit	LGA 2009 s97(2)(a)	EPR 2008 s117	459.00	0.00%	
Environmental Requisition Enquiry (5 business days) (Refund 25% if application withdrawn)	Each	LGA 2009 s97(2)(a)	EPR 2008 s117	71.00	0.00%	
Late Fee for when Annual Reminder Notice is issued	Each	LGA 2009 s97(2)(a)	EPR 2008 s117	103.00	0.00%	
Accreditation of Food Safety Program	Each	LGA 2009 s97(2)(a)	EPR 2008 s117	617.00	0.00%	
Assessment of Amendment to Food Safety Program (changes that involve process change or new process/procedures)	Each	LGA 2009 s97(2)(a)	EPR 2008 s117	297.00	0.00%	
Late application fee	Each			157.00	0.00%	

Itinerant and Static Vendors

Late Fee for when Annual Reminder Notice is issued	Each	LGA 2009 s97(2)(c)	BA 1975 s586	103.00	0.00%	
Container Deposit Locations on Council Land. New Application Fee for Container Deposit Location (bottles & cans) (one location only) - One-off Fee (non refundable if application cancelled, withdrawn or refused) plus prescribed Annual Fee	Each	LGA 2009 s97(2)(a)	RS(A)A 2002 s29(2)	243.00	0.00%	
Container Deposit Locations on Council Land. Annual Approval Fee for Container Deposit Location (bottles & cans) (one location only)	Annual	LGA 2009 s97(2)(c)		1,091.00	0.00%	
New Application for Static and/or Itinerant Vendor Approval - One-off Fee (non-refundable if application cancelled, withdrawn or refused) plus prescribed Annual Fee	Each	LGA 2009 s97(2)(a)	EPR 2008 s117	442.00	0.00%	
Application to Amend Approval - Operational or Location change - Includes assessment of plans and inspection (per amendment)	Each	LGA 2009 s97(2)(a)	EPR 2008 s117	86.00	0.00%	
Itinerant Vendors Approval (per annum)	Annual	LGA 2009 s97(2)(a)	EPR 2008 s117	1,171.00	0.00%	
Casual Itinerant Vendors (per day)	Day	LGA 2009 s97(2)(a)	EPR 2008 s117	186.00	0.00%	
Single Location Static Vendors Approval (per annum) plus relevant Regulated Parking Fees	Annual	LGA 2009 s97(2)(a)	EPR 2008 s117	1,113.00	0.00%	
Multiple Location Static Vendors Approval (per annum) plus relevant Regulated Parking Fees (maximum three (3) locations)	Annual	LGA 2009 s97(2)(a)	EPR 2008 s117	2,567.00	0.00%	
Transfer Fee	Each	LGA 2009 s97(2)(a)	LL 2011 No. 1 & SLL 2011 No. 1.5	184.00	0.00%	

Mackay Regional Council | Schedule of Fees and Charges 2026-2027

Council Product/Service	Unit	LGA Legislative Authority	Relevant Legislation/Policy	Adopted Fee GST Inclusive where applied	GST	Notes
Licence Applications Outside Standard Annual Renewal Period						
New Licence between 1 July and 30 September Percentage of prescribed Fee	Percentage	LGA 2009 s97(2)(c)		100.00%	0.00%	
New Licence between 1 October and 31 December Percentage of prescribed Fee	Percentage	LGA 2009 s97(2)(c)	BA 1975 s240	75.00%	0.00%	
New Licence between 1 January and 31 March Percentage of prescribed Fee	Percentage	LGA 2009 s97(2)(c)	BA 1975 s240	50.00%	0.00%	
New Licence between 1 April and 30 June Percentage of prescribed Fee	Percentage	LGA 2009 s97(2)(c)	BA 1975 s244	25.00%	0.00%	
Overgrown Allotments and Untidy Properties						
Overgrown Allotments and Untidy Properties admin fee - (plus Actual Cost + legal fees (if applicable))	Each	LGA 2009 s97(2)(a)	LL 2011 No. 1 & SLL 2011 No. 1.5	647.00	0.00%	
Public Use Swimming Pools						
New Application for Approval One-off Fee (non-refundable if application is cancelled, withdrawn or refused) plus prescribed Annual Fee - Includes assessment of plans and inspection	Each	LGA 2009 s97(2)(a)	AM(CD)A 2008	639.00	0.00%	
Application to Amend Approval Operational Change and/or Renovations to Pool - Includes assessment of plans and inspection	Each	LGA 2009 s97(2)(a)	AM(CD)A 2008	157.00	0.00%	
Licence Fee (per annum) Motels, Caravan Parks, Resorts, Lodge etcetera	Annual	LGA 2009 s97(2)(a)	AM(CD)A 2008	275.00	0.00%	
Transfer Fee	Each	LGA 2009 s97(2)(a)	AM(CD)A 2008	184.00	0.00%	
Late Fee for when Annual Reminder Notice is issued	Each	LGA 2009 s97(2)(a)	AM(CD)A 2008	103.00	0.00%	
Skin Penetration Annual Licence						
New Application for Licence One-off Fee (non-refundable if application is withdrawn, cancelled or refused) plus prescribed Annual Fee - Includes assessment of plans and final inspection	Each	LGA 2009 s97(2)(d)	LL 2011 No. 2 & SLL 2011 No. 2	803.00	0.00%	
Application to Amend Licence Operational Change and/or Renovations to Premises - Includes assessment of plans and inspection	Each	LGA 2009 s97(2)(d)	LL 2011 No. 2 & SLL 2011 No. 2	622.00	0.00%	
Licence Fee (per annum)	Annual	LGA 2009 s97(2)(d)	LL 2011 No. 2 & SLL 2011 No. 2	566.00	0.00%	
Transfer Fee	Each			184.00	0.00%	
Late Fee for when Annual Reminder Notice is issued	Each			103.00	0.00%	
Stables - Annual Licence Fee						
Annual Licence Fees - Less than 6 stalls - Initial Application Fee	Annual			231.00	0.00%	
Annual Licence Fees - Between 6 stalls and 12 stalls - Initial Application Fee	Annual			346.00	0.00%	

Mackay Regional Council | Schedule of Fees and Charges 2026-2027

Council Product/Service	Unit	LGA Legislative Authority	Relevant Legislation/Policy	Adopted Fee GST Inclusive where applied	GST	Notes
Annual Licence Fees - More than 12 stalls - Initial Application Fee	Annual			456.00	0.00%	
Annual Licence Fees - Less than 6 stalls - Renewal Fee- Annual	Annual	LGA 2009 s97(2)(a)	LL No. 2 2011	179.00	0.00%	
Annual Licence Fees - Between 6 stalls and 12 stalls - Renewal Fee - Annual	Annual	LGA 2009 s97(2)(a)	LL No. 2 2011	276.00	0.00%	
Annual Licence Fees - More than 12 stalls - Renewal Fee - Annual	Annual	LGA 2009 s97(2)(a)	LL No. 2 2011	365.00	0.00%	

Temporary Event Approval

Amendment Fee	Each	LGA 2009 s97(2)(c)	BA 1975 s244	176.00	0.00%	
Temporary Entertainment Event - Non-Profit Organisation & Community Group Temporary Entertainment Event Application	No Charge			No Charge	0.00%	
Temporary Entertainment Event (non-refundable if application is withdrawn, cancelled or refused)	Each			604.00	0.00%	

Temporary Homes Approval

New application for Approval One-off fee (Non-refundable if application cancelled, withdrawn or refused) - Includes assessment of plans and inspection	Each	LGA 2009 s97(2)(a)	EPR 2008 s117	427.00	0.00%	

Infrastructure Services

Water and Sewerage Location Plans

Water/Sewer/Drainage Depth/Location Plan for individual allotment where information available	Each	LGA 2009 s97(2)(a)		127.00	0.00%	
Water/Sewer/Drainage Depth/Location Plan for individual allotment where field location required - At cost as a recoverable works based on actual cost	Actual Cost	LGA 2009 s97(2)(a)		Actual Cost	0.00%	
Water/Sewer/Drainage Depth/Location plan for more than one allotment - At cost as a recoverable works ($ Per Hour)	Hour	LGA 2009 s97(2)(a)		167.00	0.00%	
Road Geometry/Payment Plan for individual allotment where information available	Each	LGA 2009 s97(2)(a)	LL 2011 No. 1 & SLL 2011 No, 1.12	127.00	0.00%	
Road Geometry/Payment Plan for individual allotment where field location required - At cost as a recoverable works based on actual cost	Actual Cost	LGA 2009 s97(2)(a)	LL 2011 No. 1 & SLL 2011 No. 1.3	Actual Cost	0.00%	
Road Geometry/Payment Plan for more than one individual allotment - At cost as a recoverable works ($ per hour)	Hour	LGA 2009 s97(2)(a)	LL 2011 No. 1,7 & SLL 2011 No. 1.11,1.17,7	167.00	0.00%	

Works in Road Reserve

Tracked Cane Harvester Crossing - New Crossing Details	Each	LGA 2009 s97(2)(a)	LL 2011 No. 1,7 & SLL 2011 No. 1.17,7	320.00	0.00%	
Use of Roads for Regulated Purposes (Storage of Materials on Roads)	Each	LGA 2009 s97(2)(a)	LL 2011 No. 1 & SLL 2011 No. 1.11	410.00	0.00%	

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Council Product/Service	Unit	LGA Legislative Authority	Relevant Legislation/Policy	Adopted Fee GST Inclusive where applied	GST	Notes
Building Over Stormwater Application Assessment Fee	Each	LGA 2009 s97(2)(a)	LL 2011 No. 1,7 & SLL 2011 No. 1.11,1.17,7	420.00	0.00%	
Temporary Road Closure - Short Term (Less than 24 hours)	Each			296.00	0.00%	
Temporary Road Closure - Long Term (More than 24 hours)	Each			296.00	0.00%	
Temporary Road Closure - Extension of either Short Term or Long Term Application	Each			97.00	0.00%	
Application Fee under Local Law 3 - Gates and Grids on Roads	Each			644.00	0.00%	
Permit for Alteration/Improvements to Roads - Shipping Containers, Rubbish Skips, Etcetera	Each			386.00	0.00%	
Tracked Cane Harvester Crossing - Change of Permit Details	No Charge			No Charge	0.00%	
Permit for Alteration/Improvements to Roads - Structure Encroachments	Each			386.00	0.00%	
Permit for Alteration/Improvements to Roads - Structure Policy Approval (Including Deed of Agreement)	Each			1,010.00	0.00%	
Irrigation Pipes	Each	LGA 2009 s97(2)(a)	LL 2011 No. 1 & SLL 2011 No. 1.2	445.00	0.00%	
Underground Utility Service Crossing	Each	LGA 2009 s97(2)(a)	LL 2011 No. 1 & SLL 2011 No. 1.2	445.00	0.00%	
Boat Mooring	Each	LGA 2009 s97(2)(a)	LL 2011 No. 1 & SLL 2011 No. 1.2	127.00	0.00%	
Priority Processing Temporary Road Closure - Short Term (Less than 24 hours) - Application received less than 14 days prior to closure	Each	LGA 2009 s97(2)(a)	LL 2011 No. 1 & SLL 2011 No. 1.2	516.00	0.00%	
Priority Processing Temporary Road Closure - Long Term (More than 24 hours) - Application received less than 14 days prior to closure	Each	LGA 2009 s97(2)(a)		516.00	0.00%	

Parking Approvals and Permits

Abandoned Vehicles and Other Impounded Goods

Release Fee for Seized and Impounded Goods (including Signs)	Each	LGA 2009 s97(2)(a)	FA 2006 s52	62.00	10.00%	
Release and Towing Fee	Each	LGA 2009 s97(2)(a)	FA 2006 s52	383.00	10.00%	
Administration Fee	Each	LGA 2009 s97(2)(a)	FA 2006 s52	324.00	10.00%	
Shopping Trolley Collection and Impounding	Each		LL No. 1	183.00	10.00%	

Mackay Regional Council | Schedule of Fees and Charges 2026-2027

Council Product/Service	*Unit*	*LGA Legislative Authority*	*Relevant Legislation/Policy*	*Adopted Fee GST Inclusive where applied*	*GST*	*Notes*
Permits and Approvals						
Off-street Parking Meters (Per hour - To a maximum of $7.00 per day - Where signed)	Hour	LGA 2009 s97(2)(a)	FA 2006 s52	1.00	0.00%	
Pre-Paid Parking Permit (Metered Parking Areas Only) - 1 month	Month	LGA 2009 s97(2)(a)	FA 2006 s52	78.00	0.00%	
Resident Parking Approval/Permit (Annual Permit)	Annual	LGA 2009 s97(2)(a)	FA 2006 s52	78.00	0.00%	
Temporary Parking Approval/Permit (Per Day, Per Space)	Day	LGA 2009 s97(2)(a)	FA 2006 s49	25.00	0.00%	
Work Zone Parking Approval/Permit (Per Space, Per Day)	Day	LGA 2009 s97(2)(a)	FA 2006 s49	25.00	0.00%	
Commercial Parking Approval/Permit (Annual Permit)	Annual	LGA 2009 s97(2)(a)	FA 2006 s49	91.00	0.00%	
Motor Vehicle Ownership Search Fee for Overdue Infringement - eg. CITEC Search	Each	LGA 2009 s97(2)(a)	FA 2006 s49	23.00	0.00%	

Appendix A - Legislation

Building Act (BA) 1975
Economic Development Regulation (EDR) 2013
Environmental Protection Act (EPA) 1994
Environmental Protection Regulation (EPR) 2008
Food Act (FA) 2006
Local Government Act (LGA) 2009
Planning Act (PA) 2016
Planning Regulation (PR) 2017
Plumbing and Drainage Act (PDA) 2018
Plumbing and Drainage Regulation (PDR) 2019
Public Health (Infection Control for Personal Appearance Services) Act (PH(ICFPAS)A) 2003
Queensland Heritage Act (QHA) 1992
Residential Services (Accreditation) Act (RS(A)A) 2002
Standard Plumbing and Drainage Regulation (SPDR) 2003
Transport Operations (Road Use Management) Act (TORUM) 1995
Waste Reduction and Recycling Act (WRRA) 2011
Waste Reduction and Recycling Regulation (WRRR) 2011
Water Act (WA) 2000
Water Supply (Safety and Reliability) Act (WS(SR)A) 2008

Local Laws (LL) 2011

No. 1 Administration
No. 2 Animal Management
No. 3 Community and Environmental Management
No. 4 Local Government Controlled Areas, Facilities and Roads
No. 5 Parking
No. 6 Bathing Reserves
No. 7 Rental Accommodation Other than Shared Facility Accommodation

Subordinate Local Laws (SLL) 2011

No. 1.1 Alteration or Improvement to Local Government Controlled Areas and Roads
No. 1.2 Commercial Use of Local Government Controlled Areas and Road
No. 1.3 Establishment or Occupation of a Temporary Home
No. 1.4 Installation of Advertising Devices
No. 1.5 Keeping of Animals
No. 1.6 Operation of Camping Grounds
No. 1.7 Operation of Cane Railways
No. 1.8 Operation of Caravan Parks
No. 1.9 Operation of Cemeteries
No. 1.10 Operation of Public Swimming Pools
No. 1.11 Operation of Shared Facility Accommodation
No. 1.12 Operation of Temporary Entertainment Events
No. 1.13 Undertaking Regulated Activities Regarding Human Remains
No. 1.14 Undertaking Regulated Activities on Local Government Controlled Areas and Roads
No. 1.16 Carrying out Works on Roads or Interfering with a Road or its Operation
No. 1.17 Rental Accommodation Other than Excluded Accommodation
No. 1.18 Loading Zone and Other Parking Permits

Appendix B - Notes

Note	
1	**Electronic Lodgement** All application fees based on electronic lodgement where permitted under Council business rules. An additional 5% for applications lodged manually will apply.
2	**Policy - Supply of Bulk Water by Standpipe** Bulk water for construction purposes may be supplied via a metered standpipe installed by Mackay Water personnel or by persons approved by Mackay Water staff. A deduction for any outstanding charges or costs associated with damaged equipment will be charged to the customer. Water Consumption Log Books issued by Mackay Water with standpipes as a condition for use must be returned by the due date. Issue of Standpipes is subject to availability. Accurate daily meter readings shall be kept and supplied to Mackay Water monthly. Bonds will be released upon return of metered standpipe in good condition and upon full settlement of rental fees and consumption charges. Bulk water for filling swimming pools may be supplied via a metered standpipe installed by Mackay Water personnel or by persons approved by Mackay Water staff. A deduction for any outstanding charges or costs associated with damaged equipment will be charged to the customer.
3	**Artspace Concessions** Concession is available to students, seniors and health care card holders; Volunteer Friends of Artspace Mackay; Friends of the Mackay Entertainment Centre; Friends of Mackay City Library; Friends of Greenmount; Members of Flying Arts Inc; Museums Australia Inc; Regional Galleries Association of Queensland. Other concessions may be made available at discretion of Director Artspace Mackay. Course fees may exceed those above at the discretion of the Director Artspace Mackay, where the cost of running the course or use of specialist expertise justifies a higher charge.
4	**Meadowlands Amphitheatre Event Guide** Please refer to the **Meadowlands Amphitheatre Events Guide** document for further information.
6	**Waste Outside the Region** Waste generated from outside the region must have written approval from Council before acceptance. Approval is given on a case by case basis and is dependent on Council's own operational and asset maintenance requirements.

Note

7 **Plumbing Application Fees**:

The fee structure includes one inspection of all mandatory inspection stages as noted in the development permit. In the event, additional inspections become necessary, the relevant additional/re-inspection fee will apply and must be paid prior to the service.

Where the fee is shown as Price on Application (POA) quotations can be provided on request. A 100% surcharge applies to all retrospective development applications, that is plumbing works already commenced and/or completed. The installation of 'required' water meters in class 2 to 9 buildings are considered as fixtures and will be charged at fixture rates. The installation of tundishes connected direct to drain, or floor waste gullies (FWG) receiving waste from tundish/s only are considered as fixtures and will be charged at fixtures rates.

Note: All Plumbing Applications require professional quality plans detailing compliance with all the relevant aspects of Queensland Government Plumbing Legislation at time of lodgement.

8 **Development Planning and Engineering General Terms and Conditions**

Fees for Development approvals are applicable for applications lodged under the Mackay Region Planning Scheme and the Mackay Waterfront Priority Development Area.

Price on Application quotations will be provided on written request with one copy of forms and building / proposal plans attached.

For combined or multiple-use applications, the charge for the application is based on the charge for each use (unless the secondary or other use is ancillary, which is necessarily associated and incidental or subordinate to the main use) or otherwise as determined by Council.

Offshore islands inspection costs are additional to the standard fees and charges as detailed in this schedule. The required additional fee is to be negotiated with the relevant manager at the time of lodgement of an application or request that requires one or more site visits. The additional charge will incorporate costs associated with travel and additional staff time.

Where a use is not defined in the relevant planning scheme, the fee will be set as the use deemed most similar.

The value of a project is the value of works covered by the application. Where any uncertainty occurs in the calculation of the value of a project, the applicant is advised to contact the relevant manager prior to lodgement of the application.

9 **Reconfiguring a lot**:

Fees are calculated based on each lot as shown on a proposal plan, including community title lots (e.g. 5 lots into 4 lots = 4 lots or 1 lot into 5 lots = 5 lots). Excludes lot/s to be transferred to Council.

Note	
10	**Material Change of use**:
10A	***Mini*** Including uses defined in the MACKAY REGION PLANNNG SCHEME - Dwelling House (including Out-buildings and Secondary Dwellings), Home Based Business and Nature Based Tourism (where a maximum of 10 self-contained RV sites only.
10B	***Minor*** Including uses defined in the MACKAY REGION PLANNING SCHEME as Animal Husbandry, Animal Keeping (excluding catteries and kennels), Caretaker's Accommodation, Cropping, Dual Occupancy, Dwelling Unit, Environment Facility, Landing, Outstation, Park, Roadside Stall, Rural Workers Accommodation, Sales Office, Short-term Accommodation (where within an existing residential building), Wholesale Nursery.
10C	***Small*** Including uses defined in the MACKAY REGION PLANNING SCHEME as Adult Store, Agricultural Supplies Store, Animal Keeping (catteries and kennels), Bar, Bulk Landscape Supplies, Brothel, Club, Community Care Centre, Community Residence, Community Use, Emergency Services, Funeral Parlour, Garden Centre, Intensive Horticulture, Market, Multiple Dwelling, Nature-based Tourism, Outdoor Sales, Parking Station, Permanent Plantation, Place of Worship, Residential Care Facility, Retirement Facility, Rooming Accommodation, Rural Industry, Short-term Accommodation, and Tourist Attraction (where farm based tourism including food tourism).
10D	***Medium*** Including uses defined in the MACKAY REGION PLANNING SCHEME as Aquaculture, Car Wash, Cemetery, Child Care Centre, Crematorium, Educational Establishment, Extractive Industry, Food and Drink Outlet, Function Facility, Hardware and Trade Supplies, Health Care Services, High Impact Industry, Hospital, Hotel, Indoor Sport and Recreation, Intensive Animal Industry, Low Impact Industry, Marine Industry, Medium Impact Industry, Nightclub Entertainment Facility, Office, Research and Technology Industry, Relocatable Home Park, Service Industry, Service Station, Shop, Shopping Centre, Showroom, Special Industry, Transport Depot, Telecommunications Facility, Theatre, Tourist Park, Veterinary Services, Warehouse and Winery.
10E	***Large*** Including uses defined in the MACKAY REGION PLANNING SCHEME as Air Services, Detention Facility, Major Electricity Infrastructure, Major Sport, Recreation and Entertainment Facility, Motor Sport Facility, Non-resident Workforce Accommodation, Outdoor Sport and Recreation, Port Services, Renewable Energy Facility, Resort Complex, Substation, Tourist Attraction and Utility Installation.

Note	
11	**Planning Scheme Policies** Indexed planning scheme contribution policies applies to applications approved under the applicable planning scheme prior to July 2011. The Adopted Infrastructure Charges Regime applies to new applications. **Prices indexed according to the applicable policy.** *Mackay Region Planning Scheme* **Refer to the Adopted Charges Resolution** *Mackay City Planning Scheme* 16.01 – Transport network Contributions Policy** 16.02 - Parks Contributions Policy - Public Parks and Community Land (PPCL) - Developer Contributions** 16.03 - Water and Sewerage Infrastructure Contributions Policy** 16.04 - Stormwater Trunk Infrastructure Contributions Policy** *Mirani Shire Planning Scheme* 1 - Developer Contributions for Water Supply and Sewerage Headworks** 2 - Developer Contributions for External Roadworks 3 - Developer Contributions for Parkland *Sarina Shire Planning Scheme* 10 - Water Supply & Sewerage Headworks - Works External & Works Internal 12 - External Roadworks Contributions ** Refer to relevant Planning Scheme policy
12	**User Categories** Not for Profit – Any Incorporated Association, that does not generate a profit from the intended hire and provides a community benefit from the activity. Discounts may apply Community - Unincorporated community interest, support group or social gathering. Groups that do not generate a profit from the intended hire and provide a social or community benefit from the activity. Discounts may apply. Commercial – Any organisation or Business where an admission fee is being charged to the public. Any hirer that is intending to solely generate a commercial profit from the activity regardless of the benefit for community. Government – Any government entity where there is a benefit to the community from the intended hire. Standard Hire – This category applies to all casual hirers who do not qualify for Not for Profit, Community, Commercial, or Government rates. It includes private individuals or groups hiring for personal events or activities that do not fit into the specified categories.

Note	
13	**Operational Works** Operational Works fees are to be based on the value of the work using commercially appropriate rates. Future Public Infrastructure with Minor Private Infrastructure - For works including roads, drainage, earthworks, sewerage and water reticulation, and landscaping where estimated cost of works (in whole dollars and including GST) Future Private Infrastructure with Minor Public Infrastructure - For works including car parks, drainage, earthworks, sewerage & water connections, and landscaping where estimated cost of works (in whole dollars and including GST)
14	**Subdivision Plans** The Prescribed Format is described within the Subdivision Plan Application Guides on Council's website. All subdivision plans include the DR valuation management charge and will have an additional charge for a legal document requiring Council signature and postage if applicable. Issue of Survey Plan prior to on-maintenance and partial release of subdivision plans is at the sole discretion of Council and requires written approval prior to lodgement. Refer to Council's website for Lodgement Guides.
15	**Dog and Cat Registrations and Animal Approvals** Pro rata fees apply to all new animal registrations and approvals
16	**Health, Environment, Inspection and General Fees Legislation** Relevant Legislation / Policy fee Reinspection of Premises is as follows: • FA 2006 s31 • PH(ICFPAS)A s9 • LL1 & 7 • SLL 1.2, 1.8, 1.10, 1.11, 1.17, 7
17	**Trade Waste** All Trade Waste Annual Fees are subject to pro rata apportionment depending on when the Trade Waste Generator commences and ceases operations.
18	**Natural Environment Centre** A non-refundable deposit is required for all orders equal to or over $10,000 in the amount of 30% of the total order. Deposit is payable at the time of order confirmation.

Note	
19	**Mackay Aquatic and Recreational Complex** This facility is contractor operated. Fees are established as a maximum to be charged by the operator. Lower fees may be negotiated by agreement between the operator and Council. *Concession* Concession is available for Seniors, University Students and University Staff. *Parking* Use of the overflow car park must have Traffic Management Plan
20	**Mackay Aquatic and Recreational Complex - Athletics Complex** This facility is contractor operated. Fees are established as a maximum to be charged by the operator. Lower fees may be negotiated by agreement between the operator and Council. The use of the Athletics complex may incur additional charges for implement hire *Concession* Concession is available for Seniors, University Students and University Staff. *Groups* For non-exclusive bookings i.e. .PE Class, or Group Training/Squad Training if coach has booked Portion etc. *Event Set-up* Venue Hire to include basic event venue preparation and event set up i.e. implements to event sites, High Jump, Pole Vault, Long/Triple Jump uncovered, and pits prepared and grounds keeping. Additional charges to be negotiated on a case by case bases for portable grandstand setup, both installation and removal and any additional set up requirements out of the daily scope of Belgravia Leisure Athletics Duty Managers *Cleaning* If post event cleaning is required by the operator, a cleaning fee will be charged for cleaning outside the scope of the normal day to day maintenance and cleaning. *Facility Hire Track Only* Access to whole athletic facilities - including toilets, meeting room, office. Includes control room access and multi-purpose room, excludes Kiosk and over flow carpark. *Portion Hire* Portion Hire includes, long jump pit, triple jump pit, shot put circle, javelin runway, hammer circle, discus circle, pole vault pit, high jump area. This option will allow coaches who are charging athletes to train as a part of their 'squad' or Mackay Athletics Club who have financial members, to book out event sites or lanes for private group coaching sessions and club training sessions. *Full Facility Hire* Includes all rooms, kiosk, overflow carpark, track, infield etc. *Lighting* When training level lights, lower price. When lux increased, higher price. *Kiosk* Temporary, Not-For-Profit or Full Food Licence is required by clubs/schools for Kiosk use if food is being prepared on site, it is not required for pre-packaged food and beverage.

Note	
21	**Mackay Aquatic and Recreational Complex - Aquatic Complex** This facility is contractor operated. Fees are established as a maximum to be charged by the operator. Lower fees may be negotiated by agreement between the operator and Council. *Concession* Concession is available for Seniors, University Students and University Staff. *Exclusive Facility Hire* Additional charges will apply for bookings outside of hours. Excludes multi-purpose room, control room, café and overflow carpark *Full Facility Hire* Includes all pools, multi-purpose room & control room. Excludes café and Belgravia staff areas. *Venue Set-up* Venue Hire to include basic event venue preparation and event set up i.e. pool preparation including lane ropes. Additional charges to be negotiated on a case by case bases for portable grandstand setup, both installation and removal and any additional set up requirements out of the daily scope of Belgravia Leisure Aquatics Duty Managers E.g. Water Polo set up. *Cleaning* If post event cleaning is required by the operator, a cleaning fee will be charged for cleaning outside the scope of the normal day to day maintenance and cleaning.
23	**Other Aquatic Complex's** These facilities are contractor operated. Fees are established as a maximum to be charged by the operator. Lower fees may be negotiated by agreement between the operator and Council.
24	**Waste Services Administration charge (Promise to Pay or Non-Payment)** If payment cannot be made on the day of the transaction, customers will be provided with a 48-hour grace period to return to the site and settle the outstanding balance. If the balance remains unpaid after this period, the applicable administration charge will be added to the ticket.
25	**Waste Services Emergency After-Hours Disposal Opening Fee** Requests for after-hours opening will incur an additional fee, calculated upon application (POA). The fee will vary depending on the time and day the service is required, and a quotation will be provided prior to confirming the booking. This fee is in addition to the disposal fee.

Note	
26	**Tyres** Standard Tyre Category includes small tyres such as mower or motorbike tyres, passenger tyres, SUV, 4WD, and Light Truck tyres. Truck Tyre Category includes those larger than a standard tyre, and are usually clearly marked as truck tyres. Large Tyre Category includes tyres larger than a Truck Tyre and up to a rim (inside part of the tyre) size 1m diameter. Extra Large Tyre Category includes tyres with a rim (inside part of the tyre) size larger than 1m diameter.
27	**Domestic Waste** Household/Domestic disposal are a cumulative combination of fees. For instance, a Utility containing waste for disposal which is towing a trailer containing waste for disposal would incur both the utility AND trailer fees combined.

11.5.3. FEDERAL AND STATE GOVERNMENT COST SHIFTING AND IMPACTS ON MACKAY REGIONAL COUNCIL

Author Director Corporate Services (Chris Kelly)
Responsible Officer Director Corporate Services (Chris Kelly)
File Reference DCORP

Attachments
1. Mackay Regional Council - Financial Assistance Grant Funding [**11.5.3.1** - 1 page]

Purpose

The purpose of this report is to provide Council with an overview of the growing impacts of Federal and State Government cost shifting. This includes reductions in Financial Assistance Grants, changes to Queensland Waste Levy arrangements and proposed reforms to disaster recover funding, and to outline how these decisions are contributing to increased pressure on Council rates.

Related Parties

Federal and Queensland Government.
Local Government Association of Queensland (LGAQ)
Australian Local Government Association (ALGA)

Corporate Plan Linkage

Financial Strength

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

Planned Capital and Forecasting - Our planned capital and operational projects are delivered with agility in the line with our business needs.

Background/Discussion

Local government is responsible for delivering a wide range of essential community services including roads, drainage, parks, waste collection, water and sewerage infrastructure, community facilities, libraries and disaster recovery works.

Unlike State and Federal Governments, councils have limited revenue sources, relying primarily on rates, user charges, fees and grants. Consequently, changes to intergovernmental funding arrangements can have a significant impact on local government finances.

Over recent years, local governments have faced increasing infrastructure costs, inflationary pressures, insurance premiums, construction costs, fuel prices and workforce challenges. At the same time, a number of funding decisions by State and Federal Governments have reduced available funding or increased costs to councils. As a result, the LGAQ has identified cost shifting as one of the most significant long-term challenges facing the local government sector.

Reduction in Financial Assistance Grants

Financial Assistance Grants are untied Federal Government grants provided annually to local governments to assist with the delivery of local services and infrastructure. The grants comprise a general-purpose component

and a local roads component and are distributed through State Grants Commissions who have reduced Mackay's share consistently since 2016/17.

These grants are particularly important because they are untied, allowing councils to direct funding toward local priorities and service delivery needs.

Mackay Regional Council's 2026-27 Budget identified:

- A reduction of approximately $6 million in Financial Assistance Grant funding in 26/27, which is the equivalent of 2.23% rates increase.
- A cumulative reduction of more than $27 million since 2016.

The reduction in available grant funding has reduced Council's capacity to fund infrastructure renewal, maintain service levels and respond to increasing community expectations without relying more heavily on local rates. The practical effect is that costs previously supported by Commonwealth taxation revenue are increasingly being transferred to local ratepayers.

In addition to Mackay Regional Council's direct funding from the Financial Assistance Grant reducing, the overall national pool of Financial Assistance Grant has fallen to less than 0.5% of Commonwealth taxation revenue, from an original figure of 1%.

This decline has occurred despite:

- Population growth and increasing demand for services.
- Significant increases in infrastructure renewal requirements.
- Escalating construction, materials and labour costs.
- Growing community expectations.
- Increasing responsibilities being transferred to local government.
- Greater disaster resilience and recovery obligations.

Local government manages approximately one-third of Australia's public infrastructure yet receives only 3% of total taxation revenue collected by other levels of government. As Commonwealth funding has declined relative to revenue collections, councils have become increasingly dependent on ratepayers to meet funding shortfalls.

The LGAQ's campaign to restore Financial Assistance Grants to 1% of Commonwealth taxation revenue seeks to address this structural imbalance and provide councils with a sustainable source of untied funding that can be invested according to local needs and priorities.

Queensland Waste Levy

The Queensland Waste Levy was introduced in 2019 with the stated objective of reducing waste disposal to landfill and encouraging recycling and resource recovery. At the time of introduction, the Queensland Government committed to ensuring that the levy would not directly impact households through offset arrangements and advance payments to councils.

However, recent changes have reduced the level of support provided to councils. Council's offset payment has reduced to 60 per cent and is expected to reduce further unless revised by the State Government.

The impact has been significant in Mackay:

- Additional waste service levy of approximately $665,000 in the 2026-27 Budget.
- A $1.1 million increase in waste expenses during the previous budget year.

Without equivalent funding support from the State Government, these costs must ultimately be recovered from waste charges, rates revenue or reductions in service delivery. The current arrangements therefore represent a

clear example of cost shifting, where a State Government policy initiative is increasingly funded by local residents and businesses.

Proposed Changes to Disaster Recovery Funding

Queensland councils remain highly dependent on Disaster Recovery Funding Arrangements (DRFA) to restore public infrastructure following cyclones, floods and severe weather events.

In June 2026, the Australian Government announced consultation on a new Disaster Recovery Funding Framework that would replace existing DRFA arrangements.

Key proposed reforms include:

- Reduction of Commonwealth funding to 50% funding from the Federal Government.
- New activation thresholds.
- Standardised assistance packages.
- More streamlined reporting requirements.
- A new Resilient Infrastructure Scheme.

While the Australian Government has promoted these reforms as creating a simpler and fairer funding model, the changes will reduce the level of Federal Government support available for disaster recovery. These concerns are particularly relevant for Queensland, where natural disasters occur more frequently and cause significant damage to local government infrastructure.

Any reduction in disaster funding will result in:

- Increased financial pressure on councils.
- Delays to reconstruction projects.
- Greater borrowing requirements.
- Reduced capacity to invest in resilience projects.
- Increased pressure on future rates and charges.

For the Mackay community, future disaster funding reductions would have the potential to significantly impact long-term financial sustainability given the region's regular exposure to cyclones, flooding and severe weather events. As an example, were the proposed changes in place historically, the QRA estimates that a $5m shortfall from disaster events over the past eight-year period would need to be funded by either the State Government or Council.

Consultation and Communication

Council continues to advocate directly and through the LGAQ and ALGA on these matters.

Resource Implications

Council's 2026-27 Budget identified a reduction of approximately $6 million in grant funding in the current year and a cumulative reduction exceeding $27 million since 2016.

At the same time, changes to Queensland Government waste levy subsidy arrangements have increased the cost of waste management services, with Council experiencing an additional $665,000 increase in waste levy costs during the 2026-27 financial year following an increase of approximately $1.1 million in the previous year.

Further pressure may arise through proposed changes to Federal disaster recovery funding arrangements, which could reduce the level of Federal financial assistance available following natural disasters and shift a greater proportion of recovery costs onto states, councils and local communities.

Risk Management Implications

Council's Financial Sustainability risk has been assessed. This included risk arising from cost shifting and reduction in external funding. The risk of the proposed option has been assessed against the Council's risk matrix below and was assessed as Extreme (23) with a likelihood of Almost Certain and Major consequence. Council will continue to raise awareness and advocate to mitigate this risk.

Conclusion

Mackay Regional Council is facing growing financial pressure resulting from a combination of declining Commonwealth support and increasing State-imposed costs.

The reduction in Financial Assistance Grants, the decline in untied funding from the equivalent of 1 per cent of Commonwealth taxation revenue to less than 0.5 per cent, changes to Queensland waste levy subsidy arrangements and proposed reforms to disaster funding all represent examples of cost shifting from State and Federal Governments onto local government.

These costs do not disappear. Instead, they are transferred to councils and ultimately to local residents through higher rates and charges or reduced service levels.

While Council continues to pursue efficiencies and prudent financial management, there is a growing need for coordinated advocacy to ensure local governments receive a fair share of government funding and are not required to continually absorb the consequences of funding decisions made by other levels of government.

Accordingly, Council should continue to advocate strongly through the LGAQ, regional partnerships and direct engagement with State and Federal representatives for the restoration of sustainable funding arrangements that recognise the critical role local government plays in supporting Queensland communities.

Officer's Recommendation

THAT Council receives and notes the report titled Federal and State Government Cost Shifting and Impacts on Mackay Regional Council.

THAT Council notes the ongoing impacts of reductions in the Commonwealth Financial Assistance Grants and the reductions in the Queensland Waste Levy subsidy payments.

THAT Council note the potential impacts of proposed changes to the Federal Disaster Recovery Funding Arrangements.

THAT Council continue to advocate through the Local Government Association of Queensland and direct engagement with State and Federal representatives for sustainable funding arrangements that reduce cost shifting onto local government and ratepayers.

Funding Year	MRC Funding	Total QLD Funding	% of Total QLD Funding	Decrease in Funding relative to 21/22	Decrease in Funding relative to 1.38%
2016/17	$6,225,319	$450,289,003	1.38%	$0	$0
2017/18	$6,160,304	$464,481,497	1.33%	$0	$249,541
2018/19	$6,068,182	$482,575,556	1.26%	$0	$591,361
2019/20	$6,020,982	$494,505,446	1.22%	$0	$803,193
2020/21	$6,014,021	$502,484,216	1.20%	$0	$920,261
2021/22	$6,133,357	$531,740,431	1.15%	$0	$1,204,661
2022/23	$5,595,070	$575,542,869	0.97%	$538,287	$2,347,422
2023/24	$4,919,218	$646,109,809	0.76%	$1,214,139	$3,997,097
2024/25	$3,642,435	$655,560,516	0.56%	$2,490,922	$5,404,300
2025/26	$3,776,256	$686,957,130	0.55%	$2,357,101	$5,703,752
2026/27	$3,950,787	$723,995,580	0.55%	$2,182,570	$6,040,352
TOTAL	**$58,505,931**	**$6,214,242,053**	**0.94%**	**$8,783,019**	**$27,261,940**

11.5.4. LEASE TO AUSTRALASIAN CONFERENCE ASSOCIATION LTD

Author Land & Cultural Heritage Officer (Nyasha Bikwa)
Responsible Officer Director Corporate Services (Chris Kelly)
File Reference Current Lease 211 16A Bovey Street

Attachments
1. LEASE AREA [**11.5.4.1** - 1 page]

Purpose

To approve the lease renewal for Australasian Conference Association Ltd for an area of approximately 3355sqm being part of Lot 552 on CI3017, known as 16A Bovey Street, North Mackay for a period of ten (10) years with such lease to commence on 24 October 2026.

Related Parties

Australasian Conference Association Ltd

Corporate Plan Linkage

Community and Environment

Arts, Culture and Heritage - We invest in the Mackay region's arts and culture and protect the rich cultural heritage and history of our region in line with council's Art and Cultural Development Policy.

Live and Visit

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

Background/Discussion

Mackay Regional Council is the trustee of the Reserve for Recreation situated at 16A Bovey Street, North Mackay, which has frontage to Holack Street. Australasian Conference Association Ltd (ACA) has occupied and maintained the lease site since 2007. The current lease expires 23 October 2026.

Australasian Conference Association Ltd operates regular weekly worship services, Bible study groups, prayer meetings and community events that bring people together, strengthen social connections and provide a supportive environment for individuals and families. The organisation actively promotes values of compassion, service, inclusion and mutual support, helping to foster community wellbeing and resilience.

Australasian Conference Association Ltd also facilitates a range of programs and events throughout the year, including worship gatherings, camps and fellowship activities that encourage engagement across all age groups. These activities provide opportunities for personal development, mentoring, social interaction and community participation. The organisation's strong volunteer base and leadership model further enhance its capacity to deliver meaningful community outcomes.

The building is also utilised by other community groups such as sewing, music and community support services that hosts various events throughout the year. On average the hall is used 5 days a week. ACA continue to maintain the building to a high standard, and the property is kept clean and tidy. ACA has demonstrated its ongoing commitment to providing a community-focused service from the leased premises. The organisation

continues to provide a safe and welcoming place where the community can access support networks, develop relationships and participate in community life.

This parcel of land includes a section that is an integral part of Council's stormwater drainage system within the North Mackay area, and the existing lease was conditional upon Council retaining access to the stormwater drainage system. This would also extend to any new lease offered.

According to Section 236 (1) (b) (ii) of the Local Government Regulation 2012, "a local government may dispose of a valuable non-current asset other than by tender or auction if – the valuable non-current asset is disposed of to a community organisation."

According to Section 236 (1) (c) (iii) of the Local Government Regulation 2012, "a local government may dispose of a valuable non-current asset other than by tender or auction if – the valuable non-current asset is disposed of for the purpose of renewing the lease of land to the existing tenant of the land."

Therefore, Council is not required to tender before approving a new lease agreement to Australasian Conference Association Ltd.

Consultation and Communication

- Representatives of the Australasian Conference Association Ltd.
- Coordinator Land, Leasing & Cultural Heritage
- Land & Property Officer
- Land & Cultural Heritage Officer
- Council Land & Road Use Committee

Resource Implications

All costs incurred in respect of the preparation and lodgement of the lease documentation will be borne by the lessee.

The lease will be a Standard Trustee Lease inclusive of rental in accordance with Mackay Regional Council's Community Leasing Policy and other like conditions.

Risk Management Implications

Australasian Conference Association Ltd holds a long-term commitment to the land, its infrastructure and the local community, and should the Lease not be renewed, both the Community and the Region would not be able to benefit from the opportunities that arise from such a community group.

Conclusion

The approval of the new ten (10) year lease to Australasian Conference Association Ltd is the most advantageous outcome to Mackay Regional Council and the community.

Officer's Recommendation

THAT Council

1. Resolves that an exemption applies under Section 236 (1) (b) (ii) of the Local Government Regulation 2012, “a local government may dispose of a valuable non-current asset other than by tender or auction if – the valuable non-current asset is disposed of to a community organisation”; and

2. Approves a new lease to Australasian Conference Association Ltd for a total area of approximately 3355sqm being part of Lot 552 on CI3017, known as 16A Bovey Street, North Mackay for a period of ten (10) years with such lease to commence on 24 October 2026.

LEASE AREA

Part of Lot 552 on CI3017

Australasian Conference Association Ltd

11.5.5. LEASE RENEWAL - MICHELE BOURKE (THE HAIR COTTAGE)

Author Commercial Lease & Property Officer (Barb Sauer)
Responsible Officer Director Corporate Services (Chris Kelly)
File Reference Current 18 Victoria Street, MIRANI QLD 4754

Attachments
1. Lease Sketch - 2-18 Victoria Street Mirani [**11.5.5.1** - 1 page]

Purpose

To approve the renewal of a retail shop lease to Michele Bourke (The Hair Cottage) over 2/18 Victoria Street, Mirani for a term of three (3) years commencing on 1 October 2026, for the purpose of operating a hairdressing salon and associated beauty therapy.

Related Parties

- Michele Bourke Trading as "The Hair Cottage"

Corporate Plan Linkage

Invest and Work

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

Background/Discussion

Mackay Regional Council is the freehold owner of the commercial premises located at 18 Victoria Street, Mirani. The lease area is approximately 27sqm and the fit-out, which was installed by the lessee, is consistent with operation of a hairdressing and beauty therapy business.

Michele Bourke is the owner of The Hair Cottage located in Victoria Street, Mirani and has leased the premises for approximately 29 years providing an important service to the Pioneer Valley community. The current lease expires on 30 September 2026.

The new lease will support the continued operation of a long-standing local business, maintain access to personal services within the Pioneer Valley and ensure ongoing utilisation of the Council-owned premises until future redevelopment plans are progressed.

According to Section 236 (1) (c) (iii) of the Local Government Regulation 2012, "a local government may dispose of a valuable non-current asset other than by tender or auction if – the disposal is for the purpose of renewing the lease of land to the existing tenant of the land." Therefore, Council is not required to tender this before leasing the property.

Section 236 also states that a Local Government may only dispose of land under the above exemption if the consideration of the disposal is equal to or more than the market value of the land and Council has obtained a written report from a Registered Valuer as evidence of this.

Consultation and Communication

- Michele Bourke

- Coordinator Land, Leasing & Cultural Heritage
- Commercial Lease & Property Officer
- Council Land & Road Use Committee

Resource Implications

The Lease will be a retail shop lease for a term of three (3) years, inclusive of gross annual rental of $5,400 plus GST. The rent will be reviewed in accordance with CPI Brisbane at the commencement of each yearly anniversary. The current market rent has been confirmed by Knight Frank Mackay, Registered Valuers.

All costs incurred in respect to the preparation of the Lease document are to be borne by the Lessee.

Risk Management Implications

The proposed lease mitigates the risk of prolonged vacancy of a Council-owned commercial tenancy and the associated loss of rental revenue. The lease will provide business continuity for a long-standing local operator. The proposed rental has been independently assessed as meeting market value requirements, reducing compliance risk associated with the disposal provisions of the Local Government Regulation 2012.

Conclusion

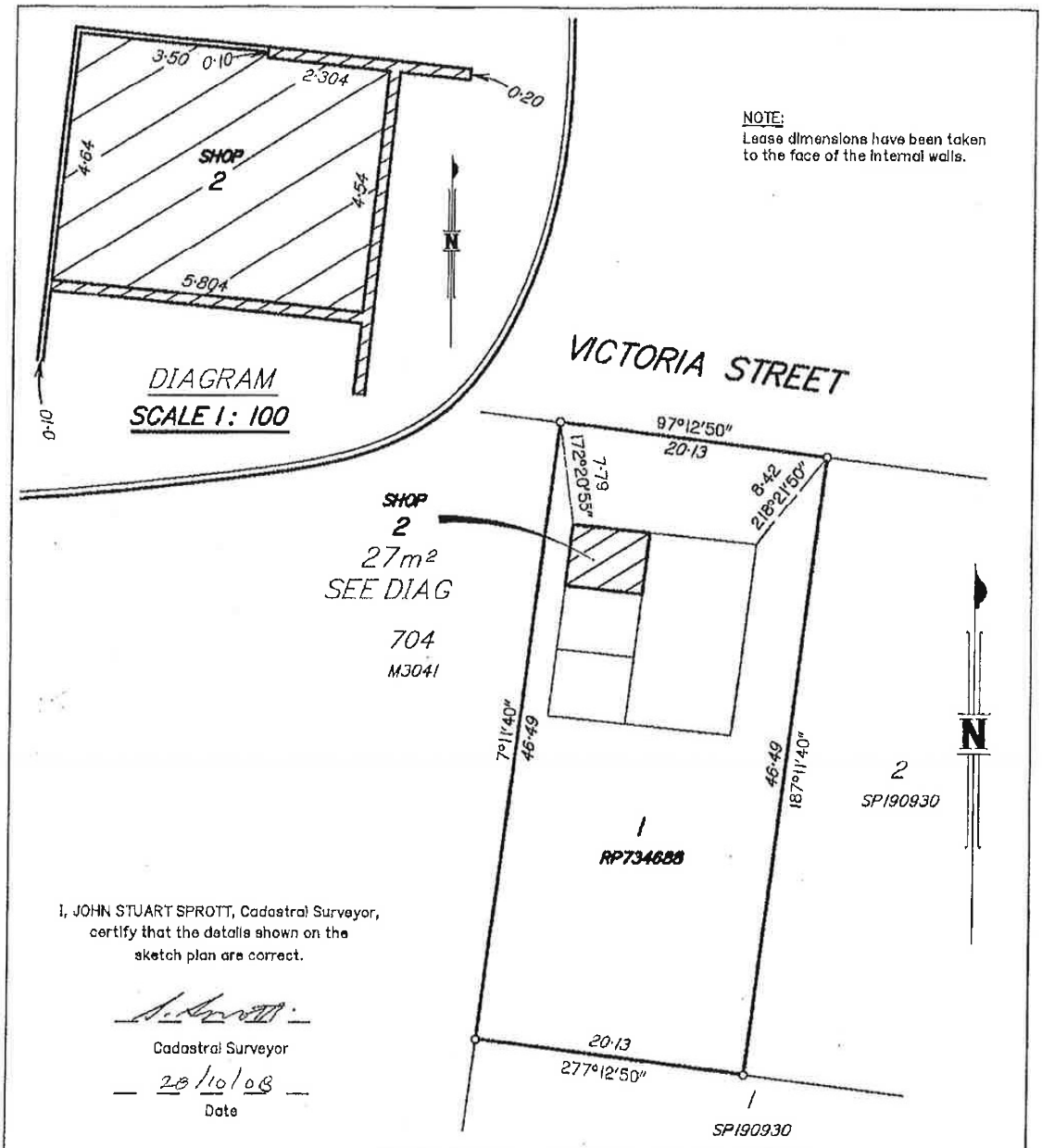
The lease to Michele Bourke would represent the most advantageous outcome for Council and the community as it will ensure the services provided to the community are maintained whilst providing an income to Council.

Officer's Recommendation

THAT Council

1. Resolves that an exemption applies under Section 236 (1) (c) (iii) of the Local Government Regulation 2012, “a local government may dispose of a valuable non-current asset other than by tender or auction if – the disposal is for the purpose of renewing the lease of land to the existing tenant of the land.”

2. Approves a new retail shop lease for Michele Bourke over Shop 2, 18 Victoria Street, Mirani for a term of three (3) years commencing on 1 October 2026.



NOTE:
Lease dimensions have been taken to the face of the internal walls.

I, JOHN STUART SPROTT, Cadastral Surveyor, certify that the details shown on the sketch plan are correct.

Cadastral Surveyor

28/10/08
Date

Scale 1:400 – Lengths are in Metres.

5 0 5 10 15 20 25 30 35 40 45 50 55

0 50mm 100mm 150mm

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CARDINAL SURVEYS PTY LTD
(ACN 010 662 923)
CADASTRAL & ENGINEERING SURVEYORS

PLAN FOR LEASE PURPOSES being part of the Ground Floor of a Building on Lot 1 on RP734688 (Shop No.2)

PARISH: *ABINGDON* LOCALITY: *MIRANI*
COUNTY: *Carlisle* LOCAL AUTH: *MACKAY R.C.*
Meridian: *MGA Zone 55 vide SP123941* F/N's: *No*

Map Ref: 8855–13121 (SmartMap)
Scale: *1:400*
Drawn by: PVL Ref: 70347.1
Date: 16/10/2008
CS0212
Plan Status:

11.5.6. LEASE TO WHITSUNDAY ANGLICAN SCHOOL LIMITED

Author Land & Property Officer (Jacinta Pollock Bonnett)
Responsible Officer Director Infrastructure and Operations (Simon Taylor)
File Reference Current 12 Cutler Drive ANDERGROVE QLD 4740

Attachments
1. Proposed Lease Area [**11.5.6.1** - 1 page]

Purpose

To approve a new lease to Whitsunday Anglican School Limited for an area of approximately 7,350sqm within part of Lot 692 on SP158050, known as 12 Cutler Drive, Andergrove for a period of 10 years.

Related Parties

Whitsunday Anglican School Limited

Corporate Plan Linkage

Live and Visit

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

Background/Discussion

Council was approached by Whitsunday Anglican School Limited (WAS) with a proposal to lease part of Celeber Drive Park for the purpose of constructing a sealed carpark to service the school during school hours and events. The proposed lease area comprises approximately 7,350sqm within Lot 692 on SP158050 at 12 Cutler Drive, Andergrove, being reserve land dedicated for Park and Recreation purposes.

The area is currently used informally for parking by school families and visitors to adjoining sporting facilities. The proposed lease would formalise this existing use through the development of a sealed carpark. The completed carpark would remain available for public use outside school hours and school events and is intended to improve parking capacity and access for users of Zeolla Park and the adjoining North Mackay Australian Football Club facilities. All construction, maintenance and associated costs would be borne by the lessee.

Council undertook community consultation from 23 February to 22 March 2026. Consultation activities included a dedicated Connecting Mackay webpage, notification letters to surrounding residents, on-site corflute signage, social media promotion and information distributed through the Whitsunday Anglican School newsletter. The consultation generated 616 webpage visits, 131 online survey responses, 30 social media comments and one written submission.

Of the 131 survey responses received, 107 respondents (82%) supported the proposal, and 24 respondents (18%) opposed the proposal. Survey responses identified parking and access as the most important considerations for users of the area.

While the overall survey result demonstrated support for the proposal, several concerns were raised during consultation. Key issues included traffic congestion during school peak periods, pedestrian safety, access arrangements, loss of open space, vegetation retention, use of public reserve land and ongoing community access. Social media feedback was mixed and generally focused on traffic, safety and reserve land impacts.

Internal consultation was also undertaken with Council's Land & Road Use Committee and Infrastructure Planning Team. No objections were raised to the proposal, noting the carpark would reduce some recreational use of the reserve. Recommended measures included retention of mature trees where practicable, additional landscaping opportunities, ongoing maintenance responsibility by the lessee and continued public access outside school hours and school events.

Approval of the proposed lease would provide WAS with the tenure required to undertake detailed design and seek all necessary approvals. Any future works, including construction of a sealed carpark, would remain subject to the relevant approval processes, including operational works approval and any required Traffic Impact Assessment.

According to Section 236 (1) (b) (ii) of the Local Government Regulation 2012, “a local government may dispose of a valuable non-current asset other than by tender or auction if – the valuable non-current asset is disposed of to a community organisation.”

Therefore, Council is not required to tender before approving a new lease agreement to Whitsunday Anglican School.

Consultation and Communication

- Community consultation from 23 February to 22 March 2026
- Representatives of Whitsunday Anglican School
- Representatives of North Mackay Australian Football Club
- Coordinator Land, Leasing & Cultural Heritage
- Land & Property Officer
- Land & Road Use Committee

Resource Implications

Whitsunday Anglican School Limited is a not-for-profit organisation registered as a charity on the Australian Charities and Not-for-Profits Commission (ACNC) as a company limited by guarantee. The proposed Trustee Lease is therefore intended to proceed as a Community Lease, with rent in accordance with Council’s Community Leasing Policy.

All costs incurred in respect of the preparation and lodgement of the Lease documentation, detailed design and construction of the sealed carpark will be borne by the Lessee.

Risk Management Implications

Community consultation identified traffic congestion, pedestrian safety, loss of open space, vegetation impacts and use of public reserve land as the principal risks associated with the proposal.

These risks are proposed to be managed through a combination of lease conditions, the Trustee Lease Management Plan and relevant development assessment processes. Proposed lease conditions will address public access arrangements, maintenance responsibilities, landscaping outcomes and retention of mature vegetation where practicable. Traffic and access matters will be further assessed through the operational works approval process, including any required Traffic Impact Assessment.

Conclusion

The proposed lease will provide Whitsunday Anglican School Limited with secure tenure to progress detailed design and statutory approvals for a formalised parking facility. The proposal responds to an existing demand for parking in the area, formalises an established informal use of the land and provides a shared benefit for school and community users, including users of Zeolla Park and the adjoining football facilities. Consultation

demonstrated majority community support for the proposal, while also identifying key matters that can be addressed through lease conditions and future development approval processes.

Officer's Recommendation

THAT Council

1. Resolves that an exemption applies under Section 236 (1) (b) (ii) of the Local Government Regulation 2012, “a local government may dispose of a valuable non-current asset other than by tender or auction if – the valuable non-current asset is disposed of to a community organisation.”

2. Approves a new Lease to Whitsunday Anglican School Limited for an area of approximately 7,350sqm within part of Lot 692 on SP158050, known as 12 Cutler Drive, Andergrove for a period of 10 years.

Proposed Lease Area

Part of Lot 692 on SP158050
Whitsunday Anglican School Limited

11.5.7. ACQUISITION OF LAND FOR ENVIRONMENTAL PURPOSES FUNDED BY NATURAL ENVIRONMENT LEVY POLICY

Author Senior Governance Officer (Pam Currell)
Responsible Officer Director Corporate Services (Chris Kelly)
File Reference 064 Acquisition of Land for Environmental Purposes Policy

Attachments
1. COU064 Acquisition of Land for Environmental Purposes Funded by Natural Environment Levy Policy [**11.5.7.1** - 6 pages]

Purpose

To present the Acquisition of Land for Environmental Purposes for consideration and adoption.

Related Parties

There are no identified related parties.

Corporate Plan Linkage

Financial Strength

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

Background/Discussion

The Acquisition of Land for Environmental Purposes Funded by Natural Environment Levy Policy (the Policy) provides clear guidelines and assessment criteria for the acquisition of environmentally significant land using funds from the Natural Environment Levy (the Levy Funds). The Policy supports the protection, enhancement and restoration of Mackay's natural areas, biodiversity and ecological processes to facilitate the strategic expansion and consolidation of the region's protected areas.

The aim of the Policy is to guide MRC in acquiring environmentally significant land using the Levy funds to protect and enhance natural areas, while ensuring the use of the Levy Funds is managed consistently and accountably.

The review of the Policy updates and clarifies the existing framework for the acquisition of environmentally significant land funded by the Levy, including assessment criteria, acquisition management requirements, reporting obligations and complaints handling.

Consultation and Communication

As part of the review consultation was undertaken with the relevant stakeholders, including responsible and associated program Executive Managers, ELT and legal counsel.

The Policy was presented to the Sustainability Strategic Advisory Committee on 2 December 2025 and briefed with Council on 8 April 2026.

Resource Implications

The implementation of the Policy will not require additional resources beyond those currently budgeted.

Risk Management Implications

Implementation of the Policy reduces the risk of inefficient, inappropriate or ad hoc use of the Levy Funds that may be inconsistent with the levy's purpose. It also mitigates potential financial, reputational and community trust impacts, including perceptions of misuse of public funds or missed strategic conservation opportunities. By establishing clear acquisition criteria, prioritisation and reporting requirements, the policy supports transparent, evidence-based decision-making and reduces Council's risk to a low to moderate level.

Conclusion

That policy COU064 Acquisition of Land for Environmental Purposes Funded by Natural Environment Levy Policy be presented to Council for adoption.

Officer's Recommendation

THAT Council adopts COU064 Acquisition of Land for Environmental Purposes Funded by Natural Environment Levy Policy.

COUNCIL POLICY

ACQUISITION OF LAND FOR ENVIRONMENTAL PURPOSES FUNDED BY NATURAL ENVIRONMENT LEVY

Program: Facilities and Open Spaces
Date of Adoption:
Resolution Number:
Review Date:

Scope

To identify the criteria for the acquisition of land utilising funds from the Natural Environment Levy.

Objective

The strategic goals of the land acquisition fund are to purchase significant land to;

- Maintain and enhance Mackay's natural areas;
- Protect and restore Mackay's biodiversity and ecological processes;
- Secure a world class natural area reserve system;
- Reduce the loss of significant native vegetation and habitat areas;
- Provide appropriate opportunities for nature-based recreation, education and learning.

To establish a consistent and comprehensive process for MRC to:

1. Determine the environmental significance of land and its potential contribution to the region's Protected Areas Estate;
2. Acquire land assessed to be of environmental significance to expand the region's Protected Areas Estate; and
3. Report on the use of funds sourced from the Natural Environment Levy.

Policy Statement

The Natural Environment Levy is collected via rates and is used to fund environmental projects across the region. Future allocations to the Land Acquisition Fund will be reviewed each year as part of the budget process.

MRC considers that to the extent this policy engages and limits, or potentially limits, any human rights, that limitation is reasonable in that it is proportionate and justified.

****

This process to remain in force until otherwise determined

by Mackay Regional Council

COUNCIL POLICY

ACQUISITION OF LAND FOR ENVIRONMENTAL PURPOSES FUNDED BY NATURAL ENVIRONMENT LEVY

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COUNCIL POLICY

ACQUISITION OF LAND FOR ENVIRONMENTAL PURPOSES FUNDED BY NATURAL ENVIRONMENT LEVY

1.0 Principles

1.1 Criteria

The nature conservation significance of nominated lands will be assessed against the criteria detailed below. The assessment criteria consists of Principal and Supplementary Criteria. Land purchased **must** meet at least one of the Principal Criteria and one or more of the Supplementary Criteria.

1.1.1 *Principal Criteria*

Nature Conversation Significance

- The land supports native vegetation and other ecological features identified as being of State, Regional or Local significance through Council's application of an approach based on the Common Nature Conservation Classification System (CNCCS). The approach, developed by Chenoweth EPLA and modified by DES, has been adopted by DES for use in Queensland and is also known as the Biodiversity Assessment and Mapping Methodology (BAMM).

- The land supports a threatened regional ecosystem and its acquisition would contribute to the protection of "Endangered" or "Of Concern" regional ecosystems as defined by the *Vegetation Management Act 1999*.

- The land provides the opportunity to consolidate or link existing elements of the region's natural area reserve system and enhance the long-term viability and resilience of the biodiversity, which these lands conserve.

- The land provides habitat for one or more significant floral or faunal species (including aquatic species) within the Mackay region.

1.1.2 *Supplementary Criteria*

Ecosystem Services

Important ecological processes are protected, including:

- Natural flow regimes of waterways and wetlands – biodiversity protection, water quality maintenance, reduced weed invasion, etc.

- Natural movement of energy and nutrients through the Region's ecosystems – natural succession of vegetation communities, maintenance of wildlife habitat, etc.

- Stabilisation of land surfaces and maintenance of natural erosion and soil formation processes.

Level of Threat

- The identified biodiversity conservation values are likely to be irrevocably lost or diminished in the foreseeable future and are best managed for their long term viability and integrity as part of the region's world-class natural area reserve system.

- No alternative prudent or feasible mechanism is at MRC's disposal to secure the identified nature conservation values and/or functions.

Financial Considerations

- The acquisition of the subject land represents a cost-effective solution to the protection of the identified nature conservation values and/or functions.

- On-going management obligations and associated costs can be readily accommodated into MRC's existing natural area reserve management programs.

- Supporting grants are available from other funding bodies or organisations (i.e. State or Federal Government).

Education and Learning

- The land provides opportunities for the community to experience, enjoy, explore and better understand Mackay's unique diversity of wildlife, ecosystems and natural processes in a manner that conserves the land's identified nature conservation values and/or functions.

- The land provides opportunities for MRC and the whole community to undertake practical and relevant research and learning activities that assist Council to better understand and manage Mackay's biodiversity.

Landscape Amenity

- Land exhibits significant topographic, landscape and natural aesthetic values and plays an important role in defining the natural landscape character of the region.

- The land is identified in local or regional planning documents as a significant natural heritage site.

Ecotourism and Nature-based Recreation

Land provides opportunities for nature-based recreational pursuits that do not compromise the land's biodiversity conservation values and which cannot be adequately provided for elsewhere in the region.

1.2 Landowner Negotiation and Acquisition

Preference is to purchase lands at fair market value through negotiation with the landowner. However, MRC may use compulsory acquisition powers of the *Acquisition of Land Act 1967*, to acquire these significant lands.

1.3 Management Plan

A management plan will be prepared for all land acquired for environmental purposes, which protects and/or restores the land's identified biodiversity and other values and identifies management activities required. Funds from the Natural Environment Levy may be allocated to undertake essential management activities within the subject land.

1.4 Reporting

MRC in compliance with requirements under Local Government Regulations 2012, will report annually on activities undertaken in relation to the use of funds collected through the Levy including the Acquisition of Land Fund. This is reported in the Annual report. This will include a description of, and the cost of land acquired for environmental purposes.

2.0 Complaints

Any complaints in relation to a decision or a service relating from this policy will be assessed and managed in accordance with MRC's Administrative Action Complaints Policy, a copy of which can be found on MRC's website.

When an individual feels that they are the subject of MRC's failure to act compatibly with human rights, they can make a complaint directly to MRC. These complaints will be assessed against the Human Rights Act 2019.

Complaints may be made as following:

In writing to
Chief Executive Officer
Mackay Regional Council

PO Box 41
MACKAY
QLD 4740

Via Email - complaints@mackay.qld.gov.au

3.0 Definitions

To assist in interpretation the following definitions shall apply:

Council shall mean any person or entity, including employees, subcontractors or volunteers of a contractor engaged by MRC to provide goods or services to MRC directly or to the community on behalf of MRC.

DES shall mean *Department of Environment and Science*

MRC shall mean Mackay Regional Council.

4.0 Review of Policy

This policy will be reviewed when any of the following occur:

- The related documents are amended or replaced.
- Other circumstances as determined from time to time by a resolution of Council.

Notwithstanding the above, this policy is to be reviewed at intervals of no more than four (4) years.

5.0 Reference

- Environmental Sustainability Strategy 2017-2022
- *Vegetation Management Act 1999*, 22LA and 22LB
- *Acquisition of Land Act 1967*

Version Control:

Version	Reason / Trigger	Change	Endorsed / Reviewed	Date
2	Review of Policy	Minor Amendments	Endorsed by Council	22/02/2017
3	Review of Policy	Amendments	Endorsed by Council	08/07/2020
4	Review of Policy			

11.5.8. INFORMATION PRIVACY POLICY

Author Senior Governance Officer (Pam Currell)
Responsible Officer Director Corporate Services (Chris Kelly)
File Reference 046 Information Privacy Policy

Attachments
1. COU046 - Information Privacy Policy [**11.5.8.1** - 18 pages]

Purpose

To present the Information Privacy Policy for consideration and adoption.

Related Parties

There are no identified related parties.

Corporate Plan Linkage

Financial Strength

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

Background/Discussion

This policy was adopted by Council on 26 November 2025.

Following its adoption, it was identified that there are additional privacy-related activities undertaken by Mackay Regional Council (MRC) that would benefit from inclusion within this policy. Incorporating these activities supports a more comprehensive and cohesive privacy framework by consolidating related obligations into a single document.

The purpose of this policy is to outline how MRC manages personal information in accordance with the *Information Privacy Act 2009*, including the collection, storage, use, disclosure and protection of personal information, as well as the management of privacy complaints and data breaches.

The policy has been updated to broaden its scope by incorporating further MRC activities involving recording and surveillance devices.

The update introduces the following Corporate Standards:

- Telephony and Meeting Recording Devices Corporate Standard (new); and
- Enforcement and Investigation Devices Corporate Standard (revised).

These Corporate Standards are provided to Councillors for noting in support of the Information Privacy Policy. Formal approval by Council is not required for the content of the Corporate Standards.

Consultation and Communication

As part of the review consultation was undertaken with the relevant stakeholders, including responsible associated program Chief Officers, ELT and legal counsel.

This policy was requested and briefed with Council on 8 April 2026.

Resource Implications

The implementation of this policy will not require additional resources beyond those currently budgeted.

Risk Management Implications

Adoption of the Information Privacy Policy reduces Council's exposure to legal, operational and reputational risk by providing a clear and consistent framework for managing personal information in accordance with the *Information Privacy Act 2009*. It supports compliance with the Queensland Privacy Principles, strengthens data governance, and improves Council's ability to manage privacy complaints and data breaches.

Non-adoption would increase the risk of non-compliance, inconsistent practices across the organisation, and exposure to privacy breaches, complaints and regulatory action. It may also result in reputational damage, reduced public trust, and operational inefficiencies in managing personal information.

Conclusion

That policy COU046 Information Privacy Policy be presented to Council for adoption.

Officer's Recommendation

THAT Council adopts COU046 Information Privacy Policy.

COUNCIL POLICY

INFORMATION PRIVACY

Program: Corporate Governance & Performance
Date of Adoption:
Resolution Number:
Review Date:

Scope

This Policy applies to all Mackay Regional Council (MRC) Councillors and Employees, and to the personal information we collect, store, manage, use and disclose in discharging its functions and any supporting technology or who manage and/or create MRC's public records, including data, records and information, including personal information, which is collected, created, used and stored by MRC, its Employees and contracted third parties.

Objective

The *Information Privacy Act 2009* (IP Act) provides that MRC clearly express how it collects and manages Personal Information and its response to data breaches or the unauthorised disclosure of an individual's Personal Information.

This policy provides how MRC manages personal information, including:-

a). the kinds of Personal Information it collects and holds;

b). how MRC collects and holds Personal Information;

c). the purposes of which MRC collects, holds, uses and discloses Personal Information; and

d). how you can lodge a complaint about MRC's handling of your personal information, and how MRC will deal with the complaint.

Policy Statement

MRC will collect and manage personal information in accordance with the IP Act and its Queensland Privacy Principles (QPPs).

Council considers that to the extent this Policy engages and limits, or potentially limits, any human rights, that limitation is reasonable in that it is proportionate and justified.

****

This process to remain in force until otherwise determined

by Mackay Regional Council

COUNCIL POLICY

INFORMATION PRIVACY

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1.0 Principles

MRC ensures information is collected, maintained and held completely and accurately across all functions of the organisation in suitable business systems and in compliance with the IP Act and its Queensland Privacy Principles (QPPs).

The IP Act establishes a Personal Information privacy framework (under the QPPs) and a Personal Information access and amendment regime which is separate from the *Right to Information Act 2009* (RTI Act).

1.1 Collection of Personal Information

MRC collects Personal Information required to exercise its statutory functions, provide services and meet legal obligations and may collect this Personal Information in writing or by recording information provided verbally.

MRC collects Personal Information (including sensitive information) directly from individuals who access our services, interact with MRC and indirectly from third parties as part of carrying out our functions. These functions include:

- Requests for information and assistance
- Dealing with complaints, including privacy complaints made under the IP Act.
- Conducting its regulatory functions, issuing of licences, registrations or permits
- Event registration
- Inspections and investigations
- CCTV
- Mailing lists, memberships.

MRC also collects Personal Information to carry out business functions, e.g. human resources management and recruitment processes.

The kind of Personal Information collected from individuals directly includes names, contact details, details of individuals' interactions with other agencies and details about their concerns or complaints.

1.2 Sensitive Information

MRC will only collect Sensitive Information when it is necessary to meet its obligations under this section. Individuals will be asked to specifically consent to the collection of sensitive information and individuals may decline to provide consent. Where sensitive information is necessary to provide a service or perform a function, individuals will be informed of any impacts that not providing the information may have.

1.3 Use and Disclosure of Personal Information

MRC uses and discloses Personal Information for the purpose for which the Personal Information is collected, including:

a) exercising MRC's powers or performing its statutory functions and duties, such as responding to enquiries, conducting investigations, assessing applications;

b) providing services;
c) managing associated business processes, such as recruitment and human resources administration.

MRC may also use or disclose personal information for secondary or alternative purposes as permitted under the IP Act; these include:

a) To the Queensland Police Service for law enforcement services;

b) Where required to or compelled by law;

c) Under an IP Act request;

d) Under a Right to Information request;

e) Investigation of a safety incident or employee related matter;

f) MRC may provide CCTV footage, including personal information, to agencies where permitted or required by law.

1.4 Access and Correction of Personal Information

Individuals have the right to request access to or amend their Personal Information held by MRC and information to assist is available on MRC's website. Access and correction rights are contained in the RTI Act. MRC will deal with an application for correction of Personal Information in accordance with the requirements of that Act.

1.5 Disclosure out of Australia

MRC will only transfer an individual's Personal Information outside Australia if it is required for a legitimate purpose and only if:

- the individual consents to the transfer; or
- the transfer is authorised or required by law; or
- the transfer is necessary to lessen or prevent serious threat to the life, health, safety or welfare of an individual; or
- two or more of the following apply -
  - the recipient is subject to equivalent privacy obligations; or
  - the transfer is necessary to perform a function of MRC; or
  - the transfer is for a person's benefit; or
  - reasonable steps have been taken by MRC to ensure the information will not be held, used, or disclosed in a manner that is inconsistent with the IP Act.

However, when communicating with MRC by using a social media platform, the social media provider and/or its partners may collect and hold Personal Information overseas.

1.6 Dealing with MRC anonymously or using a pseudonym

Individuals can deal with MRC anonymously or by using a pseudonym. Complaints about Council can be made anonymously or by using pseudonym but, depending on nature of the complaint, MRC may not be able to action a complaint and/or provide a response without a person's identity.

Anonymous or pseudonymous interactions are not possible for MRC functions where it is required to collect information such as name, contact details and details of the matter so the matter can be dealt with effectively and in accordance with Council's legal obligations.

1.7 Security of Personal Information

MRC holds Personal Information securely and takes reasonable steps to protect it from misuse, interference, loss, unauthorised access, modification or disclosure. Security measures used by MRC include:

- password protection and multi-factor authentication on MRC devices and systems
- restricted access to MRC employees and facilities
- policies on access, storage and use of information
- antivirus and malicious software detection.

Where permitted by the *Public Records Act 2023,* MRC will destroy or de-identify unsolicited Personal Information or Personal Information no longer required for any of its functions in accordance with MRC's obligations under the QPPs if it is lawful and reasonable to do so.

1.8 Privacy Data Breach

A privacy data breach occurs when there is a failure by MRC to comply with the IP Act. An identified or suspected breach will be assessed and treated by MRC in accordance with IP Act requirements. THE OIC can issue a compliance notice to MRC for serious or multiple breaches of the QPPs. MRC will take all reasonable steps to comply with any compliance notice that may be issued.

1.9 Privacy Impact Assessment (PIA)

A PIA is required where there is a potential impact on an individuals' privacy, including changes to how personal information is managed, shared, or introduced through new technologies or service delivery projects. PIAs must be completed before implementation and reviewed where project scope or privacy risks materially change, to ensure ongoing compliance with the IP Act and this policy.

2.0 Recording Devices

These systems will be operated in a way that minimises intrusion upon individual privacy while still allowing the Recording Devices to serve the objectives for which they were installed.

Access to Recording Devices must be made via an application for information under the RTI Act and the IP Act.

Contact should be made with MRC before making an application to ensure the recordings are still available. Depending on storage capacity, Recording Devices may only store recordings for a short period of time before being written over or deleted by the Recording Device and therefore may not be available under an application.

2.1 Close Circuit Television (CCTV) Systems

MRC may use CCTV systems in Council-controlled spaces, facilities and other operational areas where reasonably necessary to support security, asset protection, regulatory, compliance, insurance or operational matters. CCTV footage will be collected, accessed, used, stored and disclosed in accordance with this Policy, the IP Act, the RTI Act and relevant Council procedures, and access will be limited to authorised Employees or other parties where permitted or required by law.

2.2 Remotely Piloted Aircraft (Drones)

MRC may use drones to record information in compliance with the privacy obligations in the IP Act.

In ensuring that its use of drones is in a private respectful way, MRC will comply with the Principles in Clause 1 of this Policy and, in particular, will:

- have a clearly defined purpose to ensure the information is complete and relevant to minimise potential drone intrusions;
- know and comply with all applicable laws, such as civil aviation regulations or laws about audio recording of conversations;
- design the drone program with privacy in mind at the outset enabling MRC to address issues more easily, including conducting of a privacy impact assessment prior to flight;
- engage with the community via a clear and comprehensive communication strategy to inform the community about the drone use event;
- maintain policies and procedures to govern the drone activities to meet privacy obligations and communicate this with Employees;
- take all steps to safeguard the Personal Information captured by the drone;
- ensure contracted service providers are contractually bound to comply with these same privacy obligations; and
- enable the community to exercise their right to access information held by government.

2.3 Telephony and Meeting Recording Devices

MRC utilises Telephony and Meeting Recordings to support its operational needs such as training, quality assurance, complaint resolution and legal compliance.

See attached Telephony and Meeting Recording Devices Corporate Standard for additional information.

2.4 Body Worn Cameras (BWCs)

Implementation of BWCs in law enforcement agencies has demonstrated benefits including:

- improvement in customer experience through a reduction in response time for complaint management, as accessibility to image and voice data reduces the time associated with investigating complaints;
- efficiency improvements in the digital evidence management workflow; and
- Increases safety of Employees.
- When using BWCs, Council will comply with the Principles in Clause 1 of this Policy.

See attached Enforcement and Investigation Devices Corporate Standard for additional information.

3.0 Complaints

An individual may make a privacy complaint if they believe MRC has not handled Personal Information in accordance with the IP Act. A privacy complaint on behalf of another individual can be made only if authorised by that individual. A privacy complaint in relation to a minor/child may be made by a parent or guardian and a privacy complaint may be made on behalf of an individual lacking capacity by their guardian or under other legal authority to act for them. Complaints can be lodged online via MRCs website or in writing to:

In writing to
Chief Executive Officer
Mackay Regional Council
PO Box 41
MACKAY QLD 4740

Via Email - complaints@mackay.qld.gov.au

In person at the following MRC Client Services Centres:

- MRC Mackay Office – 73 Gordon Street, Mackay
- MRC Sarina Office – 65 Broad Street, Sarina
- MRC Mirani Office – 20 Victoria Street, Mirani

4.0 Definitions

To assist in interpretation the following definitions shall apply:

Access means providing an individual with Personal Information that is held by MRC. Access may include allowing that individual to inspect (view) Personal Information or to obtain a copy of the Personal Information.

Anonymous shall mean a complaint which does not provide any personal information or identifiers. MRC should not be able to identify the complainant at the time of the dealing or subsequently.

Application shall mean an application made to access information under the RTI Act and IP Act and shall apply to all of MRC's business activities.

Body Worn Camera (BWC) shall mean a portable camera worn with captures audio and visual recordings used by Employees.

Close Circuit Television (CCTV) shall mean Close Circuit Television systems.

Collection means gathering, acquiring or obtaining Personal Information from any source and by any means, including information that the MRC has come across by accident or has not asked for.

Consent shall mean a voluntary agreement (express or implied) to some act or practice which impacts an individual's personal information. An individual must be adequately informed before giving consent and must have the capacity to understand and communicate their consent.

Council shall mean the collective body of all elected representatives of Mackay Regional Council, as constituted under the *Local Government Act 2009,* responsible for governing the local government area and making decisions in the public interest.

Councillors shall mean an individual elected representative of Mackay Regional Council.

Data shall mean the representation of facts, concepts or instructions in a formalised (consistent and agreed) manner suitable for communication, interpretation or processing by human or automatic means. Typically comprised of numbers, words or images. The format and presentation of data may vary with the context in which it is used. Data is not information until it is utilised in a particular context for a particular purpose.

Data Breach shall mean as defined in Schedule 5 of the *Information Privacy Act 2009.*

Disclosure shall take the meaning outlined in section 23 of the IP Act.

Eligible Data Breach shall mean in accordance with the IP Act, means either of the following:

a). unauthorised access to, or unauthorised disclosure of, the information

b). the loss of the information in circumstances where unauthorised access to, or unauthorised disclosure of, the information is likely to occur.

Employees shall mean all persons employed at MRC on a permanent, temporary, volunteer or casual basis and may include persons engaged under a contract of service.

Information shall mean all data, records and information, stored in any manner and recognised as having value to the organisation, that has been created by Employees or contracted third parties, and is owned by MRC.

IP Act shall mean *Information Privacy Act 2009*

Law Enforcement Agency means any of the following:

(a) The Queensland Police Service
(b) The Crime and Corruption Commission;
(c) Any other agency, to the extent it has responsibility for:
  (i) the performance of functions or activities directed to the prevention, detection, investigation, prosecution or punishment of offences and other breaches of laws for which penalties or sanctions may be imposed; or
  (ii) the management of property seized or restrained under a law relating to the confiscation of the proceeds of crime; or
  (iii) the enforcement of a law, or of an order made under a law, relating to the confiscation of the proceeds of crime; or
  (iv) the execution or implementation of an order

MRC shall mean Mackay Regional Council.

MRC Facility (Facility) shall mean premises, or any MRC property, which is visited by members of the general public, where Employees work, or any part of such premises or property.

Personal Information shall mean information or an opinion about an identified individual who is reasonably identifiable from the information or opinion – whether the information or opinion is true or not; and whether the information or opinion is recorded in a material form or not.

Pseudonymous shall mean a complaint using a name, term or descriptor that is different to the person's actual name. Examples include an email address that does not contain the person's actual name, a username that a person uses when participating in an online forum, or an artist who uses a 'pen-name' or screen-name'.

Public Records shall mean any record created, received or kept in an official capacity. ***Recording Device/s*** means and includes GoPro cameras, close circuit television cameras, trail cameras and systems, body worn cameras, voice recorders, MRC telephony device, mobile telephones and computer application with recording voice/audio capability and the storage of files.

QPPs shall mean the principles that set out how Queensland Government agencies, as attached hereto, should collect, use, store, secure and disclose personal information. Queensland Privacy Principles as defined in the *Information Privacy Act 2009* and based on, and use the numbering of, the Australian Privacy Principles in the *Privacy Act 1988 (Cth). Not all* APPs implemented in the IP Act. As a result, the IP Act simply note that some QPPs, e.g. QPPs 7 and 8 are not used.

RTI Act shall mean *Right to Information Act 2009.*

Sensitive Information shall mean for an individual, means the following:-

(a) information or an opinion, that is also personal information, about the individual's –
  (i) racial or ethnic origin; or
  (ii) political opinions; or
  (iii) membership of a political association; or
  (iv) religious beliefs or affiliations; or
  (v) philosophical beliefs; or
  (vi) membership of a professional or trade association; or
  (vii) membership of a trade union; or
  (viii) sexual orientation or practices; or
  (ix) criminal record;

(b) health information about the individual;

(c) genetic information about the individual that is not otherwise health information;

(d) biometric information that is to be used for the purpose of automated biometric verification or biometric identification; or

(e) biometric templates.

Telephony Call Recording means an audio recording on any Mackay Regional Council telephony device with recording capabilities.

5.0 Review of Policy

This policy will be reviewed when any of the following occur:

- The related documents are amended or replaced.
- Other circumstances as determined from time to time by a resolution of Council.

Notwithstanding the above, this policy is to be reviewed at intervals of no more than four (4) years.

6.0 Reference

- *Information Privacy Act 2009*
- *Information Privacy Regulation 2025*
- *Right to Information Act 2009*
- *Right to Information Regulation 2025*
- *Public Records Act 2023*
- Data and Privacy Breach Register
- MRC Policy - Data Breach
- MRC Policy - Management of Recording Device Information
- MRC Policy - Administrative Action Complaints Policy and Corporate Standards
- MRC Code of Conduct
- MRC Corporate Standard – Telephony and Meeting Recording Devices
- MRC Corporate Standard – Enforcement and Investigation Devices
- MRC Policy – Remote Piloted Aircraft Policy (Drones)

COUNCIL POLICY

INFORMATION PRIVACY

7.0 Attachment

- Queensland Privacy Principles
- Privacy Impact Assessment Report

Version Control:

Version	Reason / Trigger	Change	Endorsed / Reviewed	Date
2	Review of Policy	Amendments made to content of document	Council	16.12.15
3	Review of Policy	Amendments to document	Council	22.02.17
4	Review of Policy	Amendment to document	Council	13.11.19
5	Review of Policy	Amendments to document	Council	24.02.21
6	Review of Policy	Updated/Amendments	Council	24.05.23
7	Incorporation of Standards	Updated	Council	

Attachment 1: Queensland Privacy Principals (QPPs)

Information Privacy Act 2009 – Schedule 3

Queensland Privacy Principles	***Identified Risks***
QPP 1 - Management of Personal Information Take all reasonable steps to implement practices, procedures and systems that will ensure it complies with the QPPs, and is able to deal with related inquiries and complaints	• *Breach of QPP 1* • *Unlawful collection of Personal Information.* • *Inappropriate use or disclosure of personal information.* • *Inadequate data security* • *Last of accountability and oversite* • *Poor breach response* • *Inconsistent Employee practices* • *Inability to handle complaints* • *Non-compliance with retention and disposal requirements* • *Reputational damage*
QPP 2 – Anonymity and Pseudonymity • An individual must have the option of dealing with MRC anonymously or by using a pseudonym in relation to a particular matter. • MRC is not required to comply with this QPP where we are required or authorized by a law, court or tribunal to deal with individuals who have identified themselves or where it is impracticable for MRC to deal with individuals who have not identified themselves.	• *Breach of QPP 2* • *Re-identification* • *Reduced accountability* • *Limited personalization or service delivery* • *Challenges in consent and rights management* • *Data quality and integrity* • *Legal and Compliance* • *Security*

QPP 3 - Collection of solicited Personal Information
• Personal information may be collected from the individuals if –
  ○ The individual consents; or
  ○ The collection is required or authorised by law or a court or tribunal order; or
  ○ It is unreasonable or impracticable to do so.
• MRC must not collect sensitive information unless the individual consents, or one of the below exemption applies –
	• *Breach of QPP 3*
	• *Over-collection, collecting more personal information than necessary for the stated purpose.*
	• *Lack of Informed consent from individuals that may not be fully aware of why their data is being collected, how it will be used, or who it will be shared with.*
	• *Breaches transparency obligations under the QPPs;*
	• *Unclear purpose specification if the purpose for collection is vague or overly broad, it can lead to misuse or secondary use of data.*
	• *Justification for the collection on lawful grounds;*
	• *Inadequate and inconsistent collections*

• The collection is required or authorised by or under an Australian Law or a court or tribunal order;
• MRC as a law enforcement agency believes the collection is reasonably necessary for, or directly related to, one or more of its functions or activities;
• MRC reasonably believes that the collection is necessary as defined as a 'permitted general situation' in section 16A, Privacy Act, although the QPPs do not use this term, these being;
  o To lessen or prevent a serious threat to the life, health or safety of any individual, and it is unreasonable or impracticable to obtain the individua's consent to the collection;
  o Reason to suspect that unlawful activity, or misconduct of a serious nature, that relates to its functions or activities has been, is being or may be engaged in and believes that the collection is necessary for it to take appropriate action;
  o Is reasonably necessary to assist an entity or person to locate a person who has been reported as missing, and the collection complies with a rule made by the Information Commissioner;
  o For the establishment, exercise or defence of a legal or equitable claim;
  o A confidential alternative dispute resolution process;
• Inform the individual of what you are going to do with their information, of any applicable law and of any third parties the information will be given to.
• Take reasonable steps to ensure the information is complete and up to date.
	increasing risk of unauthorized access, loss or breach;
	• *Incorrect or incomplete data from individuals who may provide inaccurate information if the collection process is unclear or rushed.*
	• *Poor decision-making and potential harm to the individual;*
	• *Third-party disclosure risk if shared with external parties without proper safeguards or consent, it can lead to privacy violations especially if transferred overseas or to non-government entities;*
	• *Lack of access and correction mechanisms for individuals to be able to easily access or correct their personal information which breaches QPPs and undermines data integrity;*
	• *Non-compliance with retention and disposal policies;*
	• *Reputational and legal risk in mishandling solicited personal information can lead to complaints, investigations, fines and loss of public trust.*

QPP 4 – Dealing with unsolicited information If MRC receives personal information, it did	• *Non-compliance with QPPs* • *Increased risk of data breaches as data may be stored without proper classification or security controls or*

not solicit it must: • Decide whether or not it could have collected the personal information under QPP3 if it had solicited it – and • If it could not have collected the personal information under QPP3 and the information is not contained in a public record – the agency must destroy or de-identify the information as soon as practicable, if it is lawful and reasonable to do so – or • If MRC could have collected the personal information under QPP3 or the information is contained in a public record or the agency is otherwise not required to destroy or de-identify the information under QPP4 – MRC may keep the information but must deal with it in accordance with QPPs 5 to 11.	*mishandled due to lack of awareness or documentation.* • *Lack of consent or awareness to individuals who may not know their data has been received or remained with no opportunity provide informed consent or understand how their data will be used.* • *Unclear Purpose and Use leading to inappropriate or secondary use.* • *Poor Data quality as information may be inaccurate, incomplete or irrelevant and lead to flawed decision-making or unfair outcomes.* • *Legal and Ethical Risks in retaining or using data without proper justification can lead to complaints, investigations, or reputation damage.* • *Operational inefficiencies as time and resources may be wasted managing data that should not have been collected.* • *Breach of Confidentiality if information includes third-parties particularly in cases like misdirection of correspondence or shared documents.*
QPP 5 – Notification of the collection of personal information MRC collects personal information about an individual and must take such steps as are reasonable in the circumstances to notify the individual of the following matters or to ensure the individual is aware of any such matters: • The identity and contact details of MRC • The fact and circumstances of the collection; • Whether the collection is required or authorised by laws; • The purposes of collection; • The main consequences (if any) for the individual if the personal information is not collected; • The agency's usual disclosures of personal information of the kind collected by the agency;	• *Breach of QPP 5* • *Personal information is collected without a clear purpose, which could increase the risk of scope creep or unauthorised use.* • *Information collected is either unnecessary or excessive.* • *Individuals are not aware of how their personal information will be used, or to whom it will be routinely disclosed, which can lead to a lack of trust.* • *Collection notices are not consistently provided, for example, across all communication channels.* • *Information is collected unfairly because the individual provides information that they would not have, had they known they had a choice not to provide it.* • *Collection methods may be unjustifiably intrusive.* • Personal information collected from a third party may be of poor quality, as the

• Information about the MRC's QPP privacy policy; and • Whether MRC is likely to disclose personal information to overseas recipients, and if practicable, the countries where they are located	affected person does not have the opportunity to check the data for accuracy.
QPP 6 Use or disclosure of personal information • MRC holds personal information that was collected for a particular purpose (the 'primary purpose'), it must not use or disclose the personal information for a secondary purpose unless the individual consents or an exception applies. Exemptions include: • The individual would reasonably expect MRC to use or disclose their personal information for the secondary purpose, and that purpose is related to the primary purpose of collection, or, in the case of sensitive information, directly related; • Is required or authorised by or under an Australian law or a Court or Tribunal order; • It is unreasonable or impracticable to obtain the individual's consent to use or disclosure and MRC reasonably believes that the collection use or disclosure is necessary to lessen or prevent a serious threat to the life, health or safety of any individual; • See other exemptions under Section 3 Part 6 – QPP 6 of the IP Act. • Take reasonable steps to make sure the information is accurate, complete and up to date before you use it. • Only use the parts of the personal information that are necessary to fulfil the purpose. *Do not disclose personal information to anyone other than the individual who is the*	• *Breach of QPP6* • *Lack of consent - Individuals are surprised or upset by a secondary use, which can lead to a privacy complaint, a lack of trust or negative publicity.* • *An individual's refusal of consent, or conditional consent, is not respected.* • *Unreasonable expectations if the individual would not reasonably expect their information to be used or disclosed for the secondary purpose, it may violate their privacy rights.* • *Legal and regulatory exposure to MRC in facing complaints, investigations or penalties from the Office of The Information Commissioner Queensland (OICQ).* • *Reputational damage and public trust may erode if individuals feel their data is being misused or shared without their knowledge.* • *Data quality and relevance issues with information used for a secondary purpose may be inaccurate, outdated, or irrelevant, leading to poor decisions or unfair treatment.* • *Loss of Control over Data once disclosed for secondary purpose.* • *Incomplete, inaccurate or out- dated information lead to incorrectly informed decisions, which in turn may have a negative impact on the individual concerned.* • *Function creep – information collected for one purpose is then used for another purpose.*

subject of it, unless one of the exemptions in the IP Act permits it.	
QPP 10 – Quality of personal information MRC must take reasonable steps to ensure that the personal information it collects is accurate, up-to-date and complete. MRC must also take reasonable steps to ensure that the personal information it uses or discloses is, having regard to the purpose of the use or disclosure, accurate, up-to-date, complete and relevant. This includes: • Implementing internal practices, procedures and systems to audit, monitor, identify and correct poor quality personal information; • Implementing protocols that ensure personal information is collected and recorded in a consistent format; • Ensuring updated or new personal information is promptly added to relevant existing records; • Providing individuals with a simple means to review and update their personal information on an on-going basis, for example through an online portal; • Reminding individuals to update their personal information each time MRC engages with the individual; and • Contacting the individual to verify the quality of personal information when it is used or disclosed, particularly if there has been a lengthy period since collection.	• *Breach of QPP10* • *Privacy breaches from incorrect data may be disclosed to thew wrong person or used inappropriately.* • *Unfair or harmful decisions as individuals may be denied services, benefits, or rights due to inaccurate or incomplete data.* • *Legal and Regulatory Exposure from complaints or investigations from the OICQ.* • *Loss of Trust from individuals who may lose confidence in MRC's ability to manage their information responsibly which may lead to reduced engagement or reluctance to share necessary data.* • *Operational Inefficiencies from MRC employees spending time correcting errors, resolving complaints or re-verifying data.* • *Poor quality data* • *Increased Risk to identity Theft or fraud from inaccurate or outdated records may be exploited by malicious individuals.* • *Inability to exercise privacy rights. Breach of QPP7* • *Inaccurate reporting and analytics.*
QPP 11 – Security of personal information MRC should take reasonable steps to protect personal information it holds from misuse, interference and loss, as well as unauthorized access, modification and disclosure. Where MRC no longer needs personal information for any purpose for which the information may be used or disclosed under the QPPs, MRC must take reasonable steps to destroy the information or ensure that it is	• *Breach of QPP 11* • *Unauthorised access from weak access controls or poor password practices can allow Employees to access personal data without permission.* • *Data breaches such as cyberattacks, phishing, or malware can compromise systems holding personal information;* • *Loss or theft of devices from unencrypted laptops, USB drives, or mobile devices containing personal data can be lost or stolen.*

de-identified, except where: • The personal information is part of a public record as defined as the *Public Records Act; or* • MRC is required by law or a court/tribunal order to retain personal information. • Further MRC must make sure personal information is protected by appropriate security safeguards to prevent it being lost, accessed improperly, misused, modified or disclosed; and • If giving the information to a third party, take reasonable steps to prevent its unauthorised use or disclosure.	• *Insecure disposal of paper records or digital files discarded without proper destruction.* • *Inadequate System Security from outdated software, lack of patching or poor network security can expose systems to vulnerabilities* • *Human error via accidental emails, misdirected mail, or incorrect uploads can expose personal information* • *Lack of monitoring and auditing* • *Reputational and legal consequences from data breaches can lead to complaints, investigations, fines and loss of public trust;* • *System users with administrative privileges is not limited to staff requiring those privileges.* • *Access is not revoked promptly when no longer required.* • *The system does not log who has accessed a file, making it difficult to detect or investigate unauthorised access or misuse.* • *Staff are unaware of their privacy and security obligations.* • *Information is saved onto privately-owned storage devices, increasing the risk of loss, unauthorised access, use, modification or disclosure or other misuse.* • *Personal information is kept for longer than required under approved retention and disposal schedule/s.*
QPP 12 – Access to personal information • MRC personal information it holds about an individual must, on request, give that individual access to the information. • MRC, is requested, has 25 business days to respond to an access request, how access is given, and that a written notice, including the reasons for the refusal, must be given to the individual if access is refused. • Access is refused under Chapter 3 of the IP Act, or any other Queensland Act that provides access by persons to	• *Breach of QPP 12* • *Individuals are not able to easily access or amend their personal information.* • *Access may be hampered if the data is held by a contracted service provider.* • *An individual's lack of access to their personal information increases the risk of inaccurate or out-dated information.*

documents. • MRC must not charge the individual for making the request or for giving access to the personal information.	

QPP 13 – Correction of personal information
• MRC is required to take reasonable steps to correct personal information to ensure that, having regard to the purpose for which it is held, it is accurate, up-to-date, complete, relevant and not misleading.
• This requirement applies where:
  o MRC is satisfied the personal information is inaccurate, out-of-date, incomplete, irrelevant or misleading, having regard to a purpose for which it is held; or
  o The individual requests the agency to correct their personal information.
• QPP 13 is intended to operate alongside, and does not replace other informal or legal procedures by which an individual can seek correction of their personal information, including informal arrangements and under the IP Act.
	• *Breach of QPP 13*
	• *Unfair or harmful decisions as individuals may be denied services, benefits, or opportunities based on incorrect data.*
	• *Privacy breaches via continuing to use or disclose incorrect personal information may breach QPPs;*
	• *Legal and Regulatory exposure to MRC to face investigations or enforcement actions for failing to uphold individuals rights under QPP 7.*
	• *Non-compliance with correction obligations can lead to reputational and financial consequences.*
	• *Loss of public trust as individuals may lose confidence in MRC's ability to manage their data responsibly*
	• *Operational inefficiencies by Employees spending time resolving disputes, reprocessing applications, or correcting downstream errors caused by inaccurate data.*
	• *Inaccurate report and analytics*
	• *Reputational and legal consequences.*

11.5.9. RELATED PARTY POLICY

Author Senior Governance Advisor (Supreet Kaur)
Responsible Officer Director Corporate Services (Chris Kelly)
File Reference 094 Related Party

Attachments
1. COU094 - Related Party Policy [**11.5.9.1** - 5 pages]

Purpose

To present the Related Party Policy for consideration and adoption.

Related Parties

There are no identified related parties.

Corporate Plan Linkage

Financial Strength

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

Background/Discussion

The Related Party Policy provides a framework for identifying related party relationships and disclosing related party transactions involving Councillors and executive employees at Mackay Regional Council. The policy supports Council's compliance with Australian Accounting Standard AASB 124 *Related Party Disclosures* and relevant local government financial reporting obligations.

The aim of the Related Party policy is to promote transparency, accountability and public confidence by ensuring transactions involving key management personnel, their close family members, controlled entities or other related parties are identified and reported appropriately. The policy provides a consistent framework for identifying related parties and assessing the disclosures required in Council's annual financial statements.

The review of the Related Party Policy resulted in minor administrative and governance updates to improve clarity, ensure alignment with current legislative and accounting requirements, and strengthen guidance regarding the identification, declaration and disclosure of related party transactions.

Consultation and Communication

As part of the review, consultation was undertaken with relevant stakeholders, including responsible and associated program Executive Managers, the Executive Leadership Team and other subject matter experts, as required.

The Policy was presented to the Financial Sustainability Strategic Advisory Committee on 5 June 2026 and briefed with Council on 12 August 2026.

Resource Implications

The implementation of this policy will not require additional resources beyond those currently budgeted.

Risk Management Implications

Without the policy, Council would face an increased risk of non-compliance with AASB 124 Related Party Disclosures. This may result in inaccuracies in the annual financial statements, reduced transparency and accountability in Council's governance and financial reporting processes, reputational damage if related party transactions are not appropriately identified and disclosed, and inconsistent disclosure practices across the organisation in the absence of a formal framework and declaration process.

Conclusion

That policy COU094 Related Party Policy be presented to Council for adoption.

Officer's Recommendation

THAT Council adopts COU094 - Related Party Policy.

COUNCIL POLICY

RELATED PARTY

Program: Financial Services
Date of Adoption:
Resolution Number:
Review Date:

Scope

This policy applies to the persons occupying or acting in positions of Councillors, Chief Executive Officer (CEO) and members of the key management personnel of Mackay Regional Council (MRC).

This policy provides a framework for the identification of related party relationships and the disclosure of related party transactions with MRC.

Objective

To ensure compliance with disclosure requirements of the *Australian Accounting Standard AASB 124 Related Party Disclosures* and the *Local Government Act 2009* in the general purpose financial statements, to draw attention to the possibility that the performance and position of MRC may have been affected by the related parties and by transactions with related parties.

Policy Statement

The related party policy seeks to reduce the risk that MRC's transactions may be influenced by the interests of related parties through transparency. Related Party transactions is a normal feature of any organisation. For example, this occurs where the related parties are in a position to influence the decision of whether a benefit is provided to them and the terms of the provision of that benefit.

It is therefore important that Key Management Personnel (KMP) act honestly and with reasonable care and diligence whilst avoiding improper use of their position and information. It is equally important that KMP of MRC are subject to a high level of accountability, including appropriate disclosure of their transactions with MRC in the annual financial statements.

Council considers that to the extent this policy engages and limits, or potentially limits, any human rights, that limitation is reasonable in that it is proportionate and justified.

****

This process to remain in force until otherwise determined

by Mackay Regional Council

COUNCIL POLICY

RELATED PARTY

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3.0 Review of Policy 5
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COUNCIL POLICY

RELATED PARTY

1.0 Principles

Under the *Local Government Act 2009* and *Local Government Regulation 2012* all local governments in Queensland must produce annual general purpose financial statements that comply with Australian Accounting Standards.

The objective of *Australian Accounting Standard AASB 124 Related Party Disclosures* is to ensure that annual financial statements contain disclosures necessary for stakeholders to draw attention to the possibility that the financial position and financial performance may have been affected by the existence of related parties and by transactions and outstanding balances, including commitments, with such related parties.

This information will be audited as part of the annual external audit by the Queensland Audit Office.

1.1 Related Parties

A related party is a person or entity that is related to the MRC.

The following are related persons or entities of MRC;

i. Key Management Personnel (KMP)
ii. Close family members of KMP
iii. A person that has significant influence over MRC, for example councillors
iv. Any entities Controlled or Jointly Controlled by KMP, and a person that has significant influence over MRC, or their close family members
v. A subsidiary, associate or joint venture of MRC.

Other parties may be assessed to be related parties from time to time depending upon MRC's structure and delegations or in accordance with the requirements of *AASB 124*.

KMP and other persons occupying or acting in the positions disclosed are required to complete a related party declaration to assist MRC in compliance with its statutory obligations. Declarations are requested bi-annually each financial year. Should an individual's circumstances materially change between these periods a new form will be required to be completed.

1.2 Disclosure

Transactions between MRC and related parties, whether monetary or not, are required to be identified. Disclosure of these transactions within the annual financial statements will be determined in accordance with materiality by assessment against nature and size when considered individually and collectively.

Materiality thresholds are reviewed annually as part of the audit process and reported related party disclosures will be in compliance with the framework of the *Australian Accounting Standard AASB 124* and other relevant standards, as required.

Related party transactions excluded from disclosure requirements on the basis as Ordinary Citizen Transactions are:

- Any valid discounts and fee waivers that are available to the party as an ordinary citizen and is available to any ordinary citizen in the same circumstance, and
- Any service or benefit provided as part of the normal MRC business operation to the party as an ordinary citizen and is available to any ordinary citizen in the same circumstance.

Related party transactions that MRC may be disclosed in the annual financial statements include (without limitation):

- Any infrastructure charges, and
- Special waivers or reduction of fees, discounts provided despite late payments, waivers of interest on debts, or any other benefit not excluded that has been provided to the party,
- Outstanding balances owed to MRC by KMP and their related parties.
- Other transactions as required by *AASB 124*.

MRC will be cognisant of privacy and right to information requirements when dealing with the identification, retention and disclosure of related party transactions.

2.0 Definitions

To assist in interpretation the following definitions shall apply:

Close family members of a person shall mean those family members who may be expected to influence, or be influenced by, that person in their dealings with the MRC.

Control shall mean the ability to direct the business' activities of an entity through rights or exposure to returns from its involvement with the entity.

Council shall mean all elected representatives, including the Mayor of Mackay Regional Council.

Councillor shall mean an individual elected representative, including the Mayor of Mackay Regional Council.

Joint control is the contractually agreed sharing of Control over an economic activity.

MRC shall mean Mackay Regional Council.

Ordinary Citizen Transactions shall mean transactions with a related party that are made on terms that are considered reasonable if the parties were dealing at 'arm's length'.

Key Management Personnel (KMP) shall mean those persons having authority and responsibility for planning, directing and controlling the activities of MRC or MRC entities, directly or indirectly. This shall include; Councillors, Chief Executive Officer and Senior Executives.

Related Party Transaction shall mean the transfer of resources, services or obligations between a reporting entity and a related party, regardless of whether a price is charged.

Senior Executives shall mean an employee of the local government, (a) who reports directly to the chief executive officer and (b) are persons having authority and

responsibility for planning, directing and controlling the activities of the entity, including any director of the entity.

3.0 Review of Policy

This policy will be reviewed when any of the following occur:

- The related documents are amended or replaced.
- Other circumstances as determined from time to time by a resolution of Council

Notwithstanding the above, this policy is to be reviewed at intervals of no more than three (3) years.

4.0 Reference

- *Local Government Act 2009*
- *Local Government Regulations 2012*
- *Human Rights Act 2019*
- Australian Accounting Standard AASB124 related party disclosures (AASB124)
- Australian Accounting Standard AASB10 consolidated financial statements (AASB10)

Version Control:

Version	Reason / Trigger	Change	Endorsed / Reviewed	Date
1	New Policy	Statutory Requirement	Approved by Corporate Services Committee Meeting	20.07.16
2	Review of Policy	Minor amendments to Policy	Council	10.10.18
3	Review of Policy	Amendments	Council	26.04.23
4	Review of Policy	Amendments	Council	

11.5.10. IN-KIND ASSISTANCE POLICY

Author Senior Governance Advisor (Supreet Kaur)
Responsible Officer Director Corporate Services (Chris Kelly)
File Reference 105 In-Kind Assistance

Attachments
1. COU105 - In Kind Assistance Policy [**11.5.10.1** - 5 pages]

Purpose

To present the In-Kind Assistance Policy for consideration and adoption.

Related Parties

There are no identified related parties.

Corporate Plan Linkage

Financial Strength

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

Background/Discussion

The In-Kind Assistance Policy provides a framework for Mackay Regional Council to offer eligible not-for-profit community groups and organisations access to non-cash goods and services. The Policy supports community groups and events that deliver positive benefits and contribute to improving the quality of life for residents within the Mackay Regional Council area. It also establishes clear eligibility criteria, application processes, approval authorities and funding limits to ensure Council resources are accessed and distributed in a fair, transparent and consistent manner. The Policy further defines the types of assistance available and those excluded, supporting legislative compliance and consideration of Council's human rights obligations.

The current policy review has been undertaken to ensure the Policy remains current, compliant and effective in meeting legislative requirements and supporting transparent decision-making. Key changes include reducing the standard approval threshold for applications from $5,000 to $2,000, meaning applications up to $2,000 will now be considered as part of the standard approval process. The delegation of approval has also been updated to the Senior Coordinator Community Programs and Team Leader Community Programs, in line with financial delegations. In addition, special approval for in-kind applications above $2,000 has been changed to the Executive Manager Community Lifestyle.

Consultation and Communication

As part of the review, consultation was undertaken with relevant stakeholders, including responsible and associated program Executive Managers, the Executive Leadership Team and other subject matter experts, as required.

The Policy was presented to Liveability and Social Inclusion Strategic Advisory Committee on 8 June 2026 and to the Economic Development and Growth Strategic Advisory Committee on 15 May 2026.

Resource Implications

The implementation of this policy will not require additional resources beyond those currently budgeted.

Risk Management Implications

The Policy assists in managing reputational, governance and financial risks associated with the provision of in-kind assistance. Without a clear and consistent framework, there is an increased risk of inconsistent, unfair or inequitable decision-making, as well as perceptions of favouritism, bias or conflicts of interest. This may make it difficult for Council to justify decisions to the community and could reduce transparency and accountability in the allocation of Council resources. The Policy also supports improved oversight of the use of Council resources, reducing financial and budgetary risks that may arise from untracked or unmanaged in-kind assistance.

Conclusion

That policy COU015 In Kind Assistance Policy be presented to Council for adoption.

Officer's Recommendation

THAT Council adopts Policy CU105 In-Kind Assistance.

COUNCIL POLICY

IN-KIND ASSISTANCE

Program: Community Lifestyle
Date of Adoption:
Resolution Number:
Review Date:

Scope

This policy details the scope of In-kind Assistance available to not-for-profit community groups.

Objective

To provide access to Mackay Regional Council (MRC) resources to support local community groups/organisations that make positive contributions to the quality of life in the local government area.

Policy Statement

In recognition of the support that community groups/organisations provide to the overall community, MRC can assist eligible organisations with In-kind support.

Council considers that to the extent this policy engages and limits, or potentially limits, any human rights, that limitation is reasonable in that it is proportionate and justified.

****

This process to remain in force until otherwise determined

by Mackay Regional Council

COUNCIL POLICY

IN-KIND ASSISTANCE

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COUNCIL POLICY

IN-KIND ASSISTANCE

1.0 Principles

1.1 Eligibility

Organisations must:

- be located within the MRC area;
- have the majority of their members residing in the Mackay region;
- be a nonprofit group/organisation **or** the particular event is a charitable or community event;
- provide a community benefit to the residents of the MRC area.

Examples of In-kind Assistance which may be considered include:

- Loan of traffic cones;
- Erection of street banners;
- Provision of waste and recycling bins
- Inkind requests to the value of $2000.

1.2 Application Process

All applications must be made on the online In-Kind Assistance Request Form found on the MRC website and submitted to MRC a minimum of 4 weeks prior to the start date of event/activity.

The Senior Coordinator, Community Programs and Team Leader, Community Programs have the authority to:

a) reject ineligible application;
b) refer applicants to the grants program, where appropriate; or
c) approve applications up to $2,000.

Requests valued in excess of $2,000.00, which are recommended for approval, will require Executive Manager Community Lifestyle approval.

1.3 Exclusions

Refunds and/or waiver of MRC fees and charges will not be considered through this program apart from minor fees for venue or park's hire to a maximum value of $250 for eligible events.

The donation or gifting of other goods and services are not permitted as a part of this policy.

MRC programs are not eligible to receive In-kind Assistance for any events/activities.

Other requests for assistance with MRC Fees and Charges should be directed to the Community Investment Grants program.

2.0 Complaints

Any complaints in relation to a decision or a service relating from this policy will be assessed and managed in accordance with MRC's Administrative Action Complaints Policy, a copy of which can be found on MRC's website.

When an individual feels that they are the subject of MRC's failure to act compatibly with human rights, they can make a complaint directly to MRC. These complaints will be assessed against the Human Rights Act 2019.

Complaints may be made as following:

In writing to
Chief Executive Officer
Mackay Regional Council
PO Box 41
MACKAY QLD 4740

Via Email - complaints@mackay.qld.gov.au

In person at the following MRC Client Services Centres:

- MRC Mackay Office – 73 Gordon Street, Mackay
- MRC Sarina Office – 65 Broad Street, Sarina
- MRC Mirani Council Office – 20 Victoria Street, Mirani

3.0 Definitions

To assist in interpretation the following definitions shall apply:

Council shall mean all elected representatives, including the Mayor of Mackay Regional Council.

In-Kind shall mean a contribution of goods or service other than cash, for example, but not limited to:-

- Loan of traffic cones;
- Erection of street banners; or
- Provision of waste and recycling bins.

MRC shall mean Mackay Regional Council.

4.0 Review of Policy

This policy will be reviewed when any of the following occur:

- The related documents are amended or replaced.

- Other circumstances as determined from time to time by a resolution of Council.

Notwithstanding the above, this policy is to be reviewed at intervals of no more than four 4 years.

5.0 Reference

- *Local Government Act 2009*
- Human Rights Act 2019
- MRC Policy 031 – Grants

Version Control:

Version	Reason / Trigger	Change	Endorsed / Reviewed	Date
1	Review of Policy	Council policy to Administrative policy	Endorsed	23/11/2016
2	Review of Policy	Review amendments	Endorsed by Council	27.05.2020
3	Review of Policy	Review	Adopted by Council	22.03.2023
4	Review of Police	Review		

11.5.11. ENCROACHMENT POLICY

Author Coordinator Land, Leasing & Cultural Heritage (Cathy Jackson)
Responsible Officer Director Corporate Services (Chris Kelly)
File Reference 109 Encroachment Policy

Attachments
1. COU109 Encroachment Policy and Corporate Standard [**11.5.11.1** - 17 pages]

Purpose

To present the Encroachment Policy and associated Corporate Standard for consideration and adoption.

Related Parties

There are no identified related parties.

Corporate Plan Linkage

Financial Strength

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

Background/Discussion

The Encroachment on Public Land Policy was adopted on 14 September 2022 and provides Council's framework for managing unauthorised encroachments onto Council-controlled land. As part of Council's policy review program, the policy has been reviewed to assess its effectiveness, alignment with current operational practices and consistency with legislative requirements.

The review identified opportunities to improve the consistency, transparency and defensibility of decision-making when assessing encroachments on Council-controlled land. In particular, the existing categorisation framework based on minor, moderate and major encroachments can be subjective and difficult to apply consistently across different encroachment types.

The review also includes a change to the policy title from *Encroachment on Public Land* to *Encroachment*. This amendment reflects the broader scope of the policy, which now applies to unauthorised encroachments on Council freehold land, reserve and trust land, road reserves and other local government-controlled areas under Council's management.

The reviewed policy introduces a risk-based and complaint-driven framework for assessing encroachments and determining appropriate management responses. The revised approach focuses on public safety, public access, land purpose, public interest and the practicality of achieving compliance. The review also clarifies the responsibilities of encroaching owners, strengthens governance provisions and aligns the policy with the supporting Corporate Standard.

The policy review maintains Council's position that encroachments are generally unauthorised and should, in the first instance, be removed and the land restored at the expense of the encroaching owner. However, where appropriate and supported by assessment, alternative outcomes such as modification or commercial regularisation may be considered.

The reviewed policy supports Council's commitment to transparent, consistent and defensible decision-making in the management of public land. The revised framework promotes equitable treatment of encroachment matters, provides greater certainty for landowners and the community, and strengthens governance arrangements for the management of Council-controlled land.

Following a Council Briefing on 28 July 2026, Councillor feedback has been incorporated into the final policy, including a requirement that matters assessed as Pathway C – Removal and Compliance be provided to Councillors by way of briefing prior to determination under delegated authority by the Chief Executive Officer or delegate.

Consultation and Communication

As part of the review, consultation was undertaken with relevant internal stakeholders, including Legal Services, affected operational areas, the Senior Leadership Team, Executive Leadership Team and the Chief Executive Officer. The revised policy and supporting Corporate Standard were also presented to Councillors at a Council Briefing on 28 July 2026. Feedback received during the briefing has been incorporated into the final policy and Corporate Standard.

Resource Implications

The implementation of the reviewed policy will not require additional resources beyond those currently allocated within existing operational budgets. The revised framework is intended to improve assessment consistency and better align the management of encroachments with available operational resources.

Risk Management Implications

Without an effective policy framework, Council is exposed to increased governance, legal and reputational risks arising from inconsistent decision-making, uncertainty in enforcement activities and the management of public land. The reviewed policy provides a clear and defensible framework for assessing encroachments and managing risks associated with public safety, public access, statutory obligations and the protection of Council-controlled land.

Conclusion

That Policy COU109 Encroachment and the associated Corporate Standard be presented to Council for adoption.

Officer's Recommendation

THAT Council adopts Policy COU109 – Encroachment and Corporate Standard 109.1 – Encroachments.

COUNCIL POLICY

ENCROACHMENT

Program: Corporate Governance & Performance - Land, Leasing & Cultural Heritage

Date of Adoption:
Resolution Number:
Review Date:

Scope

This Policy applies to any/all unauthorised encroachments and unauthorised occupation on Mackay Regional Council (MRC) Land, including:

a) Council freehold land;
b) Reserve / trust land under Council's trusteeship and control; and
c) Road reserves and local government-controlled areas where Council is the road authority or manager (excluding State-controlled roads).

The Policy does not apply to:

a) Matters covered under existing legislation, Local Law or policy (e.g. outdoor eating areas or advertising structures);
b) Structures of a temporary nature approved or required as part of a development application process;
c) Authorities, corporations or other parties that have a statutory right to create such encroachments.
d) State-Managed Land including Unallocated State Land, national parks, conservation areas, State forests and State-controlled road transport corridors

Objective

The objective of this Policy is to ensure encroachments onto MRC Land are managed consistently, transparently and in the public interest, while protecting public safety, public access and the long-term use and function of public land.

Policy Statement

Encroachments onto MRC Land are generally unauthorised and may compromise public safety, access and community use.

Council adopts a risk-based and complaint-driven approach to the management of encroachments to ensure decisions are consistent, transparent and defensible.

In the first instance, encroachments are expected to be removed and the land restored at the expense of the Encroaching Owner. Where supported by the risk-based assessment framework, Council may allow proportionate alternative outcomes, including modification or commercial regularisation, where this does not materially compromise public safety, access, statutory obligations or the public interest.

COUNCIL POLICY

ENCROACHMENT

All encroachments must be assessed in accordance with the Corporate Standard.

Council will act compatibly with human rights and consider relevant human rights in making decisions under this Policy, in accordance with the Human Rights Act 2019.

****

This process to remain in force until otherwise determined

by Mackay Regional Council

COUNCIL POLICY

ENCROACHMENT

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COUNCIL POLICY

ENCROACHMENT

1.0 Principles

The following principles apply collectively:

- Protection of public safety, access and amenity;
- Risk-based, proportionate and defensible decision making;
- Clear communication with affected landowners;
- No unfair private benefit from public land;
- Appropriate transfer of risk, maintenance and liability to Encroaching Owners; and
- Compliance with statutory land purposes, legislative requirements and human rights obligations.

1.1 Complaint-Based Approach

Council manages encroachments primarily through a complaint-driven framework.

Matters may arise from complaints from members of the public, referrals from Councillors, Council officers or external agencies, or where encroachments are incidentally identified during lawful Council activities.

Council may take action outside of this approach where required to address risks to public safety, essential infrastructure or statutory obligations.

1.2 Encroachments that will not be permitted

Notwithstanding any other provision of this Policy, Council will not permit encroachments where the encroachment:

- Creates or increases a risk to public safety;
- Compromises current or future infrastructure, transport, drainage or service functions;
- Results in exclusive private use of land required for public or community purpose;
- Captures habitable floor space or creates a permanent structure that cannot be easily removed;
- Is inconsistent with the statutory or trust purpose of the land; or
- Would establish an adverse precedent for the management of MRC Land.

Encroachments of this nature are required to be removed and the land restored at the expense of the Encroaching Owner.

1.3 Commercial Regularisation

Commercial regularisation is not an entitlement and may only be considered where the encroachment:

- Does not compromise public safety, access or the intended purpose of the land;
- Can be lawfully authorised having regard to the relevant land tenure; and
- Transfers responsibility for risk, maintenance and liability to the Encroaching Owner.

Where approved, appropriate tenure arrangements, compensation (fees/rent/charges), indemnity and insurance requirements must be applied.

Nothing in this Policy confers or implies any right, title or interest in MRC Land unless formally granted in accordance with relevant legislation. The existence of an encroachment does not create any entitlement to continued use or occupation of MRC Land. Council may review and reassess an encroachment where circumstances change, public safety concerns arise, or the land is required for a public purpose.

1.4 Encroaching Owner Responsibilities

Encroaching Owners are responsible for all costs associated with an encroachment, including:

- Removal of the encroachment;
- Reinstatement of the land to an acceptable condition;
- Survey, investigation and assessment costs; and
- Ongoing maintenance, management and liability associated with any approved encroachment.

Encroaching Owners are responsible for all risks and liabilities associated with the encroachment.

1.5 Approval for Encroachment Actions

The CEO or delegate has authority to make decisions regarding the management of encroachments, including enforcement actions, modification requirements and the approval of tenure arrangements, in accordance with this Policy and within delegated authority.

Where appropriate, matters may be escalated for determination by the CEO.

Council endorsement or approval may be sought for matters involving the proposed disposal, tenure change or relinquishment of MRC Land, including where land is proposed to be surrendered, revoked or otherwise dealt with under relevant legislation, particularly where the matter has significant community, financial or precedent implications.

Statutory approvals required under applicable legislation, including the revocation of reserve land, remain the responsibility of the State.

All decisions must be documented and managed in accordance with Council's governance and record-keeping requirements.

2.0 Complaints

Any complaints in relation to this service will be assessed and managed in accordance with MRC's Administrative Action Complaints Policy, a copy of which can be found on MRC's website.

When an individual feels that they are the subject of MRC's failure to act compatibly with human rights, they can make a complaint directly to MRC. These complaints will be assessed against the *Human Rights Act 2019*.

Complaints may be made as following:

In writing to
Chief Executive Officer
Mackay Regional Council
PO Box 41
MACKAY QLD 4740

Via Email - complaints@mackay.qld.gov.au

In person at the following Council Client Services Centres:

- MRC Mackay Office – 73 Gordon Street, Mackay
- MRC Sarina Office – 65 Broad Street, Sarina
- MRC Mirani Council Office – 20 Victoria Street, Mirani

3.0 Definitions

To assist in interpretation the following definitions shall apply:

CEO means the Chief Executive Officer of Mackay Regional Council. A Person who holds an appointment under section 194 of the *Local Government Act 2009*. This includes a person acting in this position.

Commercial Regularisation means the establishment of a formal tenure or legal arrangement in response to an existing encroachment on MRC Land, including a permit, licence, lease, indemnity deed or similar arrangement, subject to appropriate conditions and charges. Commercial Regularisation does not confer ownership of public land or any entitlement to ongoing occupation.

Council means the Mayor and Councillors of Mackay Regional Council.

Encroachment means any unauthorised use, occupation, structure or improvement on, over or under MRC Land.

Encroaching Owner means the owner or occupier of the land responsible for the encroachment on MRC Land.

Freehold Land means freehold land owned by MRC.

MRC means Mackay Regional Council.

MRC Land means land owned, managed or controlled by MRC, including, freehold, reserve or trust land for which Council acts as trustee and other land under MRC control or management, excluding State-Managed Land.

Public Interest means the collective interests of the community, including but not limited to public safety and access, equity of use of public land, protection of infrastructure and service corridors, environmental, cultural and heritage values, and Council's long-term land management and statutory obligations.

Reserve Land/Trust Land means land set aside under the *Land Act 1994* for a public or community purpose, including reserves and deeds of grant in trust, for which Council acts as trustee or manager.

Road or Road Reserve means land that is dedicated, declared or otherwise set aside for public road purposes, whether surveyed or unsurveyed, and for which Mackay Regional Council is the road authority or manager, and includes the road corridor and any associated infrastructure within that corridor.

State-Managed Land means land owned or controlled by the State of Queensland that is not held in trust or otherwise managed by Mackay Regional Council, including Unallocated State Land and land managed by State agencies such as national parks, conservation areas and State forests.

COUNCIL POLICY

ENCROACHMENT

4.0 Review of Policy

This policy will be reviewed when any of the following occur:

- The related documents are amended or replaced.
- Other circumstances as determined from time to time by a resolution of Council

Notwithstanding the above, this policy is to be reviewed at intervals of no more than five (5) years.

5.0 Reference

- *Local Government Act 2009*
- *Land Act 1994*
- *Local Government Regulation 2012*
- *Property Law Act 1974*
- *Building Act 1975*
- Local Law No. 1 (Administration) 2011
- Local Law No. 4 (Local Government Controlled Areas, Facilities and Roads) 2011
- MRC Corporate Standard 109.1 - Encroachment

6.0 Attachments

- MRC Corporate Standard No. 109.1 - Encroachment

Version Control:

Version	Reason / Trigger	Change	Endorsed / Reviewed	Date
1	New Policy		ORD-2022-278	14/09/2022
2	Review Policy	Major Change		

CORPORATE STANDARD

ENCROACHMENT

Program	Corporate Governance & Performance – Land, Leasing & Cultural Heritage
Date of Endorsement	
Resolution Number	
Review Date	

1.0 Scope

This Corporate Standard applies to all Council employees and contractors involved in the identification, assessment and management of encroachments onto MRC Land. It supports the implementation of COU109 – Encroachment.

2.0 Objective

The objective of this Corporate Standard is to provide a consistent, transparent and defensible framework for assessing encroachments and determining appropriate management and enforcement outcomes.

3.0 Reference

- *Local Government Act 2009*
- *Land Act 1994*
- *Local Government Regulation 2012*
- *Property Law Act 1974*
- *Building Act 1975*
- Local Law No. 1 (Administration) 2011
- Local Law No. 4 (Local Government Controlled Areas, Facilities and Roads) 2011
- MRC Council Policy 109 - Encroachment

4.0 Definitions

To assist in interpretation the following definitions shall apply:

CEO means the Chief Executive Officer of Mackay Regional Council. A person who holds an appointment under section 194 of the *Local Government Act 2009*. This includes a person acting in this position.

Commercial Regularisation means the establishment of a formal tenure or legal arrangement in response to an existing encroachment on MRC Land, including a permit, licence, lease, indemnity deed or similar arrangement, subject to appropriate conditions and charges. Commercial Regularisation does not confer ownership of public land or any entitlement to ongoing occupation.

Council means the Mayor and Councillors of Mackay Regional Council.

Employee shall mean all persons directly employed by Mackay Regional Council on a permanent, temporary or casual basis.

Encroachment means any unauthorised use, occupation, structure or improvement on, over or under Council Controlled Land.

Encroaching Owner means the owner or permitted occupant(s) of the land responsible for the encroachment on MRC Land.

MRC means Mackay Regional Council.

MRC Land means land owned, managed or controlled by MRC, including, freehold, reserve or trust land for which Council acts as trustee and other land under MRC control or management, excluding State-Managed Land.

Public Interest means the collective interests of the community, including but not limited to public safety and access, equity of use of public land, protection of infrastructure and service corridors, environmental, cultural and heritage values, and Council's long-term land management and statutory obligations.

Reserve Land/Trust Land means land set aside under the *Land Act 1994* for a public or community purpose, including reserves and deeds of grant in trust, for which Council acts as trustee or manager.

Road or Road Reserve means land that is dedicated, declared or otherwise set aside for public road purposes, whether surveyed or unsurveyed, and for which Mackay Regional Council is the road authority or manager, and includes the road corridor and any associated infrastructure within that corridor.

State-Managed Land means land owned or controlled by the State of Queensland that is not held in trust or otherwise managed by Council, including Unallocated State Land and land managed by State agencies such as national parks, conservation areas and State forests.

5.0 Standard Statement

This Corporate Standard must be read in conjunction with COU109 – Encroachments on Council Controlled Land. Encroachments onto Council Controlled Land are generally unauthorised and, in the first instance, are expected to be removed.

In most circumstances, removal of the encroachment and restoration of the land, with full cost recovery from the Encroaching Owner, is the most appropriate management outcome. Where appropriate, Council may allow limited opportunity for timely and proportionate corrective action, having regard to public safety, public interest and the application of the Encroachments Assessment Matrix.

5.1 Complaints-Based Application

The management of encroachments under this Corporate Standard is complaint-based. Council will assess and respond to encroachments where they are identified through a complaint from a member of the public, a referral from a Councillor, Council officer or external agency, or where an encroachment is incidentally identified during lawful Council activities. Council does not proactively investigate, audit or survey encroachments across Council Controlled Land as a routine compliance activity.

5.1.1 Immediate Action Exception

Notwithstanding clause 5.1, Council may take immediate action where an encroachment presents an urgent or unacceptable risk to public safety, essential infrastructure or Council's statutory obligations.

5.2 Assessment Framework

All encroachments identified in accordance with clause 5.1 must be assessed using the unified Encroachments Assessment Matrix set out in section 5.3.

5.2.1 Assessment Factors

- Public Safety Risk
- Impact on Public or Community Purpose
- Impact on Public Access / Amenity
- Practicality and Cost of Removal

5.3 Encroachments Assessment Matrix

- The Encroachments Assessment Matrix assesses all relevant risk factors concurrently.
- The highest risk rating identified across any factor determines the outcome pathway.

Assessment Factor	LOW	MEDIUM	HIGH
Public Safety Risk	No identified safety risk. Stable and does not interfere with pedestrians, vehicles or services.	Potential safety risk that can be mitigated through conditions or modification.	Actual or likely safety risk that cannot be reasonably mitigated.
Impact on Public or Community Purpose	No compromise to the intended public or community purpose of the land.	Partial limitation of purpose, but future public use remains viable.	Exclusive private use or fundamental undermining of public or community purpose.
Impact on Public Access and Amenity	No material impact on public access, connectivity or amenity.	Some impact on access or amenity that can be managed with modification.	Restricts or prevents public access, creates exclusivity, or materially degrades amenity.
Practicality & Cost of Removal	Simple and proportionate to remove.	Feasible but moderate cost or disruption.	Complex, high cost or structurally integrated.

The Encroachments Assessment Matrix is applied as a single, unified tool. The highest risk rating identified across any assessment factor determines the applicable outcome pathway.

Highest Rating Triggered	Outcome
Any HIGH	Pathway C – Removal and Compliance
No HIGH, but 2 or more MEDIUM	Pathway C – Removal or Major Modification
No HIGH, 1 MEDIUM only	Pathway B – Modification / Partial Removal
All LOW	Pathway A – Commercial Regularisation

5.4 Outcome Pathways

5.4.1 Pathway A – Commercial Regularisation

Where removal is preferred but not required to protect safety or the public interest, Council's response may be to pursue commercial regularisation.

This may include:

- Permit to Occupy
- Licence or Lease

All agreements must include appropriate compensation, public liability insurance and indemnity provisions. Commercial regularisation may only be considered where the proposed arrangement is lawful and consistent with the relevant land tenure, reserve purpose, statutory requirements and any other applicable approvals required under legislation or local laws.

Notwithstanding MRC still reserves the right to seek removal in the first instance before consideration of regularisation.

5.4.2 Pathway B – Modification or Partial Removal

Where an encroachment presents a moderate risk, officers may require modification or partial removal to mitigate impacts on safety, access or land purpose.

This may include:

- Reduce footprint
- Remove fencing / gates
- Improve safety or access

Failure to comply may result in escalation to Pathway C.

5.4.3 Pathway C – Removal and Compliance

Where an encroachment presents an unacceptable risk or significantly undermines public purpose, officers must pursue removal and restoration.

This includes

- Issuing a Notice to Remove and Restore;
- Issuing notices or infringement actions available under applicable legislation or local laws;
- Considering representations and reasonable extensions; and
- Referring non-compliant matters to Legal Services for enforcement action.

5.5 Land Tenure Considerations

Officers must ensure that outcomes are lawful for the relevant tenure:

- Council freehold land: regularisation or disposal subject to delegations and Council resolution;
- Reserve or trust land: trustee tenure or transactions subject to statutory approvals; and
- Road reserves: outcomes must not compromise transport, safety or future infrastructure needs.

5.6 Reserve and Trust Land – Revocation and Cost Responsibility

Reserve and trust land managed by Council is subject to statutory constraints and is held for a defined public or trust purpose. Such land cannot be sold or permanently disposed of as a routine land management action.

Any consideration of revocation of reserve or trust land requires evidence that the land is no longer required for its public or trust purpose and must comply with statutory processes, including community consultation. The outcome of any consultation does not guarantee approval of revocation or subsequent disposal from the State.

Where an Encroaching Owner seeks Council consideration of revocation or change of land status as an alternative to removal, all costs associated with that process, including investigations, community consultation, statutory processes and external advice, are to be borne by the Encroaching Owner.

Consideration of revocation does not create an entitlement to retain an encroachment, nor does it suspend compliance or enforcement action unless expressly approved by Council.

5.7 Additional Information

- Entering an arrangement with MRC may be subject to bond, annual rent, insurance and rates charges.
- MRC may note the Encroachment on the relevant rates file(s).
- Notice to remove the Encroachment at the Encroaching Owner's expense may be issued by MRC at any time in the future should it be deemed appropriate to do so.
- Where notice to remove is not complied with then MRC may take further legal action.
- MRC or Council's failure to take action in relation to an encroachment does not constitute approval, consent or acquiescence.

6.0 Governance, Escalation and Reporting

Land, Leasing & Cultural Heritage will upon receiving an encroachment issue, facilitate initial investigations and research required into the matter. Land, Leasing & Cultural Heritage will liaise directly with the Encroaching Owner to discuss the most appropriate way forward to achieve a successful outcome.

Assistance from MRC Health & Regulatory Services, Infrastructure Planning, Development Compliance, Design Services, and Legal Services Programs may be required to provide support in assessing certain matters.

The Chief Executive Officer or delegate may approve outcomes within delegated authority. Council approval is required for land disposals, certain leases and matters of significant community or precedent impact.

Councillors may refer encroachment matters for investigation and will be briefed on medium or high-risk matters

7.0 Review

This Corporate Standard will be reviewed when any of the following occur:

1. The related Policy documents are amended or replaced.
2. Other circumstances as determined from time to time by a resolution of Council.

Notwithstanding the above, this standard is to be reviewed at intervals of no more than five (5) years.

8.0 Attachments

1. Deed of Indemnity

Version Control:

Version	Reason / Trigger	Change	Endorsed / Reviewed	Date
1	New Policy/Standard		ORD-2022-278	14/09/2022
2	Review Corporate Standard	Major Change	TBA	27/02/2026
3	Review			

INDEMNITY DEED POLL

Given by _____ (insert name/s) ("**Encroaching Owner**") _____ (insert address) ("**Property**") _____ (insert email) _____ (insert contact number) In favour of **Mackay Regional Council ABN 56 24 721 069** of 73 Gordon Street, Mackay in the State of Queensland ("Council")

Council land encroachment upon ("Land"):	**Lot on**
Land Tenure: **Encroachment:**	Title reference: MRC Freehold / Reserve Insert detailed description of encroachment. Attach aerial and or identification survey if available.

1. Recitals

A. Council owns/manages the Land.

B. The Encroaching Owner has an Encroachment on the Land.

C. Council has identified the Encroachment and has agreed to enter into this Deed for the purpose of managing risks associated with the Encroachment.

D. This Deed does not authorise the Encroachment, grant any right, title or interest in the Land, or create an entitlement to the ongoing occupation or use of the Land. Any approval, tenure or authority relating to the Encroachment must be obtained separately and in accordance with the applicable legislative and policy framework.

E. The Encroaching Owner acknowledges that the Encroachment remains subject to Council's assessment and management processes and any applicable compliance, tenure or statutory requirements.

The Encroaching Owner agrees to indemnify Council and, where required, any other entity with an interest in the Land, against claims arising from or connected with the Encroachment on the terms set out in this Deed.

2. Indemnity

2.1 The Encroaching Owner is liable for and indemnifies Council and, where applicable, the State of Queensland, against all actions, claims, demands, losses, damages, costs and expenses including legal fees and costs and disbursements ("Claim") arising out of or in any way connected to the Encroachment on the Land ("the indemnified acts or omissions").

2.2 The Encroaching Owner acknowledges that Council will hold the Encroaching Owner liable for any claims made against Council relating to the Encroachment on the Land.

2.3 The Encroaching Owner hereby releases and discharges Council from any Claim relating to the indemnified acts or omissions which may be made against Council, save to the extent that the Claim arises as a result of any negligent act or omission of Council.

3. Covenant

3.1 The Encroaching Owner is responsible for any maintenance required for the Encroachment.

3.2 The Encroaching Owner must provide a Certificate of Currency for Public Liability Insurance for the Encroachment of at least $20 Million.

3.3 This deed is not transferable with change of ownership by the Encroaching Owner. The Encroaching Owner must obtain and provide to Council a signed indemnity from the purchaser/transferee to Council prior to the sale or transfer of the Encroaching Owner's interest in the Property.

EXECUTED as a deed poll by **the Encroaching Owner** in the presence of:)
)
) .....

Signature of Encroaching Owner

.....

Witness Signature

.....

Signature of Encroaching Owner/s

.....

Witness Name

Date: _____/_____/20___

12. RECEIPT OF PETITIONS

12.1. PETITION - MARIAN MCDONALDS

Author	Acting Executive Officer (Chris Molyneaux)
Responsible Officer	Chief Executive Officer (Gerard Carlyon)
File Number	Petitions, Development Services
Attachments	1. 290729 - Petition - Marian Mc Donalds [**12.1.1** - 34 pages]

Purpose

A e-Petition was received by council on the 28 July 2026 and relates to an objection to McDonalds restaurant development application in Marian.

Related Parties

Listed petitioners per the attached petition.

Corporate Plan Linkage

N/A

Background/Discussion

In terms of council's standing orders, where a petition is put to a meeting no debate is undertaken on the petition itself, with the only motion which may be moved being:

(a) the petition be received, and consideration stand as an order of the day for:
  (i) the meeting; or
  (ii) a future meeting; or

(b) the petition be received and referred to the Chief Executive Officer for consideration and a report to the local government; or

(c) the petition not be received.

The petition meets the requirements as per the standing orders, in that it is legible and has more than 25 signatures.

Consultation and Communication

That the petitioners, through the principal petitioner, be informed that council acknowledges receipt of the petition and that it has been accepted as a formal submission. The issues raised will be addressed in the report to be tabled before council in the future.

Resource Implications

Nil at this stage as the recommendation relates only to the preparation of a report on the matter.

Risk Management Implications

Nil.

Conclusion

It is proposed that as the petition meets the necessary requirement for consideration by council, that the petition be referred to the Chief Executive Officer for a report to be prepared for further consideration by council.

Officer's Recommendation

THAT the petition be received and referred to the Chief Executive Officer for a report to be prepared for consideration by council which investigates the issues identified within the petition.

FURTHER THAT the principal petitioner be advised of council's determination.

From: Laura Yung <laura.yung@outlook.com>
Sent: Tuesday, 28 July 2026 12:32 AM
To: Councillor Support <Councillor.Support@mackay.qld.gov.au>
Cc: Karla Costello <karla.costello84@gmail.com>
Subject: Re: REQUEST FOR COUNCIL MEETING JULY 22

Stop McDonald's from being built on the Pioneer River.

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Your download should start shortly.

Petition overview

21 new Petition activity →

1,523
supporters

Only **977 more** supporters until the next goal!

7,922 petition views
1,056 petition shares
70 promoters

Petition strength

8 Good

Improve rating

Reached your goal?

Declare victory

Name	City	Postal Code	Country	Signed On
Laura Yung	Marian	4753	Australia	14/07/2026
Luke Yung	Marian	4753	Australia	15/07/2026
Claudia Janus	Marian	4753	Australia	16/07/2026
Kirschty Birt	Marian	4753	Australia	16/07/2026
Gloria Carey	Mackay	4740	Australia	16/07/2026
Sammie Matthews	Finch Hatton	4756	Australia	16/07/2026
Anthony Riches	Mackay	4740	Australia	16/07/2026
Luke Camilleri	Marian	4740	Australia	16/07/2026
Trevor Darx	Townsville	4814	Australia	16/07/2026
Sam Paterson	Marian	4753	Australia	16/07/2026
Georgina Leech	Marian	4753	Australia	16/07/2026
Lexis Jackson	Marian	4753	Australia	16/07/2026
Lorene Richardson Richardson	Marian	4753	Australia	16/07/2026
Dan Longmore	Mirani	4754	Australia	16/07/2026
Nadine Dorans	Mackay	4740	Australia	16/07/2026
Jennifer Neilsen	Marian	4753	Australia	16/07/2026
Michael Day	Mirani	4754	Australia	16/07/2026
Keith MacDonald	Brisbane	4169	Australia	16/07/2026
Jody Fittock	Marian	4753	Australia	16/07/2026
Tyler Beazley	Mirani	4754	Australia	16/07/2026
Sally Black	Mackay	4740	Australia	16/07/2026
Amelia Rutley	Mirani	4754	Australia	16/07/2026
Darryl Matthews	Mackay	4740	Australia	16/07/2026
Alysha Gilotti	Marian	4753	Australia	16/07/2026
Chloe French	Marian	4753	Australia	16/07/2026
Brodie Malone	Marian	4753	Australia	16/07/2026
Bryce Flego	Marian	4753	Australia	16/07/2026
Braiden Marshall	Marian	4753	Australia	16/07/2026
Shannah Rumbel	Townsville	4817	Australia	16/07/2026
Peter McCaw	Mackay	4740	Australia	16/07/2026
Clint Mayer	Mackay	4740	Australia	16/07/2026
Susanna Aitken	Mirani	4754	Australia	16/07/2026
Karen Bugeja	Marian	4753	Australia	16/07/2026
Anastasia Thornhill	Marian	4753	Australia	16/07/2026
Brittney Roots	Marian	4753	Australia	16/07/2026
Meg Fordyce	Brisbane	4031	Australia	16/07/2026
Adrian Studt	Mirani	4754	Australia	16/07/2026
Karen Donaldson	Mirani	4754	Australia	16/07/2026
Charlene Slack	Netherdale	4756	Australia	16/07/2026
Louise Mackay	Mackay	4753	Australia	16/07/2026
Jasmin Baumgartner	Greenmount	4751	Australia	16/07/2026
Taylah Binge	Marian	4753	Australia	16/07/2026
Hayley Wilson	Dows Creek	4754	Australia	16/07/2026
Sean Turner	Mirani	4754	Australia	16/07/2026
Natina Townley	MARIAN	4753	Australia	16/07/2026
Phil Wilson	Mackay	4740	Australia	16/07/2026
Nicole Draper	Marian	4753	Australia	16/07/2026

Name	City	Postal Code	Country	Signed On
ashlee magnuson	mackay	4740	Australia	16/07/2026
Neville Greskie	Pinnacle	4741	Australia	16/07/2026
Cleo Falzon	Marian	4753	Australia	16/07/2026
Russell Nieass	Marian	4753	Australia	16/07/2026
Tiffany Black	Marian	4753	Australia	16/07/2026
Hayley Liddle	Marian	4753	Australia	16/07/2026
Katrina Odger	Marian	4753	Australia	16/07/2026
Justin Hudson	Dows Creek	4754	Australia	16/07/2026
Melissa O'Reilly	Mackay	4740	Australia	16/07/2026
Sol Ferguson	Marian	4753	Australia	16/07/2026
Amanda Rutley	Townsville	4817	Australia	16/07/2026
Jasmine Moon	Finch Hatton	4756	Australia	16/07/2026
Robyn Blackburn	Mirani	4754	Australia	16/07/2026
Megan starrett	Gargett	4741	Australia	16/07/2026
Laura Kallio	Mackay	4740	Australia	16/07/2026
Kerrie Toby	Brisbane	4006	Australia	16/07/2026
Emily O’Brien	Mackay	4740	Australia	16/07/2026
Sheldon Obrien	Mackay	4740	Australia	16/07/2026
Lisa Stieber	Dows Creek	4754	Australia	16/07/2026
lisa falzon	mackay	4741	Australia	16/07/2026
Casey mureay	marian	4740	Australia	16/07/2026
Robert Nicolai	Mirani	4754	Australia	16/07/2026
Hayley Krajc	Townsville	4753	Australia	16/07/2026
Jackie McKay	Marian	4740	Australia	16/07/2026
Les Coward	Mirani	4754	Australia	16/07/2026
Jett santacaterina	Mackay	4740	Australia	16/07/2026
Megan Hamelink	Devereux Creek	4753	Australia	16/07/2026
Georgie Altmann	Devereux Creek	4753	Australia	16/07/2026
Sally Pritchard	Eungella	4757	Australia	16/07/2026
Joan Vickers	Brisbane	4000	Australia	16/07/2026
cameron meldrum	Townsville	4814	Australia	16/07/2026
Jill Refalo	Mackay	4740	Australia	16/07/2026
Brett Hamelink	Townsville	4753	Australia	16/07/2026
Danielle Giumelli	Beaconsfield	4740	Australia	16/07/2026
Ben Townsend	Walkerston	4751	Australia	16/07/2026
Kerrie Long	Mackay	4740	Australia	16/07/2026
tina pascoe	Mackay	4740	Australia	16/07/2026
Mark Wiggins	Landsborough	4550	Australia	16/07/2026
Olivia Tass	Marian	4753	Australia	16/07/2026
Valerie Brondello	Marian	4753	Australia	16/07/2026
Kat Simonsen	Mackay	4740	Australia	16/07/2026
Danika Brondello	Brisbane	4000	Australia	16/07/2026
Jan Simpson	Brisbane	4000	Australia	16/07/2026
Brittney Bates	Mackay	4740	Australia	16/07/2026
Tessa Busiko	Mackay	4740	Australia	16/07/2026
John Yung	Mackay	4810 TV	Australia	16/07/2026
Alice Collard	Kuttabul	4741	Australia	16/07/2026

Name	City	Postal Code	Country	Signed On
Bree sant	Mackay	4740	Australia	16/07/2026
Tegan Grubb	Mirani	4754	Australia	16/07/2026
Todd Blackburn	Mackay	4741	Australia	16/07/2026
Nadine Haber	Mackay, Qld 4740	4740	Australia	16/07/2026
Chrissie Scott	Dows Creek	4000	Australia	16/07/2026
Louise Basham	Marian	4753	Australia	16/07/2026
Tenille Collins	South Mackay	4740	Australia	16/07/2026
Kayla Clarke	Mackay	4749	Australia	16/07/2026
Lucy McCall	Marian	4753	Australia	16/07/2026
Nick Pappalardo	Marian	4753	Australia	16/07/2026
Bonnie Royle	Mt Berryman	4341	Australia	16/07/2026
Kimberley Dwyer	Marian	4753	Australia	16/07/2026
Charleen McComb	Dows Creek	4754	Australia	16/07/2026
Matt keating	Marian	4753	Australia	16/07/2026
Mari Simmonds	Mirani	4754	Australia	16/07/2026
Jeff Coward	Noosa Heads	4567	Australia	16/07/2026
Natalie Keating	Marian	4753	Australia	16/07/2026
Carolyn Durietz	Mackay	4740	Australia	16/07/2026
Robyn Agius	Marian	4753	Australia	16/07/2026
Alicia Smith	Marian	4753	Australia	16/07/2026
Shayne Dwyer	Marian	4753	Australia	16/07/2026
Tegan Bull	Habana	4740	Australia	16/07/2026
Lindsay Meyer	Brisbane	4756	Australia	16/07/2026
Deanne Woodman	Mirani	4754	Australia	16/07/2026
Kayleigh webster	Mackay	4740	Australia	16/07/2026
Tom fo	Brisbane	4171	Australia	16/07/2026
Karen Nitz	Greenmount	4751	Australia	16/07/2026
Emerson Smith	Mackay	4753	Australia	16/07/2026
Catherine Price	Mackay	4740	Australia	16/07/2026
James Sherlock	Brisbane	4000	Australia	16/07/2026
Sarah oconnell	Marian	4753	Australia	16/07/2026
Hayden Coward	Brisbane	4051	Australia	16/07/2026
Gordon Jang	Greenmount	4751	Australia	16/07/2026
Samuel Falzon	Brisbane	4000	Australia	16/07/2026
Michelle Wilcox	Mirani	4020	Australia	16/07/2026
Adriana De Michiel	Brisbane	4103	Australia	16/07/2026
Deb Stewart	Townsville	4812	Australia	16/07/2026
Sophia Page	Marian	4753	Australia	16/07/2026
Bella Algate	Middlemount	4746	Australia	16/07/2026
Kayla Bayliss	Mirani	4754	Australia	16/07/2026
jason attreed	Nebo	4742	Australia	16/07/2026
Corey Benson	Hammond Park	6164	Australia	16/07/2026
Kristina Douglas	Marian	4753	Australia	16/07/2026
Raelene Rosier	Mirani	4754	Australia	16/07/2026
Michelle T	Mackay	4740	Australia	16/07/2026
Kacey Menkins	Marian	4753	Australia	16/07/2026
Bobby-Lee McQuire	Mackay	4740	Australia	16/07/2026

Name	City	Postal Code	Country	Signed On
Amber Worthington	Brisbane	4300	Australia	16/07/2026
Ross Vickers	Mackay	4740	Australia	16/07/2026
Nathan Gesler	Nundah	4012	Australia	16/07/2026
Elizabeth Greensill	Pinnacle	4740	Australia	16/07/2026
Reg Smith	Pleystowe	4741	Australia	16/07/2026
Jim Doyle	Marian Q 4753	4753	Australia	16/07/2026
Deborah Wright	Mackay	4740	Australia	16/07/2026
Veronica Power	Greenmount	4751	Australia	16/07/2026
Chris Mear	Brisbane	4127	Australia	16/07/2026
BJ Wilson	Brisbane	4121	Australia	16/07/2026
Brianna Ganter	Brisbane	4065	Australia	16/07/2026
Marty Holliss	Brisbane	4000	Australia	16/07/2026
Kris mulheran	Brisbane	4152	Australia	16/07/2026
glenda Stirling	Netherdale	4756	Australia	16/07/2026
Paul Schindler	Brisbane	4000	Australia	16/07/2026
Andrew Robinson	Brisbane	4000	Australia	16/07/2026
Ben Lothian	Brisbane	4000	Australia	16/07/2026
Alex kalinowski	Toowoomba	4350	Australia	16/07/2026
Trent White	Brisbane	4300	Australia	16/07/2026
Dan Fisher	Melbourne	3163	Australia	16/07/2026
Brenton Just	Brisbane	4000	Australia	16/07/2026
Karen McCormick	Brisbane	4013	Australia	16/07/2026
Melanie Wright	Brisbane	4000	Australia	16/07/2026
Diana Hollywood	Marian	4753	Australia	16/07/2026
Paula Dew	Brisbane	4075	Australia	16/07/2026
Rhea Mackellar	Mackay	4740	Australia	16/07/2026
Brad Dolley	Toowoomba	4350	Australia	16/07/2026
Chris Dew	Mackay	4740	Australia	16/07/2026
Anthony Matuszczak	Brisbane	4051	Australia	16/07/2026
Julie Vella	Andergrove	4000	Australia	16/07/2026
Alison Gesler	Mackay	4570	Australia	16/07/2026
Aisha Thomas	Shailer Park	4128	Australia	16/07/2026
Jack berger	Emu park	4	Australia	16/07/2026
Jade Macey	Brisbane	4000	Australia	16/07/2026
Kane Maxwell	Tasmania	7255	Australia	16/07/2026
Carly St Clair	Moranbah	4073	Australia	16/07/2026
Zoe Davidson	middlemount	4746	Australia	16/07/2026
Mark Brondello	Marian	4753	Australia	16/07/2026
Keith kimmins	Sydney	2088	Australia	16/07/2026
Emma Cartwright	Karratha	6714	Australia	16/07/2026
Keiley Colpoys	Melbourne	3175	Australia	16/07/2026
Trish Rufus	Yeppoon	4703	Australia	16/07/2026
Jennifer Smith	Pleystowe	4741	Australia	16/07/2026
Waffa Mohamed	Melbourne	3000	Australia	16/07/2026
Cherryl Champney	Alderley	4051	Australia	16/07/2026
Sandra Gesler	Toowoomba	4034	Australia	16/07/2026
Emma Borg	Mackay	4740	Australia	16/07/2026

Name	City	Postal Code	Country	Signed On
Dallas Bradshaw	Calen	4798	Australia	16/07/2026
Cory Giefer	Brisbane	4000	Australia	16/07/2026
Keith Cusato	Sydney	2000	Australia	16/07/2026
CHRISTÈNE Van Wyk	North Mackay	4740	Australia	16/07/2026
Shasta Rianne	Mackay	4740	Australia	16/07/2026
Philip Blackburn	North Eton	4741	Australia	16/07/2026
Andrew Muller	Toowoomba	4350	Australia	16/07/2026
Leeann Joseph	Melbourne	3000	Australia	16/07/2026
Sarah Jeffery	Brisbane	4066	Australia	16/07/2026
Raeleen Wright	Epsom	4741	Australia	16/07/2026
James Muller	Marian	4112	Australia	16/07/2026
Claire Fenwick	Brisbane	4152	Australia	16/07/2026
Vicki Murphy	Toowoomba	4352	Australia	16/07/2026
Josephine Mear	Brisbane	4075	Australia	16/07/2026
Cobey Zarb	Brisbane	4000	Australia	16/07/2026
Reagan Stanieg	Mirani	4754	Australia	16/07/2026
Henry Jackson	Mackay	4740	Australia	16/07/2026
Miah Vea Vea	Sarina	4737	Australia	16/07/2026
Jolene Carlton	Emerald	4720	Australia	16/07/2026
Jocelyn Walker	Mackay	4740	Australia	16/07/2026
Rodney Mills	Mirani	4754	Australia	16/07/2026
Alicia Mulcahy	Cannonvale	4802	Australia	16/07/2026
Jessica Bowerman	Mackay	4740	Australia	16/07/2026
Peter Groom	Mirani	4754	Australia	16/07/2026
Ellen Grima	Walkerston	4751	Australia	16/07/2026
Delvene Baillie	Eimeo	4740	Australia	16/07/2026
Shane Edwards	Townsville	4814	Australia	16/07/2026
Felicia Wrangles	Townsville	4756	Australia	16/07/2026
Kylie Chamberlain	Walkerston	4751	Australia	16/07/2026
Amanda Walker	Marian	4753	Australia	16/07/2026
Laura harrap	Marian	4753	Australia	16/07/2026
Kathryn Curtin	Bucasia	4750	Australia	16/07/2026
Petite Connelly	Marian	4753	Australia	16/07/2026
Simone Pietzner	Marian	4753	Australia	16/07/2026
Shannon Rosier	Brisbane	4000	Australia	16/07/2026
Bridget Lamb	West Mackay	4740	Australia	16/07/2026
Chris Lamb	Mackay	4753	Australia	16/07/2026
chelsea toivanen	Mackay	4740	Australia	16/07/2026
Marianne Camilleri	Glenella	4740	Australia	16/07/2026
Leon Just	Mackay	4740	Australia	16/07/2026
Dallas Finn	Brisbane	4051	Australia	16/07/2026
Zoe Gabriel	Marian	4753	Australia	16/07/2026
Trish plate	Mackay	4740	Australia	16/07/2026
Kristy Moohin	Mackay	4740	Australia	16/07/2026
Colin Matthews	Brisbane	4101	Australia	16/07/2026
Kerry Ford	Seaforth	4741	Australia	16/07/2026
Kristanne Daly	Brightly	4741	Australia	16/07/2026

Name	City	Postal Code	Country	Signed On
Marisa Widdowson	Mackay	4740	Australia	16/07/2026
Karen Downes	Bakers Creek	4740	Australia	16/07/2026
Morgan Biscoe	Brisbane	4170	Australia	16/07/2026
Linden Rosier	Brisbane	4000	Australia	16/07/2026
LIZANNE KENWORTHY	Mackay	4740	Australia	16/07/2026
Matthew Grech	Marian	4753	Australia	16/07/2026
Warren Maris	Brisbane	4161	Australia	16/07/2026
Kylie Jennings	Mackay	4740	Australia	16/07/2026
Mark schultz	Brisbane	4006	Australia	16/07/2026
Steven Gabriel	Mackay	4740	Australia	16/07/2026
Sharnee Mallett	Mackay	4740	Australia	16/07/2026
Shelley marshall	Gold Coast	4112	Australia	16/07/2026
Kristy Durham	Blacks Beach	4740	Australia	16/07/2026
Frances Borg	Mackay	4740	Australia	16/07/2026
Darci Andrew	Mackay	4741	Australia	16/07/2026
Suzanne Proctor	Brisbane	4121	Australia	16/07/2026
Selena willmann	Brisbane	4055	Australia	16/07/2026
robert craig	Marian	4753	Australia	16/07/2026
Penelope Morgan	Mount Charlton	4741	Australia	16/07/2026
Sean Bridgeman	Marian	4753	Australia	16/07/2026
Leigh campbell	Brisbane	4556	Australia	16/07/2026
Corrine Schmalkuche	Marian	4753	Australia	16/07/2026
Darren Andrew	Mackay	4740	Australia	16/07/2026
Cassandra Paton	Mirani	4754	Australia	16/07/2026
Jazmine Cook	Brisbane	4000	Australia	16/07/2026
Katie Gascoyne	Brisbane	4000	Australia	16/07/2026
David McIntosh	Mackay	4740	Australia	16/07/2026
John McKnight	South Mission Beach	4852	Australia	16/07/2026
Angela Pyatt	Mackay	4740	Australia	16/07/2026
Lisa Evans	Eimeo	4740	Australia	16/07/2026
Cheryl WILLIAMS	Greenmount	4751	Australia	16/07/2026
Adele Swanton	Beaconsfield	4212	Australia	16/07/2026
Leon Sant	Mackay	4740	Australia	16/07/2026
Tracey Muscat	Mirani	4754	Australia	16/07/2026
Jayde McHugh	Walkerston	4751	Australia	16/07/2026
Shari Sherry	Mackay	4740	Australia	16/07/2026
Karla Faulkner	Alligator Creek	4740	Australia	16/07/2026
Kerry wilson	Beaconsfield	4740	Australia	16/07/2026
Jade Rolph	Townsville	4818	Australia	16/07/2026
Rory Paltridge	Jubilee pocket 4802	4802	Australia	16/07/2026
Lauren Carney	Golden Beach	4551	Australia	16/07/2026
Brianna odriscoll	Marian	4753	Australia	16/07/2026
wazza swadling		4756	Australia	16/07/2026
Nicole Roelofs	Palmview	4553	Australia	16/07/2026
Sinead Galway	Townsville	4740	Australia	16/07/2026
Matthew Yung	Brisbane	4103	Australia	16/07/2026
Jason Moohin	Mackay	4740	Australia	16/07/2026

Name	City	Postal Code	Country	Signed On
Vivien Rowe	Sheffield	7306	Australia	16/07/2026
Lachlan Wallace	Finch Hatton	4756	Australia	16/07/2026
Sally Black	Burnett Heads	4670	Australia	16/07/2026
Sarah Benson	Mackay	4740	Australia	16/07/2026
Lisa wallace	East Toowoomba	4350	Australia	16/07/2026
John pappalardo	Ayr	4817	Australia	16/07/2026
Jessica Christie	Balnagowan	4740	Australia	16/07/2026
Jodi New	Mount Martin	4754	Australia	16/07/2026
Deakin Deakin	Mackay	4740	Australia	16/07/2026
Jo Hughes	Mackay	4740	Australia	16/07/2026
Amanda Read	MACKAY	4740	Australia	16/07/2026
Casey Hansen	Mackay	4740	Australia	16/07/2026
Sarah Edwards	Mackay	4740	Australia	16/07/2026
Darren Tickle	Mackay	4740	Australia	16/07/2026
Renee fisher	Mackay	4120	Australia	16/07/2026
Sam Cee	Yeppoon	4703	Australia	16/07/2026
Alahna Hall	Mackay	4740	Australia	16/07/2026
Emma Carberry	Brisbane	4101	Australia	16/07/2026
Kirby Dash	West Mackay	4740	Australia	16/07/2026
Lynae Webb	Mackay	4740	Australia	16/07/2026
Kirsty Muscat	Mackay	4740	Australia	16/07/2026
mitch murray	mackay	4000	Australia	16/07/2026
Chelsea Stirling	Netherdale	4756	Australia	16/07/2026
Leigh Graham	Mackay	4740	Australia	16/07/2026
Stacey Faulkner	Mirani	4754	Australia	16/07/2026
Carmel Delaney	Mackay	4740	Australia	16/07/2026
Renae Giannangelo	Mackay	4740	Australia	16/07/2026
Mandy Curtin	Brisbane	4119	Australia	16/07/2026
Melissa Mclaughlin	Eton	4741	Australia	16/07/2026
Paula Schick	Mackay	4740	Australia	16/07/2026
Zac Donato	Marian	4754	Australia	16/07/2026
Jamie laurie	Golden Beach	4551	Australia	16/07/2026
Laura Stock	Wurtulla	4575	Australia	16/07/2026
Kara Ilich	Mackay	4740	Australia	16/07/2026
Amanda Bishop	Rosella	4740	Australia	16/07/2026
Caleb Shandiman	Marian	4753	Australia	16/07/2026
Vanessa Allan	Mackay	4740	Australia	16/07/2026
Ross Pastega	Mackay	4740	Australia	16/07/2026
Mia Fittock	Brisbane	4006	Australia	16/07/2026
Renee McArdle McArdle	Gracemere	4702	Australia	16/07/2026
Joel Weaver	Brisbane	4169	Australia	16/07/2026
Kate boyle	Brisbane	4122	Australia	16/07/2026
Kensey Heikkinen	Paget	4740	Australia	16/07/2026
Ash Irving	Mackay	4741	Australia	16/07/2026
Kim Ford	Walkerston	4751	Australia	16/07/2026
Sharni Dolfin	Mackay	4740	Australia	17/07/2026
Talya Ewart	Mackay	4740	Australia	17/07/2026

Name	City	Postal Code	Country	Signed On
Cassandra Alexander	Brisbane	4103	Australia	17/07/2026
Develyn Staines	Marian	4753	Australia	17/07/2026
Nicholas Sutton	Brisbane	4000	Australia	17/07/2026
Stephen Kerr	Devereux Creek	4753	Australia	17/07/2026
Patrick Eid	Illawong	2234	Australia	17/07/2026
Brock Moohin	Brisbane	4000	Australia	17/07/2026
Tiffany Bobeldyk	Mackay	4740	Australia	17/07/2026
Maria White	Blacks Beach	4740	Australia	17/07/2026
Codie Brown	Marian	4750	Australia	17/07/2026
Sam Bisby	Port Macquarie	2444	Australia	17/07/2026
Greg McFarlane	Marian	4753	Australia	17/07/2026
Lia durelli	mackay	4740	Australia	17/07/2026
Brenton Wade	Brisbane	4000	Australia	17/07/2026
Simon Neill	Mackay	4740	Australia	17/07/2026
Anna Larwood	Mackay	4740	Australia	17/07/2026
sotiria stratis	Melbourne	3101	Australia	17/07/2026
Melissa Refalo	Brisbane	4000	Australia	17/07/2026
Mark wyatt	Airlie beach	4815	Australia	17/07/2026
Roslyn murdoch	Mackay	4740	Australia	17/07/2026
Kasey Donaldson	Mackay	4754	Australia	17/07/2026
KATE BLINCO	Dalby	4753	Australia	17/07/2026
Allan Millington	Brisbane	4000	Australia	17/07/2026
Victoria Rushby	Mackay	4740	Australia	17/07/2026
Amanda Cox	Mackay	4740	Australia	17/07/2026
Grace Borg	Mackay	4740	Australia	17/07/2026
Steve Fraser	Cannonvale	4802	Australia	17/07/2026
Katrina Lawrence	Marian	4753	Australia	17/07/2026
Danielle OCarroll	Mackay	4000	Australia	17/07/2026
Andrew Buffini	Mackay	4740	Australia	17/07/2026
Casey gray	Sydney	2242	Australia	17/07/2026
Belinda Wilkie	Mackay	4740	Australia	17/07/2026
Lillee Bentley	Mackay	4740	Australia	17/07/2026
Beverley Thompson	Hinchinbrook	2168	Australia	17/07/2026
Annika Bennett	Townsville	4814	Australia	17/07/2026
Corrina Clark	Sydney	2073	Australia	17/07/2026
kristy moohin	Balnagowan	4740	Australia	17/07/2026
Aiden Kemp	Mackay	4740	Australia	17/07/2026
Kaela Baird	Townsville	4810	Australia	17/07/2026
Carrie Alea	Sarina	4737	Australia	17/07/2026
Donna Simpson	Sydney	2000	Australia	17/07/2026
Kerrie McEvoy	Marian	4000	Australia	17/07/2026
Sally jackson	Bundaberg	4670	Australia	17/07/2026
Joe Slack	Mackay	4740	Australia	17/07/2026
Aarush Chatterjee	Perth	6014	Australia	17/07/2026
Mehdi Motesharezadeh	Perth	6050	Australia	17/07/2026
Carla Shute	Brisbane	4103	Australia	17/07/2026
Julie Ladley	Ashmore	4214	Australia	17/07/2026

Name	City	Postal Code	Country	Signed On
Lynn Nilsson	Devereux Ck Rd, via Mirani	4754	Australia	17/07/2026
Sam Muscat	Mackay	4740	Australia	17/07/2026
Tracey Lord	Whitsundays	4802	Australia	17/07/2026
Sonja Schmidt	Finch Hatton	4756	Australia	17/07/2026
Chandler Burston	Townsville	4817	Australia	17/07/2026
Lucy Hockham	Brisbane	4103	Australia	17/07/2026
Virginia Regan	Brisbane	4121	Australia	17/07/2026
Theo Van-Bael	Monkland	4570	Australia	17/07/2026
Ian Cox	Somewhere	0	Australia	17/07/2026
Roxy Merrin	Marian	4753	Australia	17/07/2026
Cloie O'Keefe	Mackay	4754	Australia	17/07/2026
Matt Merrin	Mackay	4740	Australia	17/07/2026
Margaret Flanagan	Sarina	4737	Australia	17/07/2026
Tanya Kneipp	Marian	4753	Australia	17/07/2026
Justin Young	Traralgon	3844	Australia	17/07/2026
Makayla Comelli	Marian	4753	Australia	17/07/2026
Trish Greskie	PINNACLE	4741	Australia	17/07/2026
Joseph Coomer	Brisbane	4121	Australia	17/07/2026
Rhonda Deem	Finch Hatton	4756	Australia	17/07/2026
Tiffany Keegan	Mackay	4740	Australia	17/07/2026
Peta Marsh	Brisbane	4740	Australia	17/07/2026
Maria Borg	Brisbane	4006	Australia	17/07/2026
Breanna Bailey	Mirani	4754	Australia	17/07/2026
Kelly Connolly	Mackay	4750	Australia	17/07/2026
Kyrie Peters	Mackay	4740	Australia	17/07/2026
Clarissa Comelli	Mirani	4754	Australia	17/07/2026
Sarah Jupp	Mackay	4740	Australia	17/07/2026
Tammin Mackay	Mackay	4740	Australia	17/07/2026
Claire Greensill	Mackay	4740	Australia	17/07/2026
Tanya Houston	Kinchant Dam	4741	Australia	17/07/2026
Hayley Jones	Balberra	4740	Australia	17/07/2026
Jack Fordyce	Mackay	4754	Australia	17/07/2026
Amber Page	Marian	4573	Australia	17/07/2026
Tara Ferguson	Slade Point	4740	Australia	17/07/2026
Ang Thomson	Hampden	4741	Australia	17/07/2026
John Cannell	Brisbane	4000	Australia	17/07/2026
Janet Walker	Mackay	4740	Australia	17/07/2026
Colleen Gallelty	Mackay	4740	Australia	17/07/2026
Jorja Fitzpatrick	Cannonvale	4802	Australia	17/07/2026
Ian Donnelly	West Mackay	4740	Australia	17/07/2026
Kerry Stubbings	Mirani	4754	Australia	17/07/2026
Drew Parkinson	Mackay	4740	Australia	17/07/2026
Maria grech	Maria	4753	Australia	17/07/2026
Dom Portelli	Brisbane	4000	Australia	17/07/2026
Carla Vella	Farleigh	4741	Australia	17/07/2026
Steve Regan	Haliday Bay	Mackay	Australia	17/07/2026
Tristan Wilson	Walkerston	4814	Australia	17/07/2026

Name	City	Postal Code	Country	Signed On
Darcy Kelloway	Mirani	4754	Australia	17/07/2026
Leanne Butt	Marian	4753	Australia	17/07/2026
Courtney Jenner	Marian	4753	Australia	17/07/2026
Dean grech	Marian	4753	Australia	17/07/2026
Darcy Greensill	Sarina	4737	Australia	17/07/2026
Craig McGahey	Mackay	4740	Australia	17/07/2026
Matt Bugeja	Walkerston	4751	Australia	17/07/2026
Jessie polley	Mackay	4740	Australia	17/07/2026
Michael Ehrlich	Brisbane	4000	Australia	17/07/2026
Richard Paterson	Middlemount	4740	Australia	17/07/2026
Karen Chapman	Mackay	4740	Australia	17/07/2026
John Zammit	Marian	4753	Australia	17/07/2026
Stacee Comelli	Glenella	4740	Australia	17/07/2026
Candice Auguston	Marian	4753	Australia	17/07/2026
Jess Litzow	Townsville	4814	Australia	17/07/2026
Unice Peterson	Mirani	4754	Australia	17/07/2026
Madeline Bugeja	Devereux Creek	4753	Australia	17/07/2026
Bernadette Greensill	Clifton Beach	4879	Australia	17/07/2026
Michele Johnston	Brisbane	4000	Australia	17/07/2026
Shellee Denigan	Finch Hatton	4756	Australia	17/07/2026
Paul Phegan	Mackay	4750	Australia	17/07/2026
Bryce Burns	Oakenden	4741	Australia	17/07/2026
Jessica McLaren	Dumbleton	4740	Australia	17/07/2026
Brianna McKay	Mirani	4754	Australia	17/07/2026
Leonie Pratt	Bribie Island	4507	Australia	17/07/2026
Leanne Comelli	Mackay	4740	Australia	17/07/2026
Kurt Wilk	Mackay	4740	Australia	17/07/2026
Jeff Bennington	Mackay	4740	Australia	17/07/2026
Bryce Radke	Mackay	4740	Australia	17/07/2026
Michelle Camilleri	Finch hatton	4756	Australia	17/07/2026
Leesa Gratz	Marian	4753	Australia	17/07/2026
Candice Wales	Brisbane	4740	Australia	17/07/2026
Chrissie Curley	West Mackay	4740	Australia	17/07/2026
Cadence Leonard	Mackay	4740	Australia	17/07/2026
Ethan moon	Finch hatton	4756	Australia	17/07/2026
Andrea Morrow	Marian	4753	Australia	17/07/2026
Lauren Christensen	Mount Jukes	4740	Australia	17/07/2026
Anthony Zammit	Townsville	4815	Australia	17/07/2026
Genevieve Rickards	Geelong	3220	Australia	17/07/2026
Sam Blackman	Mackay	4740	Australia	17/07/2026
Evan Blackburn	Hampden	4741	Australia	17/07/2026
Leanne Horsburgh	Ooralea	4740	Australia	17/07/2026
Candace Reed	Mackay	4740	Australia	17/07/2026
Cameron O'Neill	6517 mackay eungella rd	4756	Australia	17/07/2026
Craig Breadsell	Marian	4753	Australia	17/07/2026
Paul McNeill	Mackay	4740	Australia	17/07/2026
Stephanie Taylor	West Mackay	4740	Australia	17/07/2026

Name	City	Postal Code	Country	Signed On
Dave Miller	Mackay	4740	Australia	17/07/2026
Tina Hankinson	Cannonvale	4802	Australia	17/07/2026
Kathryn Jones	North Mackay	4740	Australia	17/07/2026
Bianca blackburn	mirani	4754	Australia	17/07/2026
Rhiannon Fuchs	Mirani	4754	Australia	17/07/2026
Clayton Bugeja	Marian	4753	Australia	17/07/2026
Lisa Morris	Mackay	4740	Australia	17/07/2026
damian pace	Mackay	4740	Australia	17/07/2026
Joel Ashcroft	Brisbane	4000	Australia	17/07/2026
Beau Killen	Brisbane	4101	Australia	17/07/2026
Kat bampton	South Mackay	6000	Australia	17/07/2026
Liz Rosier	Brisbane	4112	Australia	17/07/2026
J S.			Australia	17/07/2026
Tanya hamilton	Mackay	4740	Australia	17/07/2026
Sarah-Lee Adams	Netherdale	4000	Australia	17/07/2026
Rion Farmer	Mackay	4740	Australia	17/07/2026
Cheree Pigott	Mackay	4740	Australia	17/07/2026
Krystal Venables	Mirani	4740	Australia	17/07/2026
Renae coben	Mackay	4005	Australia	17/07/2026
Simon Venables	Adelaide	5114	Australia	17/07/2026
William Turner	Kuttabul	4300	Australia	17/07/2026
Brendan Badger	Mia mia	4754	Australia	17/07/2026
Rebecca Hansen	Mackay	4740	Australia	17/07/2026
Priyanka Athawale	Pune	411015	India	17/07/2026
Brenda Green		4753	Australia	17/07/2026
Josephine Guest	mackay	4740	Australia	17/07/2026
Trish Hall	Netherdale	4756	Australia	17/07/2026
Howard Simmonds	Devereux Creek	4753	Australia	17/07/2026
Jayme Delaney	Finch Hatton	4756	Australia	17/07/2026
Rose webb	Finch hatton	4756	Australia	17/07/2026
Maree O'Grady	Bucasia	4750	Australia	17/07/2026
Angela anstey	Pioneer Valley	4741	Australia	17/07/2026
Tash Cornell	Marian	4753	Australia	17/07/2026
Alessandra Torrisi	Mackay	4740	Australia	17/07/2026
Hope Englebretsen	Mackay	4740	Australia	17/07/2026
Chris Raines	Brisbane	4740	Australia	17/07/2026
Emma Delbridge	Marian	4753	Australia	17/07/2026
Angela Badger	Mirani	4754	Australia	17/07/2026
Bailey Logan	Labrador	4215	Australia	17/07/2026
Hayden Webb	Mackay	4740	Australia	17/07/2026
Aimee Harrison	Mackay	4740	Australia	17/07/2026
Natalie Pimm	Southbrook	4363	Australia	17/07/2026
Gracie Parsons	Walkerston	4751	Australia	17/07/2026
Sam Dawes	Glenella	4740	Australia	17/07/2026
Em Pianeda	Mackay	4753	Australia	17/07/2026
Therese Russell	Brisbane	4000	Australia	17/07/2026
Kylie Soley	Marian	4753	Australia	17/07/2026

Name	City	Postal Code	Country	Signed On
Rocki Dittmann	Cannonvale	4053	Australia	17/07/2026
Lorraine Welk	Finch Hatton	4756	Australia	17/07/2026
Ashlee Pastega	Mackay	4740	Australia	17/07/2026
Maggie Faux	Mirani	4754	Australia	17/07/2026
Jerry Curley	Brisbane	4740	Australia	17/07/2026
Amanda Bailey	Mackay	4740	Australia	17/07/2026
Rob Hughes	Sydney	2000	Australia	17/07/2026
Debbie Connor	Chelmer	4068	Australia	17/07/2026
Stephen Chapman	Mackay	4740	Australia	17/07/2026
Carol Lennox	Brisbane	4000	Australia	17/07/2026
Lynette McCall	Mackay	4740	Australia	17/07/2026
Jessica lindley	Brisbane	4122	Australia	17/07/2026
Chanelle Mackellar	Mackay	4750	Australia	17/07/2026
Leahanne Brown	Pleystowe	4741	Australia	18/07/2026
Karen Troy	Marian	4753	Australia	18/07/2026
Bay Chadwick	Townsville	4815	Australia	18/07/2026
Lynette Rickman	Mount Pleasant	4741	Australia	18/07/2026
Jason Schmidt	Finch Hatton	4756	Australia	18/07/2026
Hayley Miller	Mackay	4740	Australia	18/07/2026
Callum Birchill	Sydney	2150	Australia	18/07/2026
Rangryskid Burnouts	East Mackay	4740	Australia	18/07/2026
Eldez Roets	Mackay	4740	Australia	18/07/2026
Zoe Turvey	Townsville	4814	Australia	18/07/2026
Jazzie sullivan	Townsville	4810	Australia	18/07/2026
Kim Tweedie	Mackay	4740	Australia	18/07/2026
RICK PECK	S Nowra, NSW	2541	Australia	18/07/2026
Donna Hayhoe	Finch Hatton	4756	Australia	18/07/2026
Taylia Bain	Perth	6000	Australia	18/07/2026
Jennifer Bee	Mackay	4740	Australia	18/07/2026
Fiona Branch	Queensland	4751	Australia	18/07/2026
Dan Wilson	Mackay	4740	Australia	18/07/2026
Noela Cavanagh	Mackay	4754	Australia	18/07/2026
Patricia Blyton	Zilzie	4710	Australia	18/07/2026
meridith dixon	Melbourne	3000	Australia	18/07/2026
Sheree Bradshaw	Mackay	4754	Australia	18/07/2026
Mackenzie Gardner	Geelong	3216	Australia	18/07/2026
Angela Wright	Mackay	4740	Australia	18/07/2026
kacey camilleri	Mackay	4740	Australia	18/07/2026
Amy Hart	Dysart	4215	Australia	18/07/2026
Michelle Franklin	Gargwtt	4741	Australia	18/07/2026
Madonna Paul	South Mackay	4740	Australia	18/07/2026
Ben Costello	Marian	4753	Australia	18/07/2026
Amy Paige	Brisbane	4102	Australia	18/07/2026
Berit schneemann	Brisbane	4000	Australia	18/07/2026
Stewart Fadden	Walkerston	4751	Australia	18/07/2026
Lauren rayner	Sunnyside	7305	Australia	18/07/2026
Luke Simpson	Adelaide	5000	Australia	18/07/2026

Name	City	Postal Code	Country	Signed On
Tracey Casey	Tanunda	5352	Australia	18/07/2026
Anna Griesel	Mackay	4740	Australia	18/07/2026
Janette Roberts	Mackay	4741	Australia	18/07/2026
Bobbi-Jo allen	Mackay	4740	Australia	18/07/2026
Syrett Long	Brisbane	4000	Australia	18/07/2026
Maya Henderson	Brisbane	4019	Australia	18/07/2026
Pancho Garcia	Mackay	4740	Australia	18/07/2026
Brenden Hayes	Kinchant Dam	4751	Australia	18/07/2026
Sue Vetma	Finch Hatton	4000	Australia	18/07/2026
Katy Wale	Gladstone	4695	Australia	18/07/2026
Jessica Lee	Melbourne	3001	Australia	18/07/2026
Joshua Salmond	Mackay	4750	Australia	18/07/2026
Jessica Tringale	Mackay	4740	Australia	18/07/2026
Ryan Brooks	Marian	4753	Australia	18/07/2026
Peter Barnes	Marian	4753	Australia	18/07/2026
Nadene Thompson	Brisbane	4118	Australia	18/07/2026
Ruth Micallef	Mirani	4754	Australia	18/07/2026
Colin Taylor	Calen	4798	Australia	18/07/2026
Kate Brier	Marian	4753	Australia	18/07/2026
Carol Groom	Sydney	2211	Australia	18/07/2026
Yasmin Gillis	Mackay	4740	Australia	18/07/2026
Sheree currie	Townsville	4105	Australia	18/07/2026
Sabine de Groot	Marian	4753	Australia	18/07/2026
Emma kelly	Marian	4753	Australia	18/07/2026
Matthew Rutley	Brisbane	4000	Australia	18/07/2026
Anthony Nielsen	Walkerston	4751	Australia	18/07/2026
Wendy Hunt	Brisbane	4000	Australia	18/07/2026
Scott Adair	Mackay	4740	Australia	18/07/2026
Mavis Lethlean	Mackay	4740	Australia	18/07/2026
Veronica Gauci	Mackay	4740	Australia	18/07/2026
Lucy Shields	Mackay	4740	Australia	18/07/2026
Rick Murray	Marian	4753	Australia	18/07/2026
Geoff Thorne	Mackay	4740	Australia	18/07/2026
Jackie Howie	Devereux Creek	4753	Australia	18/07/2026
Greg Helps	Mackay	4753	Australia	18/07/2026
Rhianna Frederickson	Finch Hatton	4756	Australia	18/07/2026
Alyce Pel	Mackay	4740	Australia	18/07/2026
Joan Bellear	Mackay	4740	Australia	18/07/2026
Kym Mitchell	Eimeo	4740	Australia	18/07/2026
Jodie Paskins	Marian	4753	Australia	18/07/2026
Stacey Hoad	Mackay	4740	Australia	18/07/2026
Sue Walker	Marian	4753	Australia	18/07/2026
Haley Guthrie	Newcastle	2290	Australia	18/07/2026
Teegan Bannister	Tasmania	7050	Australia	18/07/2026
Brodie French	Marian	4000	Australia	18/07/2026
Laura Steer	Marian	4753	Australia	18/07/2026
Peta comelli	Mackay	4740	Australia	18/07/2026

Name	City	Postal Code	Country	Signed On
Lorraine DiFilippo	Mackay	4740	Australia	18/07/2026
Andrea Cantwell	Marian	4753	Australia	18/07/2026
Shanae alder	Brisbane	4000	Australia	18/07/2026
Krystina Dingle	Mount Martin	4000	Australia	18/07/2026
Carmel Evetts	Gargett	4741	Australia	18/07/2026
Danielle Keast	Woodwark	4802	Australia	18/07/2026
Megan Schofield	Mackay	4753	Australia	18/07/2026
Kerri Carroll	Mirani	4741	Australia	18/07/2026
Stacey Gleeson	MOUNT OSSA	4741	Australia	18/07/2026
Devon de froberville	Mackay	4740	Australia	19/07/2026
Greg Edwards	Mackay	4740	Australia	19/07/2026
Justine French	Marian	4753	Australia	19/07/2026
Michelle Barvich	Warrnambool	3280	Australia	19/07/2026
Grace Algate	Mirani	4754	Australia	19/07/2026
Cheryl Abela	Walkerston	4751	Australia	19/07/2026
Hayley Barrow	Bucasia	4750	Australia	19/07/2026
Harold Baumgarteb	Wallerston	4751	Australia	19/07/2026
Grace Brucia	Marian	4753	Australia	19/07/2026
Shania Richardson	Brisbane	4101	Australia	19/07/2026
Kelly Sherriff	Bucasia	4750	Australia	19/07/2026
Bec Vivian.	Brisbane	4000	Australia	19/07/2026
Rhonda Payne	Campwin Beach	4737	Australia	19/07/2026
Craig Franettovich	Mackay	4740	Australia	19/07/2026
Kathryn Lock	Perth	6004	Australia	19/07/2026
Kate fordyce	Septimus	4754	Australia	19/07/2026
Sam Devlin	Marian	4753	Australia	19/07/2026
Karla Costello	Marian	4753	Australia	19/07/2026
Carli Lovell	Burleigh Heads	4220	Australia	19/07/2026
Wendy Conroy	Marian	4753	Australia	19/07/2026
Julie Petticrew	Queensland	4552	Australia	19/07/2026
Amy van Tienhoven	Seaforth	4741	Australia	19/07/2026
Sue Rickertt	Marian	4753	Australia	19/07/2026
Kate Smith	Marian	4753	Australia	19/07/2026
Brendon Wilson	Marian	4753	Australia	19/07/2026
Sharon young	Walkerston	4814	Australia	19/07/2026
careen cook	mackay qld	4740	Australia	19/07/2026
Taleea muhlhan	mackay	4740	Australia	19/07/2026
Emalee Freeman	Walkerston	4751	Australia	19/07/2026
Benjamin schmidt	Marian	4753	Australia	19/07/2026
Simon Goyne	Sydney	2114	Australia	19/07/2026
Christine Graham	Marian	4753	Australia	19/07/2026
Kristen Sander	Marian	4753	Australia	19/07/2026
Cassandra Ramsay	Bucasia	4750	Australia	19/07/2026
Hayley Matthews	Mackay	4740	Australia	19/07/2026
Cherie Zarb	Marian	4753	Australia	19/07/2026
Julie Lisle	Bakers Creek	4740	Australia	19/07/2026
Cordell Steer	Marian	4753	Australia	19/07/2026

Name	City	Postal Code	Country	Signed On
Kumar Pawar	Sydney	2010	Australia	19/07/2026
Mackenzie Y	Brisbane	4006	Australia	19/07/2026
Marissa dalecki	Brisbane	4000	Australia	19/07/2026
Emily M	Brisbane	4169	Australia	19/07/2026
Kristie Abela	Shoal Point	4750	Australia	19/07/2026
Sean Rout	Hay Point	4740	Australia	19/07/2026
Catherine Clifford	Walkerston	4751	Australia	19/07/2026
Lize Gruber	Mackay	4740	Australia	19/07/2026
Michelle McGregor	Eton	4741	Australia	19/07/2026
Pam Clements	Marian	4753	Australia	19/07/2026
Josephine Todd	Sydney	2760	Australia	19/07/2026
Siobhan Allwood	Mirani	4754	Australia	19/07/2026
Michelle McKenzie	Mackay	4740	Australia	19/07/2026
Kacey Starr	Walkerston	4751	Australia	19/07/2026
Nicole Arruo	West Mackay	4740	Australia	19/07/2026
Eve Phegan	Mackay	4740	Australia	19/07/2026
Tracey Gealy	Brisbane	4005	Australia	19/07/2026
Tara Farrell	Campbells Creek	3451	Australia	19/07/2026
Nicole O'shea	Marian	4753	Australia	19/07/2026
Jamie Grigg	Brisbane	4170	Australia	19/07/2026
Karen Bunker	Walkerston	4751	Australia	19/07/2026
Kristie Ferguson	Quinns Rocks	6034	Australia	19/07/2026
Erin Keiler	Marian	4753	Australia	19/07/2026
Nina Kanami	Perth	6050	Australia	19/07/2026
Rowan Graham	Marian	4753	Australia	19/07/2026
Brent Kirkman	Mirani	4754	Australia	19/07/2026
Justin Garwood	Pleystowe	4741	Australia	19/07/2026
Justin Walz	Brisbane	4000	Australia	19/07/2026
Mandy Ilott	Bundaberg	4670	Australia	19/07/2026
Rosemary Christensen	Townsville 4818	4300	Australia	19/07/2026
Teresa Hackney	Mackay	4740	Australia	19/07/2026
Tim Magoffin	Crediton	4757	Australia	19/07/2026
Christine Pauling	Bucasia	4750	Australia	19/07/2026
Emily Nicholson	Marian	4753	Australia	19/07/2026
Toni Hackney	Perth	6000	Australia	19/07/2026
Jenny smith	Mackay	4740	Australia	19/07/2026
Rhondda Zikan	Sydney	2137	Australia	20/07/2026
Tina Fordyce	Brisbane	4000	Australia	20/07/2026
Chelsea Sprott		4810	Australia	20/07/2026
Stacey Ware		4740	Australia	20/07/2026
Ali Adair	Campwin beach	4737	Australia	20/07/2026
Paula Smith	MACKAY	4751	Australia	20/07/2026
Brian Walker	Greenbank	4124	Australia	20/07/2026
Majella hoffmann	Beerwah	4519	Australia	20/07/2026
Conor Farnham	Marian	4754	Australia	20/07/2026
Susan Lockyer	Mackay	4740	Australia	20/07/2026
Tamara Sinnamon	Mackay	4740	Australia	20/07/2026

Name	City	Postal Code	Country	Signed On
Kathryn Wicks	Walkerston	4751	Australia	20/07/2026
Susan Murray	Brisbane	4000	Australia	20/07/2026
Merlene Estell	Mackay	4740	Australia	20/07/2026
Kerry martin	Mackay	4740	Australia	20/07/2026
James LAIDLAW	Mackay	4754	Australia	20/07/2026
Leone Hart	Mackay	4740	Australia	20/07/2026
Heather walker	Brisbane	4000	Australia	20/07/2026
Veronica Walker	mackay	4751	Australia	20/07/2026
Luke Walker	Brisbane	4000	Australia	20/07/2026
Julie Osborne	Mackay	4740	Australia	20/07/2026
Lionel Smith	East Mackay	4740	Australia	20/07/2026
Tanya Russell	Pleystowe	4741	Australia	20/07/2026
Nancy Pratt	MT OSSA	4741	Australia	20/07/2026
Rhiannon Nielsen		4750	Australia	20/07/2026
Holly Dennis	Howard	4659	Australia	20/07/2026
Judy Bull	Brisbane	4077	Australia	20/07/2026
Hannah Watton	West Mackay	4655	Australia	20/07/2026
Debbie Rolfe	Mackay	4740	Australia	20/07/2026
Markita Burstow	Mackay	4741	Australia	20/07/2026
Susan Cappello	Seaforth	4000	Australia	20/07/2026
Jacquelyn Bussey	Mackay	4740	Australia	20/07/2026
David Wright	Epsom	4741	Australia	20/07/2026
Pam Hunn	Brisbane	4000	Australia	20/07/2026
Stacey Vassallo	Pinnacle	4741	Australia	20/07/2026
Nola Hoyle	Devereux Creek	4753	Australia	20/07/2026
Donna Clark	Mirani	4754	Australia	20/07/2026
Lorraine Mclennan	Walkerston	4751	Australia	20/07/2026
Millie McGowan	Walkerston	4751	Australia	20/07/2026
Gail mccall	Marian	4753	Australia	20/07/2026
PHILIP MIFSUD	Mackay	4740	Australia	20/07/2026
Renee Grieve	Mackay	4740	Australia	20/07/2026
sean basham	Melbourne	3923	Australia	20/07/2026
Magdala Thorne	Mackay	4740	Australia	20/07/2026
Fiona Rosier	Mackay	4740	Australia	20/07/2026
Jasmine Dacombe	Mackay	4740	Australia	20/07/2026
David McDonald	Mackay	4740	Australia	20/07/2026
Karen Moore	Mackay	4810	Australia	20/07/2026
Maya Beard	Mackay	4740	Australia	20/07/2026
Jordan ward	Mount martin	4754	Australia	20/07/2026
Angela Wright	Richmond	4740	Australia	20/07/2026
Geoff Yung	Glenella 4740	4740	Australia	20/07/2026
Linda Grima	Mackay	4740	Australia	20/07/2026
Michelle Wilson	Gold Coast	4211	Australia	20/07/2026
Natasha Meiklejohn	Marian	4753	Australia	20/07/2026
Margaret Kenney	Mackay	4750	Australia	20/07/2026
Michael Yung	Brisbane	4005	Australia	20/07/2026
Shea Cotter	Federal	4568	Australia	20/07/2026

Name	City	Postal Code	Country	Signed On
Dianne Dixon	Mackay	4740	Australia	20/07/2026
summer Chapman	Mackay	4740	Australia	20/07/2026
Emily McGowan	Brisbane	4123	Australia	20/07/2026
Troy Walker	Marian	4753	Australia	20/07/2026
Kristy Hart	Devereux Creek	4753	Australia	20/07/2026
Kylie Smith	Brisbane	4152	Australia	20/07/2026
Judith Hardwick	Brisbane	4152	Australia	20/07/2026
Mark Easterbrook	Brisbane	4000	Australia	20/07/2026
gary Rolfe	Pleystowe	4741	Australia	20/07/2026
Kristie Zurvas	Alligator Creek	4740	Australia	20/07/2026
Richelle McIntosh	Warrnambool	3280	Australia	20/07/2026
Robert Lewis	Mackay	4740	Australia	20/07/2026
Mark Ostrowski	North Mackay	4740	Australia	20/07/2026
Karlie McGrath	Marian	4753	Australia	20/07/2026
Maddi Kiernan	Queensland	4570	Australia	20/07/2026
Lachlan Groves	Peregian Beach	4573	Australia	20/07/2026
Michelle Micallef	Pleystowe	4741	Australia	20/07/2026
Natalie McIntosh	Murarrie	4102	Australia	20/07/2026
Nathan Regan	Mackay	4121	Australia	20/07/2026
Karissa Heel	Bucasia	4750	Australia	20/07/2026
Sandra Punzell	Mackay	4000	Australia	20/07/2026
Bruce Wales	Erakala	4740	Australia	20/07/2026
Liz Gallagher	Traveston	4570	Australia	20/07/2026
Helen Ware	MACKAY	4740	Australia	20/07/2026
Ruth Carlisle	Brisbane	4152	Australia	20/07/2026
Sophie Curtis	Sydney	2765	Australia	20/07/2026
Mikaela Deguara	Beaconsfield	4740	Australia	20/07/2026
Tracey Smith	Eimeo	4740	Australia	20/07/2026
Lennie Watts	Cooran	4569	Australia	20/07/2026
Margot Macintosh	Longreach	4730	Australia	20/07/2026
Jo Clements	Holbrook	2343	United States	20/07/2026
Tahlia Pritchard	Mackay	4740	Australia	20/07/2026
Helen Blines	Mackay	4740	Australia	20/07/2026
Andrew McGlashan		3134	Australia	20/07/2026
Carly Roberts	Brisbane	4122	Australia	20/07/2026
Jodie Bampton	Traveston	4570	Australia	20/07/2026
John Lloyd	Brisbane	4053	Australia	20/07/2026
Melinda Bampton	Mackay	4740	Australia	20/07/2026
Hannah Smith	Mackay	4740	Australia	20/07/2026
Benjamin Maxwell	Marian	4753	Australia	20/07/2026
Shelli Barritt	Brisbane	4000	Australia	20/07/2026
Monica Smith	Mackay	4740	Australia	20/07/2026
Ashley Maxwell	Marian	4753	Australia	20/07/2026
Nina McElhone	Cooran	4569	Australia	20/07/2026
Charity Dibdin	Mirani	4754	Australia	20/07/2026
Tori Stephenson	Devereux Creek	4753	Australia	20/07/2026
John Rose	Brisbane	4066	Australia	20/07/2026

Name	City	Postal Code	Country	Signed On
Debra Wright	Brisbane	4000	Australia	20/07/2026
Cory Robinson	Marian	4753	Australia	20/07/2026
Selena Lansdowne	Marian	4753	Australia	20/07/2026
Jenny Penrose	Devereux Creek	4753	Australia	20/07/2026
Carmel Schaper	Marian	4753	Australia	20/07/2026
Karen Barbeler	Mirani	4754	Australia	20/07/2026
Michelle Sellens	Marian	4753	Australia	20/07/2026
Larissa Roberts	Mackay	4000	Australia	20/07/2026
Alyssa jenkins	Mackay	4740	Australia	20/07/2026
Michelle Strelow	MARIAN	4753	Australia	20/07/2026
Tamara Godfrey	Mirani	4754	Australia	20/07/2026
Rachel Hicks	Marian	4753	Australia	20/07/2026
Rebekah Pasfield	Hampden	4741	Australia	20/07/2026
Ashleigh Drew	Marian	4753	Australia	20/07/2026
Aimee Shepherd	Mackay	4740	Australia	20/07/2026
Steve Rolfe	Mackay	4753	Australia	20/07/2026
Lauren Parish	Marian	4753	Australia	20/07/2026
Rebecca Wetering	Mackay	4740	Australia	20/07/2026
Sam Curran	Marian	4753	Australia	20/07/2026
Kale Platzer	Mirani	4754	Australia	20/07/2026
Sue Riches	Finch Hatton	4756	Australia	20/07/2026
Rhys Gorman	Mirani	4754	Australia	20/07/2026
Susan Sach	Brisbane	4101	Australia	20/07/2026
Peter Heaton	Benholme	4741	Australia	20/07/2026
Terri Waters	Mackay	4740	Australia	20/07/2026
Emily Moore	Mount Martin	4754	Australia	20/07/2026
Tim Healey	Brisbane	4000	Australia	20/07/2026
Mick Lowth	Finch hatton	4756	Australia	20/07/2026
Kerry Bonaventura	Mackay Qld	2430	Australia	20/07/2026
Jacqueline raig	Marian	4753	Australia	20/07/2026
Nicole Rann	Netherdale	4756	Australia	20/07/2026
Melinda Mitchell	Marian	4753	Australia	20/07/2026
Shyla brooker	Mackay	4740	Australia	20/07/2026
Sean Duggan	Hampden	4740	Australia	20/07/2026
Linda Hislop	Marian	4753	Australia	20/07/2026
Darcy Knight	Mirani	4754	Australia	20/07/2026
Ciara Higgins	Marian	4814	Australia	21/07/2026
Derrick millar	Mackay	4740	Australia	21/07/2026
Jodie Dibdin	East Mackay	4740	Australia	21/07/2026
Natalie Agustib	Marian	4753	Australia	21/07/2026
John Smith	Marian	4753	Australia	21/07/2026
Fiona Bailey	Marian	4753	Australia	21/07/2026
Luke agustin	Mackay	4740	Australia	21/07/2026
Melissa McLeod	Marian	4753	Australia	21/07/2026
Stephen Arapa	Wakeley	2176	Australia	21/07/2026
Simone Reeves	Marian	4000	Australia	21/07/2026
Connie Evers	Dowx Creek	4754	Australia	21/07/2026

Name	City	Postal Code	Country	Signed On
Ange Uden	Marian	4753	Australia	21/07/2026
Matthew Williamson	Mt martin	4754	Australia	21/07/2026
Russell Keller	Marian	4753	Australia	21/07/2026
Abbey manning	Mirani	4754	Australia	21/07/2026
Kayla Fisher	Mackay	4753	Australia	21/07/2026
Adrian Raatz	Brisbane	4000	Australia	21/07/2026
Wayne mcquaker	Walkerston	4751	Australia	21/07/2026
LEANNE ALBURY	Marian	4753	Australia	21/07/2026
Cindy Knowles	Marian	4753	Australia	21/07/2026
Amber Grech	Marian	4753	Australia	21/07/2026
Chris Edmunds	Marian	4753	Australia	21/07/2026
Martina Bumiller	Mackay	4740	Australia	21/07/2026
Sue Kaa	Marian	4753	Australia	21/07/2026
Kelly Hull	Dows Creek	4754	Australia	21/07/2026
Norma Day	Mackay	4740	Australia	21/07/2026
Karla Howard	North Eton	4741	Australia	21/07/2026
Lance Noy	Marian	4753	Australia	21/07/2026
Sharon Jablonski	Marian	4753	Australia	21/07/2026
Julie Hansen	Dalrymple Heights	4757	Australia	21/07/2026
Wes Hull	Dows Creek	4754	Australia	21/07/2026
Teresa Baldwin	Marian Mackay	4753	Australia	21/07/2026
Tenille Springer	Mackay	4740	Australia	21/07/2026
Liam Springer	Mackay	4740	Australia	21/07/2026
Duncan Amy	Brisbane	4122	Australia	21/07/2026
Rebecca Attard	Marian	4753	Australia	21/07/2026
Merle Matthews	Mirani	4754	Australia	21/07/2026
Sarah Kemp	Marian	4753	Australia	21/07/2026
Stacie Daucik	Marian	4753	Australia	21/07/2026
Courtney Wise	Mirani	4754	Australia	21/07/2026
Linda Johnston	Marian	4753	Australia	21/07/2026
Chanice Doyle	Marian	4753	Australia	21/07/2026
Kylie little	Mia mia	4754	Australia	21/07/2026
chloe thayer	Marian	4753	Australia	21/07/2026
Elizabeth Lincoln	Mackay	4740	Australia	21/07/2026
Kiarra Lee	Mackay	4740	Australia	21/07/2026
Leighette Bishop	Burnett Heads	4670	Australia	21/07/2026
Georgina Van Den Heuvel	Marian	4753	Australia	21/07/2026
Greg Kirkman	Benholme	4754	Australia	21/07/2026
Haylee Higgins	Marian	4753	Australia	21/07/2026
amy obrien	Mackay	4740	Australia	21/07/2026
danielle chant	Mirani	4006	Australia	21/07/2026
Sandy Moir	Brisbane	4059	Australia	21/07/2026
Jordan Edmistone	Marian	4753	Australia	21/07/2026
Daniel Pilcher	Mackay	4740	Australia	21/07/2026
Aaron mcgowan	Walkerston	4751	Australia	21/07/2026
Andrew Mitchell	Marian	4753	Australia	21/07/2026
John Rowley	Marian	4753	Australia	21/07/2026

Name	City	Postal Code	Country	Signed On
Jane Slattery	Brisbane	4066	Australia	21/07/2026
Chloe Page	Townsville	4812	Australia	21/07/2026
Alysha Tolcher	Mackay	4740	Australia	21/07/2026
Mitch Kelly	Mackay	4740	Australia	21/07/2026
Katie McMillan	West Mackay	4740	Australia	21/07/2026
Reyna Pakowski	Marian	4753	Australia	21/07/2026
Vanessa Roberts	Owens creek	4741	Australia	21/07/2026
Nadine Cleveland	Marian	4753	Australia	21/07/2026
Ludwig Daucik	Marian	4753	Australia	21/07/2026
Roz Butcher	Mirani	4754	Australia	21/07/2026
Stephanie Hurt	Marian	4753	Australia	21/07/2026
Tyler Clark	Brisbane	4031	Australia	21/07/2026
Erin Rose	Mackay	4740	Australia	21/07/2026
Selena Edmistone	Brisbane	4012	Australia	21/07/2026
Makenzie Whitehead	Marian	4753	Australia	21/07/2026
Susi den Elzen	Devereux Creek	4753	Australia	21/07/2026
Casey-Jade Dudeck	Marian	4753	Australia	21/07/2026
Shae ONeill	Marian	4753	Australia	21/07/2026
Karen Robertson	Victoria Plains	4751	Australia	21/07/2026
Wilson ryan	mackay	4751	Australia	21/07/2026
Sarah daniel	Marian	4753	Australia	21/07/2026
Peter Draper	Marian	4753	Australia	21/07/2026
Emma-Kate Stampton	Brisbane	4152	Australia	21/07/2026
Kerri Kersey	Mirani	4754	Australia	21/07/2026
Kate Weis	Ballarat North	3350	Australia	21/07/2026
Majella McGowan	Mackay	4740	Australia	21/07/2026
Kylie Whamond	Marian	4753	Australia	21/07/2026
Rob Ratcliffe	Mackay	4740	Australia	21/07/2026
Megan Breuer	Devereux Creek	4753	Australia	21/07/2026
Greg Milne	Gargett	4741	Australia	21/07/2026
Maddison Lote	Marian	4753	Australia	21/07/2026
Bec launer	Mackay	4740	Australia	21/07/2026
William Slade	Marian	4753	Australia	21/07/2026
Sarah Rosier	Walkerston	4160	Australia	21/07/2026
Ryley Heathwood	Marian	4753	Australia	21/07/2026
Camille Eyre	North Mackay	4740	Australia	21/07/2026
Emily brew	Melbourne	3111	Australia	21/07/2026
Kylie Webster	Devereux creek	4753	Australia	21/07/2026
Regan Smith	Marian	4753	Australia	21/07/2026
Tanisha Jarman	Mackay	4740	Australia	21/07/2026
Emily Billington	Marian	4753	Australia	21/07/2026
Mitchell Gordon	Mackay	4740	Australia	21/07/2026
Kristina Loveday	Melbourne	3029	Australia	21/07/2026
Amanda Riley	Marian	4753	Australia	21/07/2026
Michelle Airey	MIRANI	4754	Australia	21/07/2026
Kacey Noy	Marian	4753	Australia	21/07/2026
Kerry Thomas	Marian	4753	Australia	21/07/2026

Name	City	Postal Code	Country	Signed On
Adam Rogers	Mackay	4740	Australia	21/07/2026
Kerrie Rogers	Mackay	4740	Australia	21/07/2026
Beth Sevil	Marian	4753	Australia	21/07/2026
Tracey Green	Mackay	4740	Australia	21/07/2026
Michelle Byrne	MARIAN	4753	Australia	21/07/2026
Chris Bracken	Mackay	4740	Australia	21/07/2026
Jess B	Marian	4753	Australia	21/07/2026
Ian MacDuff	Mirani	4754	Australia	21/07/2026
BettyAnn Ten-Dam	Marian	4753	Australia	21/07/2026
Ethan Grech	Brisbane	4000	Australia	21/07/2026
Tracey Oberle	Kuttabul	4741	Australia	21/07/2026
Trina Jansen	Brisbane	4000	Australia	21/07/2026
Ellen Fordyce	Marian	4753	Australia	21/07/2026
Damian Fordyce	Marian	4753	Australia	21/07/2026
Nyree Murphy	Bucasia	4750	Australia	21/07/2026
Brittany Wedemeyer	Marian	4753	Australia	21/07/2026
Tanya Booth	Marian	4753	Australia	21/07/2026
Helayne Wilkinson	Mirani	4745	Australia	21/07/2026
Oliver joyce	Devereux creek	4753	Australia	21/07/2026
Teresa Gorey	Marian	4753	Australia	21/07/2026
Glenise Ryan	Marian	4753	Australia	21/07/2026
Lynda Whiting	Mirani	4754	Australia	21/07/2026
Candice Williams	Mirani	4754	Australia	21/07/2026
Patti Vella	Mackay	4740	Australia	21/07/2026
Geraldine Nahrung	Ball Bay	4741	Australia	21/07/2026
Stacey Neal	Marian	4753	Australia	21/07/2026
Trista Zammit	Marian	4753	Australia	21/07/2026
Therese neal	Cootharaba	4565	Australia	21/07/2026
Margaret McGowan	Townsville	4814	Australia	21/07/2026
Ellen Evers	Mackay	4740	Australia	21/07/2026
Karen Duggan	Hampden	4741	Australia	21/07/2026
Naomi Bezuidenhout	Kuttabul	4741	Australia	21/07/2026
Linda Frey	Mackay	4740	Australia	21/07/2026
Anita Evers	Dows Creek	4754	Australia	21/07/2026
Alexander Dawson	Mackay	4740	Australia	21/07/2026
Ruth Leahy	Mackay	4740	Australia	21/07/2026
Kay Kelly	Brisbane	4066	Australia	21/07/2026
Anne Crowley	Balnagowan	4740	Australia	21/07/2026
Sarah Pratten	Mackay	4740	Australia	21/07/2026
Jessica Stennett	North Mackay	4740	Australia	21/07/2026
Pam Grey	Marian	4753	Australia	21/07/2026
Kyle Borg	12 hampden	4741	Australia	21/07/2026
Anthony Bartsch	Adelaide	5085	Australia	21/07/2026
shannon Beeston	Mackay	4740	Australia	21/07/2026
Helena Child	Marian	4753	Australia	21/07/2026
Braydon Wishart	Marian	4753	Australia	21/07/2026
Megan Henderson	Brisbane	4000	Australia	21/07/2026

Name	City	Postal Code	Country	Signed On
Michelle Nightingale	Marian	4753	Australia	21/07/2026
Debbie Brammer	Mackay	4740	Australia	21/07/2026
Beth Madden	Mackay	4740	Australia	21/07/2026
Scott Graham	Markay	4753	Australia	21/07/2026
Letisha Burgess	Marian	4753	Australia	21/07/2026
joshua kempin	Marian	4753	Australia	21/07/2026
Wade Phillips brown	Mackay	4740	Australia	21/07/2026
Caitlin Rogers	Golden Beach	4551	Australia	21/07/2026
Kailee Potter	Brisbane	4740	Australia	21/07/2026
Cheryl Whitmore	Mackay	4751	Australia	21/07/2026
Michael Lewer	Brisbane	4000	Australia	21/07/2026
Susan Shew	Pinnacle	4741	Australia	21/07/2026
Shelley Hislop	Brisbane	4753	Australia	21/07/2026
Anita Hayson	Marian	4853	Australia	21/07/2026
Karen McGarity	Mirani	4754	Australia	21/07/2026
Leanne Featherstone	Marian	4753	Australia	21/07/2026
Emma Maczkowiack	Marian	4753	Australia	21/07/2026
Bianca Wishart	Brisbane	4300	Australia	21/07/2026
Poppy West			New Zealand	21/07/2026
Shian Black	North Eton	4741	Australia	21/07/2026
Ben Vonthien	Finch Hatton	4756	Australia	21/07/2026
Erin McCreedy	Hampden	4741	Australia	21/07/2026
Molly Wilson	Mackay	4750	Australia	21/07/2026
Sue Vonthien	Marian	40004753	Australia	21/07/2026
Peta Fry	Marian	4753	Australia	21/07/2026
Kim barnes	Marian	4853	Australia	21/07/2026
Ben Larsen	Pakenham	3810	Australia	21/07/2026
Natasha Jurgens	Mackay	4740	Australia	21/07/2026
Ruth-annette Tregea	Marian	4753	Australia	21/07/2026
Christine Pollard	Mackay	4741	Australia	21/07/2026
Lorraine Lowth	Finch Hatton	4209	Australia	21/07/2026
Michael Kiparoglou	Marian	4753	Australia	21/07/2026
Lyn Deguara	Brisbane	4510	Australia	21/07/2026
Corrie Akins	Bushland Beach	4818	Australia	21/07/2026
Luke Thomsen	Brisbane	4173	Australia	21/07/2026
Janet Dwyer	Mackay	4740	Australia	21/07/2026
DEBORAH MALLORY	Brisbane	4102	Australia	21/07/2026
Kristen Amos	Calen	4798	Australia	21/07/2026
Glenn Hunter	Caloundra	4551	Australia	21/07/2026
Carol Hughes	Mackay	4751	Australia	21/07/2026
Tara Parsons	Walkerston	4751	Australia	21/07/2026
Steven Dunstan	Marian	4753	Australia	21/07/2026
Alan Royle	Brisbane	4000	Australia	21/07/2026
Teghan Russell	Mackay	4740	Australia	21/07/2026
Tammy Hill	Marian	4753	Australia	21/07/2026
Robert Ellis	Brisbane	4000	Australia	21/07/2026
Luke Mitchell	Mackay	4040	Australia	21/07/2026

Name	City	Postal Code	Country	Signed On
Emma thomas	Marian	4753	Australia	21/07/2026
Louise Corry	Mackay	4740	Australia	21/07/2026
Graham Moohin	Mackay	4740	Australia	21/07/2026
Daniel Johnson	Marian	4753	Australia	21/07/2026
Judith Craig	Marian	4753	Australia	21/07/2026
Jessica Smith	Marian	4753	Australia	21/07/2026
Demelza Sinclair	Mia mia	4754	Australia	21/07/2026
Heather Hunter	Toolern Vale	3337	Australia	21/07/2026
Safire smith	Mackay	4740	Australia	21/07/2026
Majella Daley	Mackay	4740	Australia	21/07/2026
Jude Bramwell	Marian	4753	Australia	21/07/2026
Liz Nash	Owens Creek	4741	Australia	21/07/2026
Julie Tati	Blue Mountain	4737	Australia	21/07/2026
Nathan Daly	Pleystowe	4741	Australia	21/07/2026
Shirlee faint	Maryborough	4650	Australia	21/07/2026
Rebecca Dutton	Mackay	4740	Australia	21/07/2026
Iva Biggin	Sydney	2000	Australia	21/07/2026
Judy Stratford	Mount Pelion	4742	Australia	21/07/2026
Kym Hall	Marian	4753	Australia	21/07/2026
Kyal Mcleod	Mackay	4740	Australia	21/07/2026
dannii faint	Brisbane	4169	Australia	21/07/2026
Catrina Dawe	Townsville	4814	Australia	21/07/2026
Paula Gardner	Gargett	4741	Australia	21/07/2026
Fiona Erezuma	Townsville	4814	Australia	21/07/2026
Kasey Brown	Mackay	4000	Australia	21/07/2026
Antoinette Muscat	Kuttabul	4741	Australia	21/07/2026
David Ellwood	Brisbane	4000	Australia	21/07/2026
Corenne Jonas	Brisbane	4000	Australia	21/07/2026
Jasmin Cortis	Mackay	4740	Australia	21/07/2026
Noeleen Wheeler	Marian	4753	Australia	21/07/2026
Elizabeth Dent	East Mackay	4740	Australia	21/07/2026
Bailley Zunker	Mackay	4740	Australia	21/07/2026
Rebeca Senini	Mount Ossa	4741	Australia	21/07/2026
Carly Avery	Mount Pleasant	4740	Australia	21/07/2026
Chloe Leeson	Mackay	4740	Australia	21/07/2026
Jamie-L Harding	Marian	4753	Australia	21/07/2026
Brendan Smith	Marian	4753	Australia	21/07/2026
Linda Groark	Mackay	4753	Australia	21/07/2026
Casey Cronin	Mackay	4740	Australia	21/07/2026
Rhonda Menkins	Marian	4753	Australia	21/07/2026
David Ryan	Marian	4753	Australia	21/07/2026
Lisa birnie	Brisbane	4005	Australia	21/07/2026
Sandra Stayt	Mackay	4000	Australia	21/07/2026
Helen Pastega	Marian	4753	Australia	21/07/2026
Erin rickman	Mackay	4740	Australia	21/07/2026
Rob Byrne	Marian	4753	Australia	21/07/2026
Harley Schofield	Marian	4000	Australia	21/07/2026

Name	City	Postal Code	Country	Signed On
Angie Norman	Brisbane	4000	Australia	21/07/2026
Nikki Sutton	Mackay	4740	Australia	21/07/2026
Fiona Mcintosh	Caloundra	4551	Australia	21/07/2026
Daniel Doyle	Marian	4753	Australia	21/07/2026
Gary Barnsley	Gladstone	4	Australia	21/07/2026
Blair Roberts	Brisbane	4000	Australia	21/07/2026
Maria Said	Marian	4753	Australia	21/07/2026
Fee Gleadhill	Marian	4753	Australia	21/07/2026
Tammy Kaddatz	Mackay	4740	Australia	21/07/2026
Michela Lewer	Finch Hatton	4756	Australia	21/07/2026
Sharon Anderson	Mirani	4754	Australia	21/07/2026
Jo-Anne Lewer	Finch Hatton	4756	Australia	21/07/2026
Jane McLean	Mackay	4740	Australia	21/07/2026
Logan Scott	Brisbane	4000	Australia	21/07/2026
Gail Buckingham	Brisbane	4000	Australia	21/07/2026
Dan Mcnab	Finch hatton	4576	Australia	21/07/2026
Riley Connolly	Walkerston	4000	Australia	21/07/2026
Cindy Bagley	Glenella	4740	Australia	21/07/2026
Mitchell maxwell	Marian	4753	Australia	21/07/2026
Jake McGowan	West Mackay	4740	Australia	21/07/2026
Angela Mitchell	Mirani	4152	Australia	21/07/2026
Bree Lou	Mackay	4740	Australia	21/07/2026
Melissa Evers	Sandiford	4740	Australia	21/07/2026
Janelle Jenner	Dows Creek	4754	Australia	21/07/2026
Carenza Little	Balmoral	4171	Australia	21/07/2026
Robert Duncan	Marian	4753	Australia	21/07/2026
Courtney Nipperess	Mackay	4740	Australia	21/07/2026
Leotah Mooney	Mackay	4740	Australia	21/07/2026
J Glover	Oakleigh	3166	Australia	21/07/2026
Jo Patterson	Townsville	4814	Australia	21/07/2026
Emily Wilks	Finch Hatton	4756	Australia	21/07/2026
Chris Barfield	Mackay	4741	Australia	21/07/2026
Jennifer Hansen	Marian	4753	Australia	21/07/2026
Michelle Tickle	Mackay	4740	Australia	21/07/2026
Maggie Deller	Mackay	4740	Australia	21/07/2026
Jared Stanley	Marian	4753	Australia	21/07/2026
Elise Davey	West Mackay	4740	Australia	21/07/2026
James Usback	Brisbane	4118	Australia	21/07/2026
Georgie Neil	Mackay	4740	Australia	21/07/2026
Danica King	Marian	4751	Australia	21/07/2026
Tammy Waerea	Glenden	4743	Australia	21/07/2026
unna ryan	Brisbane	4127	Australia	21/07/2026
Maree Halstead	Marian	4753	Australia	21/07/2026
Gabrielle Peters	Marian	4753	Australia	21/07/2026
Felicity Harvey	Marian	4753	Australia	21/07/2026
John Octrin	Marian	4753	Australia	21/07/2026
Jessica Nyenuh	Mackay	4740	Australia	21/07/2026

Name	City	Postal Code	Country	Signed On
Jan Burling	Pinnacle	4741	Australia	21/07/2026
David Mogford	Mackay	4740	Australia	21/07/2026
Kaden Tindall	Mackay	4740	Australia	21/07/2026
Chris cunningham	Finch hatton	4756	Australia	21/07/2026
Jennah Whiting	Mirani	4754	Australia	21/07/2026
Jess Rasmussen	Mia Mia	4754	Australia	21/07/2026
Andrew Rogers	Marian	4740	Australia	21/07/2026
Clinton bloodsworth	Mackay	4740	Australia	21/07/2026
Adam Rolls	Mackay	4740	Australia	21/07/2026
Jazmyn Nongsra	Moranbah	4744	Australia	21/07/2026
Deborah Wilson	Yalboroo	4741	Australia	21/07/2026
Sonia goody	Marian	4814	Australia	21/07/2026
Paul Ebert	North Mackay	4750	Australia	21/07/2026
Kylie Cox	Pleystowe	4741	Australia	21/07/2026
Sarah Dunn	Mackay	4740	Australia	21/07/2026
Nat vonthien	Finch Hatton	4756	Australia	21/07/2026
Jody Tudehope	Marian	4753	Australia	21/07/2026
Mitchell harding	Sarina	4737	Australia	21/07/2026
Megan E	Brisbane	4000	Australia	21/07/2026
Andrew Wallace	Oxley	40ut	Australia	21/07/2026
Anne Lette	Alexandra. Mackay	4740	Australia	21/07/2026
Donna Helps	Marian	4753	Australia	21/07/2026
Jenna Stedman	Marian	4753	Australia	21/07/2026
Ronald Tenni	Marian	4753	Australia	21/07/2026
David sanfilippo	Walkerston	4000	Australia	21/07/2026
Claire Cook	Eton	4741	Australia	21/07/2026
Jacinta Jacinta	Marian	4753	Australia	21/07/2026
Duncan Wallace	Mackay	4740	Australia	21/07/2026
Kevin BURGESS	MARIAN	4753	Australia	21/07/2026
Simon Wallace	QLD	4122	Australia	21/07/2026
Renie Amos	Brisbane	4101	Australia	21/07/2026
Roslyn Campbell	Brisbane	4006	Australia	21/07/2026
Deb pearson	Mackay	4740	Australia	21/07/2026
Wayne Brunette	Mackay	4740	Australia	21/07/2026
Jai Gurr	Mackay	4740	Australia	21/07/2026
Alyson Hanly	Pioneer Valley	4754	Australia	21/07/2026
Troy Crawford	Marian	4753	Australia	21/07/2026
Tigerlily Hayward		2196	Australia	21/07/2026
Chrissy Blatch	Clermont	4721	Australia	21/07/2026
Cameron Plumpton	Mackay	4740	Australia	22/07/2026
Lillianna Austin	Darwin	812	Australia	22/07/2026
Mel Ellul	Mackay	4740	Australia	22/07/2026
aathi ...			Australia	22/07/2026
georgie usher ⍰⍰	mirani	4754	Australia	22/07/2026
Phillip Wright	Mackay	4701	Australia	22/07/2026
Kyran Hayward	Marian	4753	Australia	22/07/2026
Mark Whelan	North Mackay	4740	Australia	22/07/2026

Name	City	Postal Code	Country	Signed On
Tiarny Bourke	Queensland	4756	Australia	22/07/2026
Kirsten Beck	Marian	4814	Australia	22/07/2026
Cerys Bowen	Sarina	4737	Australia	22/07/2026
kazra stephenson	Spring Bluff	4352	Australia	22/07/2026
Ange Nixon	Mackay	4740	Australia	22/07/2026
Darrell Foote	Adelaide	5033	Australia	22/07/2026
Natasha Hayward	Marian	4753	Australia	22/07/2026
Larrissa Matheson	Walkerston	4751	Australia	22/07/2026
Kristin Hetherington	Marian	4753	Australia	22/07/2026
George Blines	West Mackay	4740	Australia	22/07/2026
Zeb Russell	Mackay	4152	Australia	22/07/2026
Leonie Lovell	Airlie Beach	4802	Australia	22/07/2026
Gwen McCall	Mackay	4740	Australia	22/07/2026
Lisa Harding	Redbank	4301	Australia	22/07/2026
Melissa McGuiness	MACKAY	4740	Australia	22/07/2026
Sara burgess	Mackay	4753	Australia	22/07/2026
Liam Shaun	Mackay	4740	Australia	22/07/2026
Emma Kuszewski	Mackay	4740	Australia	22/07/2026
Sue Dawson	Perth	6000	Australia	22/07/2026
Lisa Pratt	Marian	4753	Australia	22/07/2026
Annette Medway	Mirani	4754	Australia	22/07/2026
Katrina Fry	Dumbleton	4740	Australia	22/07/2026
Vivien Moschino	Mackay	4740	Australia	22/07/2026
Teah vandersee	Marian	4753	Australia	22/07/2026
Bonny Thompson	Slade Point	4740	Australia	22/07/2026
William Reid	Gold Coast	4216	Australia	22/07/2026
Sammy Jo Hansen	Marian	4753	Australia	22/07/2026
Rachael McGuire	Marian	4753	Australia	22/07/2026
Maddison Wynne	Mackay	4740	Australia	22/07/2026
Bron Griffiths	Mackay	4740	Australia	22/07/2026
Anthony Mealy	Mackay	4740	Australia	22/07/2026
Andrew stibilj	Townsville	4814	Australia	22/07/2026
Paul Dixon	Mackay	4740	Australia	22/07/2026
Carl Stibilj	Wangaratta	3677	Australia	22/07/2026
Juanita Fraser	HAMPDEN	4741	Australia	22/07/2026
Daniel Rostirolla	Marian	4000	Australia	22/07/2026
Orien Duffy	Newport	4020	Australia	22/07/2026
Leandah Shapland	Mackay	4749	Australia	22/07/2026
Craig Sommerfeld	Mackay	4740	Australia	22/07/2026
Helen Pike Pike	Airlie beach	4802	Australia	22/07/2026
Joanne Sinclair	Gladstone	4680	Australia	22/07/2026
Rachel schmidt	Marian	4753	Australia	22/07/2026
Mick Handley	West Mackay	4740	Australia	22/07/2026
Gary Black	Marian	4753	Australia	22/07/2026
Barry Fraser	Brisbane	4000	Australia	22/07/2026
James Feenaghty	Mount Charlton	4741	Australia	22/07/2026
Amilia Wallace	Sydney	2204	Australia	22/07/2026

Name	City	Postal Code	Country	Signed On
Kim Briggs	Mackay	4740	Australia	22/07/2026
Leslie Amos	Airlie beach	3000	Australia	22/07/2026
Janene Lawless	Marian	4753	Australia	22/07/2026
Melinda Mason	Mackay	4740	Australia	22/07/2026
Sandra L'Estrange	Marian	4753	Australia	22/07/2026
Erin Burgess	Marian	4753	Australia	22/07/2026
Dave Penman	Brisbane	4305	Australia	22/07/2026
Karen Rogers	Andergrove	4000	Australia	22/07/2026
Jessica Hamelink	Benholme	4754	Australia	22/07/2026
Brian Osborn	Mackay	4740	Australia	22/07/2026
David Hughes	West Mackay	4740	Australia	22/07/2026
Angela Fussell	Hampden	4741	Australia	22/07/2026
Alyth Tweedie	FINCH HATTON	4756	Australia	22/07/2026
John Aberdeen	Mackay	4740	Australia	22/07/2026
Luke Pohlmann	Marian	4753	Australia	22/07/2026
Dan Beownsey	Mackay	4740	Australia	22/07/2026
Jacinta Rogers	Mackay	4740	Australia	22/07/2026
Alistair Grant	Mackay	4740	Australia	22/07/2026
Cindy zammit	Brisbane	4061	Australia	22/07/2026
Elizabeth Micallef	Marian	48144753 o	Australia	22/07/2026
Rabea Riess	Darwin	800	Australia	22/07/2026
Michele Bourke	Mirani	4754	Australia	22/07/2026
Anna Wishart	Mackay	4740	Australia	22/07/2026
Eileen Crichton	Mount Pleasant	4740	Australia	22/07/2026
Isabeu Micallef	Mackay	4754	Australia	22/07/2026
Amy Hancock		4740	Australia	22/07/2026
Anna Schmidt	Eton	4741	Australia	22/07/2026
Adele Marshall	Mackay	4740	Australia	22/07/2026
Jason Hoffman	Brisbane	4152	Australia	22/07/2026
krystal win	Perth	6112	Australia	22/07/2026
Kim Saron	Mackay	4740	Australia	22/07/2026
carole davis	Eimeo	4740	Australia	22/07/2026
coralee kelly	Port Lincoln	5606	Australia	22/07/2026
Denise hill	Brisbane	4000	Australia	22/07/2026
Judith Johnson	Mackay	4740	Australia	22/07/2026
Courtney Mealy	Mackay	4740	Australia	22/07/2026
Blair hill	Townsville	4814	Australia	22/07/2026
LORRAINE CRICKITT nee Tolche	Andergrove	4740	Australia	22/07/2026
Natha Doolan	Mackay	4741	Australia	22/07/2026
Ella Maesepp	Katanning	6317	Australia	22/07/2026
Dolores Venables	Mackay	4741	Australia	22/07/2026
Naidine Wadd	Mackay	4740	Australia	22/07/2026
Lyn Keehn	Devereux Creek	4753	Australia	22/07/2026
Deb Rae	Mackay	4740	Australia	22/07/2026
Troy Paul	Mirani	4754	Australia	22/07/2026
Jennifer Burow	Mackay	4740	Australia	22/07/2026
Teegan Paul	Gargett	4741	Australia	22/07/2026

Name	City	Postal Code	Country	Signed On
Grace Storer	Eungella	4757	Australia	22/07/2026
Kate Clerc	Shoal Pt	4750	Australia	22/07/2026
Justin Walz	Ooralea	4740	Australia	22/07/2026
Sharon Lewer	Bundaberg	4670	Australia	22/07/2026
Tonisha Borg	Marian	4753	Australia	22/07/2026
Phoenix Pixel	Sydney	2085	Australia	22/07/2026
Tanisha Wakefield	Andergrove	4740	Australia	22/07/2026
belinda No	Kuttabul	4741	Australia	22/07/2026
Bob Holzheimer		4342	Australia	22/07/2026
Sonja Ott	Finch Hatton	4756	Australia	22/07/2026
Margaret Kemmerer	Mackay	4740	Australia	22/07/2026
Denise Norder	Cannonvale	4802	Australia	22/07/2026
Kim Walters	Mnt Ossa	4741	Australia	22/07/2026
Anna Husband	Wynnum west	4178	Australia	22/07/2026
Leah Belzer	Brisbane	4000	Australia	22/07/2026
Roslyn Leo	North Mackay	4740	Australia	22/07/2026
Nigel Woodley	Marian	4753	Australia	22/07/2026
Emma walshaw	Mackay	4740	Australia	22/07/2026
Elle bracken	Mackay	4740	Australia	22/07/2026
Ann Henaway	Brisbane	4120	Australia	22/07/2026
Lesley Dunn	Mackay	4740	Australia	22/07/2026
Tia Flohr	Mackay	4740	Australia	22/07/2026
Toni moore	Mackay	4740	Australia	22/07/2026
Juanita Adamson	Mackay	4740	Australia	22/07/2026
Sue Wealands	Mt Ossa	4170	Australia	22/07/2026
Kylie hickey	Mackay	4740	Australia	22/07/2026
Heather Harmer	Upper Coomera	4209	Australia	22/07/2026
Ken Saville	Brisbane	4000	Australia	22/07/2026
Ken Saville	Brisbane	4000	Australia	22/07/2026
Saskia von Fahland	Oakenden	4741	Australia	22/07/2026
Rhonda Brown	Kuttabul	4741	Australia	22/07/2026
Jo Rudall	Mackay	4121	Australia	22/07/2026
Salley Waring	Mackay	4740	Australia	22/07/2026
Brody Kelloway	Marian	4753	Australia	22/07/2026
Brock Roots	Marian	4753	Australia	22/07/2026
James Tully	Mackay	4740	Australia	22/07/2026
Debra Kelloway	Marian	4753	Australia	22/07/2026
Keri Rooney	Sydney	2000	Australia	22/07/2026
Veronica Samuelsen	Brisbane	4000	Australia	22/07/2026
Leigh Bussey	Marian	4753	Australia	22/07/2026
Jenelle Schembri	Mackay	4741	Australia	22/07/2026
Kylie Munns	Mackay	4740	Australia	23/07/2026
Samantha Caporn	Mackay	4740	Australia	23/07/2026
Elissa Harris	Owens Creek	4741	Australia	23/07/2026
Tashia Kelloway	Marian	4753	Australia	23/07/2026
Orson Elliott	Darwin	800	Australia	23/07/2026
Diane Kennedy	Mt Charlton	4740	Australia	23/07/2026

Name	City	Postal Code	Country	Signed On
Joanne CAPEWELL	Mackay	4740	Australia	23/07/2026
Mia sammut-landt	Mackay	4740	Australia	23/07/2026
Dane Bampton	Mackay	4740	Australia	23/07/2026
angelina han	Sydney	2031	Australia	23/07/2026
Sherie G		2536	Australia	23/07/2026
Peter Casey			Singapore	23/07/2026
Sarah Stamp	Finch Hatton	4756	Australia	23/07/2026
Glenda Brown	Brisbane	4000	Australia	23/07/2026
Maddison stamp	Brisbane	4000	Australia	23/07/2026
Katrina fawcett	Alice springs	870	Australia	23/07/2026
Fiona Flohr	Mackay	4740	Australia	23/07/2026
Thomas Wendt	Bucasia	4750	United Kingdom	23/07/2026
JILL WADDINGTON	Brisbane	4754	Australia	23/07/2026
Samantha Mellross	Sydney	2000	Australia	23/07/2026
john cunningham	Brisbane	4000	Australia	23/07/2026
Chloe s			Australia	23/07/2026
Kate Eales	Brisbane	4121	Australia	23/07/2026
S Caporn	Mackay	4740	Australia	23/07/2026
Toni Chiverton	Mackay	4740	Australia	23/07/2026
Mikayla Reid	Mackay	4740	Australia	23/07/2026
John perschel	Mackay	4740	Australia	23/07/2026
Gavin Thomas	Mackay	4740	Australia	23/07/2026
Margaret Birch	Mackay	4740	Australia	23/07/2026
Shirley Hall	Gargett	4741	Australia	23/07/2026
chelsea andrew	Brisbane	4000	Australia	23/07/2026
Dianne Rasmussen	Brisbane	4169	Australia	23/07/2026
Karen DeMerlo	Brisbane	4000	Australia	23/07/2026
Vicki Fadden	Mackay	4740	Australia	23/07/2026
Thomas Barfield	Brisbane	4000	Australia	23/07/2026
Renee Huntley	Beaconsfield	4740	Australia	23/07/2026
Val . Mc Grath	Brisbane	4006	Australia	23/07/2026
Loredana De Maria	Sydney	2127	Australia	23/07/2026
clare Hopper	Brisbane	4165	Australia	23/07/2026
Maxine Sam	Mackay	4751	Australia	23/07/2026
Stephanie Robinson	Marian	4753	Australia	23/07/2026
Nancy Bugeja	Mackay	4740	Australia	23/07/2026
Sue Anderson	Sarina beach	4737	Australia	23/07/2026
Georgia Parker	Mirani	4754	Australia	23/07/2026
Lucas Vidler	Mackay	4753	Australia	23/07/2026
Kay Redman	Mackay	4740	Australia	23/07/2026
Lee Desailly	Cairns	4870	Australia	23/07/2026
Kristy Harrison	Marian	4753	Australia	23/07/2026
DIANA BARFIELD	Pleystowe	4741	Australia	23/07/2026
Lisa Roebig Holmes	Finch Hatton	4756	Australia	23/07/2026
Angus Munro	Ouyen	3490	Australia	23/07/2026
Louise Ballard	Hampden	4741	Australia	23/07/2026
Mick Smith	Mackay	4740	Australia	23/07/2026

Name	City	Postal Code	Country	Signed On
Jaime Newborn	Rural View	4740	Australia	23/07/2026
Sian Aitken	Arana Hills	4054	Australia	23/07/2026
Amanda Madsen	Mackay	4740	Australia	23/07/2026
Karen Stivala	Walkerston	4751	Australia	23/07/2026
Kaio Te Miha	Layton	84040	United States	23/07/2026
Rosemerry Paidley	Blacks Beach	4740	Australia	23/07/2026
Anthony Azzopardi	Mackay	4740	Australia	23/07/2026
Luke Hargreaves	Bowen	4122	Australia	23/07/2026
Lauren connor	Mackay	4740	Australia	23/07/2026
ann marie	Adelaide	5085	Australia	23/07/2026
Dorothy McLean	Mackay	4740	Australia	23/07/2026
India MacPhee	Mackay	4749	Australia	24/07/2026
Shirley Schubert	Mackay	4740	Australia	24/07/2026
Kath Bashforth	Mackay	4740	Australia	24/07/2026
Joshua Smith		4740	Australia	24/07/2026
James Falzon	Shoal Point	4750	Australia	24/07/2026
Kellie Galletly		4740	Australia	24/07/2026
Linda Petersen	Sarina beach	4000	Australia	24/07/2026
Jeannette Nedoma	Mackay	4740	Australia	24/07/2026
Cyrus Vudrag	Cairns	4869	Australia	24/07/2026
Ron Behnke	Mackay	4740	Australia	24/07/2026
Rayce Rogers	Mackay	4740	Australia	24/07/2026
Melissa Young	Mackay	4740	Australia	24/07/2026
Tracey Marwood	Mackay	4740	Australia	24/07/2026
Kassandra Adams	Mirani	4754	Australia	24/07/2026
Sean stander	Mackay	4740	Australia	24/07/2026
Steve Sichter	Sarina	4737	Australia	24/07/2026
Sabina Williams	Sydney	2067	Australia	24/07/2026
CHLOE GULUGAROVSKI	SYDNEY		Australia	24/07/2026
Angela Head	Walkerston	4751	Australia	24/07/2026
Lucy Wighton	Mackay	4740	Australia	24/07/2026
Kyle Noy	Mackay	4740	Australia	24/07/2026
Norman Stanley			Australia	24/07/2026
Stewart Fadden	Walkerston	4751	Australia	24/07/2026
Alison Cox	Hampden	4741	Australia	24/07/2026
Deonie Lenahan	Marian	4753	Australia	24/07/2026
Darla dutton	Marian	4753	Australia	24/07/2026
Rod Austin	Melbourne	3079	Australia	24/07/2026
Emma Williamson	Mount Martin	4754	Australia	24/07/2026
Ashley Daly	Netherdale	4756	Australia	24/07/2026
Lauren Dillon	Mackay	4000	Australia	24/07/2026
Gordon Smith	Mackay QLD	4740	Australia	24/07/2026
Jaye Singer	MAROOCHYDORE	4558	Australia	24/07/2026
Yohanna Uhlmann	Gold coast	2487	Australia	24/07/2026
JANENE ESPAGNE	MIRANI	4754	Australia	24/07/2026
wayne UHLMANN	Mackay	4740	Australia	24/07/2026
Michael Head	Walkerston	4751	Australia	24/07/2026

Name	City	Postal Code	Country	Signed On
Karen Jordan	Bunyip	3815	Australia	24/07/2026
Jason Peoples	Walkerston	4751	Australia	24/07/2026
Melissa Nixon	Marian	4753	Australia	24/07/2026
Karen Walton	Marian	4753	Australia	24/07/2026
Sandra Field	Andergrove	4740	Australia	24/07/2026
Kylie Pearse	Eimeo	4740	Australia	24/07/2026
Suzanne Watson	Marian	4753	Australia	24/07/2026
Denise Taylor	Brisbane	4121	Australia	24/07/2026
Natalie Lorraway	Brisbane	4000	Australia	24/07/2026
Breanna Abella	Sydney	2148	Australia	24/07/2026
Tim Ryle	Marian	4741	Australia	24/07/2026
Kelly Martin	Mackay	4740	Australia	24/07/2026
Lue Scarr	Brisbane	4000	Australia	24/07/2026
Cheryl Lillis	Melbourne	3101	Australia	24/07/2026
Nina KC	Sydney	2000	Australia	24/07/2026
Elizabeth Baxter	Marian		United Arab Emirates	24/07/2026
Brooke Robinson	Brisbane	4000	Australia	24/07/2026
Lionel McPhee	Marian	4753	Australia	24/07/2026
Glenda Brady	Mackay	4740	Australia	24/07/2026
Anna Shakespeare	Mackay	4740	Australia	24/07/2026
Paul Atkinson	Calen	4798	Australia	24/07/2026
Jack galea	Balnagowan	4740	Australia	24/07/2026
Sarah Farren-Price	Mackay	4740	Australia	24/07/2026
Courtney Pollard	Marian	4753	Australia	24/07/2026
Therese Nelson	Mackay	4740	Australia	24/07/2026
Ralana Burgess	Marian	4753	Australia	24/07/2026
Jessica Searles	Mackay	4740	Australia	24/07/2026
Leah Harris	Marian4753	42094753	Australia	24/07/2026
Kay Jackson	Seaforth	4741	Australia	24/07/2026
John Tindale	Mackay	4740	Australia	24/07/2026
Arlene Belzer	Mackay	4740	Australia	24/07/2026
Ryan Dunn	Calen	4000	Australia	25/07/2026
Brendan Swan	Marian	4753	Australia	25/07/2026
Ann Boully	LANG Lang	3987	Australia	25/07/2026
Miley Caporn	Mackay	4740	Australia	25/07/2026
Sally Irwin	Mackay	4740	Australia	25/07/2026
Anna Hill	Brisbane	4053	Australia	25/07/2026
Rob Chick	Benholme	4754	Australia	25/07/2026
Katrina McKinley	North Eton	4741	Australia	25/07/2026
coco chanel	smythes creek	3107	Australia	25/07/2026
Neil Brookes	Finch Hat	4756	Australia	25/07/2026
Rebecca Jansen	Townsville	4815	Australia	25/07/2026
Sarbjit kaur Kahlon		2145	Australia	25/07/2026
Chandra Roulston	Marian	4753	Australia	25/07/2026
Jeanette Stewart	East Mackay	4740	Australia	25/07/2026
Callum Ford	North Mackay	4740	Australia	25/07/2026
Raechel-Skye Wearne	Marian	4753	Australia	25/07/2026

Name	City	Postal Code	Country	Signed On
Richard Jackson	Old Bar NSW	2430	Australia	25/07/2026
Gary Penfold	Newmarket	4051	Australia	25/07/2026
Kenton Smith	Rural View	4740	Australia	25/07/2026
Rhonda Hill	Mackay	4740	Australia	25/07/2026
Vicki Brown	Mount Pleasant	4740	Australia	25/07/2026
Matthew Wheeler	Marian	4000	Australia	25/07/2026
Paula Creen	Mackay	4740	Australia	25/07/2026
Corey Probert	Marian	4753	Australia	25/07/2026
Daniela Grawerr	Mt Charlton	4121	Australia	25/07/2026
Laura Gardner	Mackay	4740	Australia	25/07/2026
Chloe cooper	Mirani	4754	Australia	25/07/2026
Kym Smiley	Marian	4753	Australia	25/07/2026
Rosa Cabrerizo	Hospitalet de Llobregat	8905	Spain	25/07/2026
Alarna Taylor	Mackay	2004740	Australia	25/07/2026
Katrina Danger	Marian	4753	Australia	25/07/2026
Darren Lenahan	Marian	4753	Australia	25/07/2026
Emma armstrong	Mackay	4740	Australia	25/07/2026
Vanessa Leeson	Brisbane	4000	Australia	26/07/2026
Red Ricketson	Swanhaven	2540	Australia	26/07/2026
Lauren Smith	Mackay	4740	Australia	26/07/2026
Mandy Tennent	Crediton	4757	Australia	26/07/2026
Saro Kelly	Cannonvale	4802	Australia	26/07/2026
Don Kiwat	Eimeo	4740	Australia	26/07/2026
Paul Hatherell	Mackay	4737	Australia	26/07/2026
Luke Buse	Brisbane	4101	Australia	26/07/2026
j w	Central Coast	2261	Australia	26/07/2026
Jessica Sorrensen	Walkerston	4751	Australia	26/07/2026
Gabriella Ford	Buffalo	14202	United States	26/07/2026
clayton sorrensen	Walkerston	4751	Australia	26/07/2026
Ivy Ferguson	Walkerston	4751	Australia	26/07/2026
Joel owen	Mackay	4740	Australia	26/07/2026
Wade Moohin	Mackay	4740	Australia	26/07/2026
Ethan Morthorpe	Sydney	2000	Australia	26/07/2026
Ana Kol	Slade Point	4740	Australia	26/07/2026
Gene Keegan	Marian	4753	Australia	26/07/2026
Michael Robson	Mackay	4753	Australia	26/07/2026
Cian Picker	Mackay	3740	Australia	26/07/2026
Irene Picker	Seaforth Qld	4741	Australia	26/07/2026
Sioban Bradley	Uki	2484	Australia	26/07/2026
Kiri picker	Brisbane	4116	Australia	26/07/2026
River M	Townsville	4812	Australia	26/07/2026
Nelly PRESTAT	Mouroux	77120	France	26/07/2026
Natarsha Steains	Mirani	4754	Australia	26/07/2026
Roxana Moya	Santiago		Chile	26/07/2026
Mathew Borg	Mackay	4740	Australia	26/07/2026
Ciana Nielsen	Mackay	4740	Australia	26/07/2026
Dannielle Da Silva	Punchbowl	2196	Australia	26/07/2026

Name	City	Postal Code	Country	Signed On
Mick M Beard	Mackay	4740	Australia	26/07/2026
Jess Alexander	Brisbane	4101	Australia	26/07/2026
Sharni Smith	Brisbane	4740	Australia	26/07/2026
Analía Caiazza	Rosario. Santa Fe	2000	Argentina	26/07/2026
Aune Lorents	Mount Jukes	4740	Australia	26/07/2026
Slade Jackholme	Calliope	4680	Australia	26/07/2026
Danni power	Marian	4753	Australia	27/07/2026
Andréa Branco	Sao Paulo		Brazil	27/07/2026
Shannon Whiteley	Bungalora	2486	Australia	27/07/2026
pauline wilkins	Walkerston	4751	Australia	27/07/2026
Aaron morrow	waikato		New Zealand	27/07/2026
Ryan Diefenbach	Mackay	4740	Australia	27/07/2026
Jess Jackholme	Gladstone	4680	Australia	27/07/2026
Susan Robke	Mount Martin	4754	Australia	27/07/2026
Samuel Tyson	Finch Hatton	4756	Australia	27/07/2026
Rhys Cornor	Dargaville		New Zealand	27/07/2026
Stephanie Sorrensen	Gladstone	4680	Australia	27/07/2026
Daphne Watson	Brisbane	4000	Australia	27/07/2026

12.2. RESPONSE TO PETITION - MARIAN MCDONALDS

Author Principal Major Development Planner (Lee Griffith)
Responsible Officer Director Planning, Growth & Sustainability (Aletta Nugent)
File Reference Petitions

Attachments
1. D A-2026-44 - Decision Notice [**12.2.1** - 224 pages]

Purpose

Council received a petition on 28 July 2026 raising objections to the proposed development application for a Food and Drink Outlet (McDonalds Restaurant) development application in Marian (DA-2026-44).

This report identifies the outcome in response to representations made in the petition for consideration by Council.

Related Parties

- Laura Yung - Principal Petitioner
- Listed petitioners
- Landowner: Peter Alessandro Patroni
- Applicant: Blackfriars Developments Pty Ltd
- Town Planning Consultant: Urbis Ltd
- Proposed Plans: GT Group Building Design
- Traffic Engineer: Lambert & Rehbein (SEQ) Pty Ltd
- Acoustic Engineer: MWA Environmental
- Ecological: Litoria Consulting
- Civil Engineering: Lambert & Rehbein (SEQ) Pty Ltd

Corporate Plan Linkage

Live and Visit

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

Background/Discussion

A petition was received by Council on 28 July 2026 and formally received at its 26 August 2026 Ordinary Meeting. The petition requests Council stop the proposed McDonald's from being built adjoining the Pioneer River. The petition is included as Attachment 1.

Development Application

A development application for a food and drink outlet was lodged with Council on 5 March 2026 on the site located at 230 Anzac Avenue, Marian. The site is zoned Mixed Use Zone (MX1 Precinct) where a food and drink outlet is code assessable. The site adjoins Anzac Avenue, which is a state controlled road and therefore was referred to the State Assessment Referral Agency (SARA). SARA approved the application with conditions on 30 June 2026.

The proposed development application was determined to be generally consistent with the relevant codes in the Mackay Region Planning Scheme and was approved on 31 July 2026. The Decision Notice (including conditions and approved plans) is included as Attachment 2.

Consultation and Communication

The development application was code assessable and therefore did not have a public notification period under the *Planning Act 2016*. Notwithstanding, whilst the application was under assessment, Council received 55 submissions and one petition, all against the development. Whilst not having a formal public notification period, Council officers considered and included the details of the submissions as part of the assessment. A summary of the matters raised in the submissions are provided below.

Matter raised Submissions	How matters were dealt with in reaching the Decision
Traffic, Parking and Road Safety Concerns were raised about the development impacting upon Anzac Avenue.	Anzac Avenue (Mackay-Eungella Road) is a state-controlled road, and the application was referred to the State Assessment Referral Agency (SARA), who approved the application, including all movements access, on 30 June 2026 subject to conditions decided by the State Government.
Impact on Residential Amenity Concerns were raised about the 24-hour operations of the development impacting nearby residents.	The applicant has submitted a Noise Impact Assessment that recommends the construction of a 2.2m high acoustic fence (with the material required to achieve 12.5kg/m²) along the eastern side boundary of the site to address the impacts of the development on the existing dwelling houses to the east of the subject site. Additionally, delivery from medium and larger trucks are not permitted to access the site between 10pm and 7am. A condition has been included requiring the recommendations of the Noise Impact Assessment to be implemented prior to commencement of use.
Community Health, Safety Concerns raised that the development's proximity to Marian State School may increase pedestrian safety risks and encourage greater fast-food consumption among school-aged children	SARA's conditions of approval issued on 30 June 2026 require that a pedestrian refuge be constructed on Anzac Avenue to provide for a safe crossing. The health impacts of the development are not a planning matter and unable to be considered under the Planning Act 2016.
Need, suitability and integration Concerns were raised about the need for the development, its potential impact on the nearby shopping centre and local businesses and does not provide an appropriate mix of residential and commercial uses.	An Economic Needs and Demand Assessment submitted with the application indicates there is sufficient local demand for the proposed food and drink outlet and that the use is not expected to detrimentally impact nearby centre activities or local businesses. The site is within the mixed use zone, which allows a range of residential and commercial uses, and the proposal does not prevent residential or other mixed use development occurring on the adjoining lot.
Impacts on the Pioneer River Concerns were raised about potential impacts on the Pioneer River's environmental and ecological values, including pollution risk and limited opportunities to overlook and enjoy the river.	The Ecological Assessment found the proposal is unlikely to have significant adverse impacts on the environmental and ecological values of the Pioneer River. Development is located outside the mapped waterway buffer, largely within previously cleared and disturbed areas, and incorporates retention and rehabilitation of the riparian corridor. Environmental management measures have been recommended to further protect water quality, riparian habitat and ecological connectivity. These are included in the conditions of approval.

Matter raised Submissions	How matters were dealt with in reaching the Decision
	A condition has been included on the approval requiring an outdoor eating area to be provided.

Communication with those who made submissions included a letter advising them of Council's decision to approve the development with conditions. The letter also included a link to Council's Connecting Mackay website, which provided relevant information about why Council was required to approve the development, including a series of frequently asked questions based on matters raised by the community.

Council also issued a media release to inform the broader community, beyond those who made submissions, about the decision and the reasons for approval.

Councillors were briefed in relation to this matter on 28 July 2026.

Resource Implications

There are no resource implications for Council associated with this petition.

Risk Management Implications

There is a risk that an appeal could be lodged by the applicant against Council's decision on the development application. This would give rise to cost implications, as Council would be required to participate in any appeal proceedings. However, given Council has now approved the application with conditions, the appeal from the applicant would be limited to matters relating to the conditions.

As the development application is code assessable, Council is limited to the considerations it can take into account in assessing the application. The petition is not a matter that Council can take into account in deciding the development application. Further, as the application was code assessable, those that made submissions were not afforded appeal rights under the *Planning Act 2016*.

Conclusion

The request outlined in the petition is that Council refuse development application DA-2026-44 for the Food and Drink Outlet (McDonalds Restaurant) at 213 Anzac Avenue, Marian.

A decision on the application was required to be made by 4 August 2026. The application was found to generally comply with the relevant assessment benchmarks for a code assessable application, and the application was approved under delegation on 31 July 2026.

Officer's Recommendation

THAT Council notes that the Development Application meets the requirements of the Mackay Region Planning Scheme and has now been decided (approved) in accordance with the Planning Scheme and the *Planning Act 2016*.

FURTHER THAT the Principal Petitioner be advised of Council's decision.

OUR REF: DA-2026-44
YOUR REF: P0063403

6 August 2026

Blackfriars Developments Pty Ltd
C/- URBIS LTD
LEVEL 32
300 George St
BRISBANE QLD 4000

Sent via email: rgumina@urbis.com.au
Cc: MIWSARA@dsdilgp.qld.gov.au

Dear Reuben,

DECISION NOTICE

Planning Act 2016

Application Number:	DA-2026-44
Proposal:	Material Change of Use - Development Permit for Food and Drink Outlet
Address:	230 Anzac Avenue, MARIAN QLD 4753
Property Description:	Lot 68 on RP702170

Please be advised that on the 31 July 2026, the above development application was approved by Council's Delegate, as the Assessment Manager, subject to conditions.

The development allowed by this approval must be carried out in accordance with the attached decision package:

1) Decision Notice
2) Assessment Manager Conditions
3) Approved Plans
4) Referral Agency Response
5) Statement of Reasons
6) Notice to Commence Use
7) Infrastructure Charges Notice
8) Appeal Rights

ENQUIRIES

Should you have any enquiries in relation to this correspondence, please contact the Assessing Officer Lee Griffith on (07) 4961 9087 or Lee.Griffith@mackay.qld.gov.au.

Yours sincerely,

Signed by:
Lee Griffith
29B112750E94457...

Coordinator Development Planning

1300 MACKAY (622 529)
council@mackay.qld.gov.au
Civic Precinct, Gordon Street
PO Box 41 Mackay, QLD 4740, Australia
mackay.qld.gov.au
ABN 56 240 712 069

DECISION NOTICE
Planning Act 2016

DECISION NOTICE

Application Number:	DA-2026-44
Proposal:	Material Change of Use - Development Permit for Food and Drink Outlet
Decision Date:	31 July 2026

Applicant Details	
Name:	Blackfriars Developments Pty Ltd
Postal Address:	C/- URBIS LTD LEVEL 32 300 George St, BRISBANE QLD 4000

Property Details	
Address:	230 Anzac Avenue, MARIAN QLD 4753
Property Description	Lot 68 on RP702170

Decision Details	
Development Approval:	Material Change of Use – Development Permit
Assessment Benchmarks:	*State Planning Policy July 2017* – Water Quality *Mackay Region Planning Scheme 2017 Version 4.1* – Biodiversity overlay code Extractive resources and high impact activities Overlay code Flood and coastal hazards overlay code Landscape character and image corridor overlay code Landslide hazard overlay code Marian centre local plan code Mixed use zone code Centre activities code General development requirements code Healthy waters code Local Government Infrastructure Plan
Level of Assessment:	Assessable Development – Code Assessment
Decision:	Approved in full, subject to conditions
Conditions:	The conditions relevant to this decision are enclosed within this notice. These conditions are clearly identified to indicate whether the Assessment Manager or a Referral Agency imposed them.
Referral Agencies:	State Assessment and Referral Agency (SARA) MIWSARA@dsdilgp.qld.gov.au
Submissions:	Not Applicable

DECISION NOTICE
Planning Act 2016

Superseded Planning Scheme:	Not Applicable
Variation Approval:	Not Applicable
Currency Period of Approval:	The standard currency period stated in s85 of the *Planning Act 2016* applies to each aspect of development in this approval, if not stated in the conditions of approval enclosed.
Rights of Appeal:	The rights of Applicant to appeal to a tribunal or the Planning and Environment Court against a decision about a development application are set out in chapter 6, part 1 of the *Planning Act 2016*. For particular applications, there may also be a right to make an application for a declaration by a tribunal (see chapter 6, part 2 of the *Planning Act 2016*). A copy of the relevant appeal provisions are enclosed.

Further Approvals Required	
Operational Works Development Permit	Civil Works
Construction Operational Works	Civil Works
Minor Works Permit	Not Applicable
Other Development Permits	1) Building Works 2) Plumbing and Drainage Works

ASSESSMENT MANAGER CONDITIONS

Approved Plan(s) and Document(s)

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

Plan/ Document Name	Drawing Number	Prepared by	Date
Cover Sheet (marked up in red by MRC)	A000 Issue D	GT Group Building Design	-
3D Views 1 of 2 (marked up in red by MRC)	A001 Issue D	GT Group Building Design	12.05.2026
3D Views 2 of 2 (marked up in red by MRC)	A002 Issue D	GT Group Building Design	12.05.2026
Existing Site Plan	A061 Issue B	GT Group Building Design	12.05.2026
Proposed Site Plan (marked up in red by MRC)	A062 Issue D	GT Group Building Design	12.05.2026
COD Unit Details	A082 Issue D	GT Group Building Design	12.05.2026
Proposed Floor Plan (marked up in red by MRC)	A101 Issue D	GT Group Building Design	12.05.2026
Front & Side Building Elevations (marked up in red by MRC)	A201 Issue D	GT Group Building Design	12.05.2026
Drive Thru & Rear Elevations (marked up in red by MRC)	A202 Issue D	GT Group Building Design	12.05.2026
Finishes Schedule	A205 Issue D	GT Group Building Design	12.05.2026
Ecological Assessment	Version 1.0	Litoria Consulting	05.03.2026

Plan(s) and/or Document(s) to be Amended

Plan/ Document Name	Job Number	Prepared by	Date
Noise Impact Assessment – Proposed Food and Drink Outlet – 230 Anzac Avenue, Marian	26017	MWA Environmental	05/03/2026
Stormwater Management Plan	B25445CR002 Rev. B	L+R	23/02/2026

ASSESSMENT MANAGER CONDITIONS
Planning Act 2016

Condition		Timing
1)	**Carry Out the Approved Development** Carry out the approved development generally in accordance with the approved plan(s) and document(s), and the following: a) The specifications, facts and circumstances as set out in the development application submitted to Council, including recommendations and findings confirmed within technical reports; and b) The below conditions of approval and the requirements of Council's Planning Scheme and the relevant Planning Scheme Policies; and c) 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; and d) Except where modified by these conditions of approval.	At all times.
2)	**Amended Plan(s) and/or Document(s) Required** a) Submit an amended Noise Impact Assessment incorporating the following: i) The final approved layout plan; and ii) An amended noise assessment that assesses the likely noise impacts on nearby sensitive receivers, identifies any required mitigation measures and recommendations; and iii) As the final approved layout plan contains speaker boxes moved further west, confirms whether a temporary acoustic wall is required along the western boundary until such time as the remaining Mixed use zoned land to the west is developed. b) Submit plans for approval incorporating the following: i) Amended architectural plans showing additional material or articulation on the buildings south-west corner. The amended plans are to avoid the largely blank wall and should consider using a combination of awning(s), façade treatment, alternate colour and artwork/mural that reflects and celebrates the Pioneer Valley; and ii) Outdoor eating area containing table and chairs located upon the sealed area adjacent to the Party Room in the north-east corner; and iii) Detailed acoustic barrier plans that demonstrate design elements, materials and articulation (when viewed from the subject site and adjoining properties) to improve visual amenity to adjoining dwellings; and iv) Provide a 3m wide sewerage easement over the existing DN150 sewer main and manhole; and v) Provide physical speed control devices at site entry/exit.	Prior to any approval for operational works.

ASSESSMENT MANAGER CONDITIONS
Planning Act 2016

Condition		Timing
	c) Submit an amended Site Based Stormwater Management Plan incorporating the updated proposed layout and confirming how: i) Demonstrate how stormwater drainage will be managed within the site. Where on-site detention is proposed, any detention tank/s must be located clear of the sewerage easement specified above; and ii) Confirm how stormwater quality treatment will be provided.	
	d) Implement the requirements and recommendations of the approved plan(s) and document(s). The approved amended plan(s) and document(s) will form part of the approval.	Prior to commencement of use.
3)	**Maintain the Approved Development** Maintain the approved development generally in accordance with the approved plan(s), document(s), conditions of approval, and any other approval required by the conditions.	At all times.
4)	**Damage to Infrastructure and Land** Notify Council immediately if any Council infrastructure or land is damaged as a result of construction activities occurring and have it repaired, replaced or reinstated at no cost to Council.	At all times.
5)	**Notice of Intention to Commence Use** Return the attached 'Notice of Intention to Commence Use' confirming that the development complies with all conditions of the approval.	Prior to commencement of use.
6)	**Plumbing and Drainage Works** a) Obtain a plumbing and drainage works permit in accordance with the *National Construction Code* and the *Plumbing and Drainage Act 2018*.	Prior to commencing plumbing works.
	b) Obtain a final plumbing and drainage works certificate certifying the work has been completed in accordance with a) above.	At the completion of plumbing works.
7)	**Building Work** a) Obtain a building work development permit in accordance with the *National Construction Code,* the *Building Act 1975* and the *Planning Act 2016.*	Prior to commencing building works.
	b) Obtain a *Form 21 Final Inspection Certificate* the work has been completed in accordance with a) above.	At the completion of building works.

ASSESSMENT MANAGER CONDITIONS
Planning Act 2016

Condition		Timing
8)	**Operational Works** a) Obtain an operational works development permit for the following: i) Civil Works	Prior to commencing any assessable works on-site.
	b) Submit a construction operational works Notice to Commence Works for the following: i) Civil Works	Prior to commencement of works.
	c) Obtain an Acceptance of Works or On Maintenance for the works completed.	At the completion of operational works.
9)	**Referral Agency** Provide written confirmation to Council that the conditions of the Referral Agency response dated 30 June 2026 (reference: 2603-51381), or as amended, have been complied with.	Prior to commencement of use.
10)	**Screening of Loading Facilities and Plant Areas** Screen all loading/unloading facilities, air-conditioning, break tanks, plant areas and other outdoor storage facilities on the site from direct view of any adjoining neighbours, public space or any road frontage.	Prior to commencement of use.
11)	**Electrical Pad Mount Transformer** Ensure that any electrical pad mount transformer is painted or film wrapped with a mural on all sides to integrate the infrastructure into the location. Concepts for the mural are to be agreed to in writing by Council and are to reflect the local area. *Advisory Note: Further information on how to obtain approval from Ergon can be found here.*	Prior to commencement of use.
12)	**Refuse Storage Area** Construct a refuse storage area provided in the location shown on the approved plans of development and the following: a) Contain an impervious surface area; and b) Contain sufficient space for the storage of adequately sized refuse and recycling bins; and c) Be screened so that they are not visible from the road frontage/s and adjoining properties.	Prior to commencement of use.

ASSESSMENT MANAGER CONDITIONS
Planning Act 2016

Condition		Timing
13)	**Boundary Fencing** Construct boundary fencing as follows: a) Any fencing along the northern retaining wall is to be a maximum height of 1.5m and semi-transparent (i.e. pool style fencing); and b) Unless acoustic fencing is required to be constructed along the western boundary as identified in the amended Noise Impact Assessment, any fencing along this boundary is to be a maximum height of 1.5m and semi-transparent (i.e. pool style fencing); and c) Balance fencing (beyond acoustic barrier) along the eastern boundary is to in accordance with the requirements of the approved Ecological Assessment (i.e. fauna friendly fencing) and as agreed to in writing with the adjoining owner. Fencing	Prior to commencement of use.
14)	**Acoustic Attenuation** a) Provide the acoustic attenuation measures as specified in the approved Noise Impact Assessment. b) Provide certification from a suitably qualified person that the above attenuation measures have been installed/implemented in accordance with the approved report.	Prior to commencement of use.
15)	**External Lighting** a) Install any external lighting in accordance with AS/NZS 4282:2019 Control of the Obtrusive Effects of Outdoor Lighting. b) Provide certification from a suitably qualified person that external lighting has been installed in accordance with AS4282:2019 - Control of the Obtrusive Effects of Outdoor Lighting.	Prior to commencement of use.
16)	**Pedestrian Lighting** Install lighting in any pedestrian areas that require illumination in accordance with *AS/NZS 1158.3.1:2020 Lighting for Roads and Public Spaces - Pedestrian area (Category P) lighting – Performance and Design Requirements*.	Prior to commencement of use.
17)	**General Amenity Provision** Ensure the use is managed so that the amenity of the area is not adversely affected through: a) The littering of the site, including the rear of the site down to the Pioneer River. This is to be achieved through: i) Waste bins being sealed and well-maintained;	At all times.

ASSESSMENT MANAGER CONDITIONS
Planning Act 2016

Condition		Timing
	ii) Waste storage areas designed to prevent leakage, overflow, or animal access; and iii) Cleaning, disposal, and collection procedures that prevent runoff or contamination. b) The transport of materials or goods to or from the subject site; and c) The emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, wastewater, water products, grit or oil; and d) The location of all service equipment, lighting and air conditioning units as to not cause nuisance to neighbouring properties.	
18)	**Electrical and Telecommunications** Ensure the development is provided with electricity and telecommunications infrastructure.	Prior to commencement of use.
19)	**Minimum Floor Levels** Construct the finished floor level of the building to the higher of the following: a) 300mm above the Defined Flood Event (DFE). The DFE for this site at the time of approval is 39.1m AHD, bringing the finished floor level to 39.4m AHD. b) 300mm above the top of kerb; c) 300mm above the crown of the road; d) 225mm above ground level; e) A level which allows the connection of all sanitary fixtures to the designated sewer connection point by means of sanitary drainage which complies with Australian Standard AS/NZS 3500.2:2021 Plumbing and Drainage – Sanitary Plumbing and Drainage.	As part of building works.
20)	**On-Site Car Parking Requirements** a) Construct on-site parking facilities for a minimum of 26 car parking spaces (including 1 space for people with disabilities). b) Ensure all car parking spaces, circulation areas, speed control devices and pedestrian access facilities are imperviously sealed, drained, line marked and designed to allow all vehicles to drive forwards when entering and leaving the property in accordance with AS/NZS 2890.1:2004 Parking facilities – Off-Street Car Parking and AS 2890.6:2022 Parking Facilities - Off-Street Parking for People with Disabilities.	Prior to commencement of use and at all times
	c) Provide a detailed design of all carparking areas in accordance with AS/NZS 2890 series.	As part of any operational work - development application.

ASSESSMENT MANAGER CONDITIONS
Planning Act 2016

Condition		Timing
21)	**Bicycle Parking Facilities** Install secure bicycle parking facilities for a minimum of 4 bicycles. Bicycle parking is to be provided in accordance with *AS2890.3:2015 Parking Facilities – Bicycle Parking.*	Prior to commencement of use.
22)	**Car Park Kerbing** a) Provide a 125mm high vertical concrete kerb adjacent to the car parking area/s; and b) Provide wheel stops to car parking bays abutting walls, footpaths and landscaping.	Prior to commencement of use.
23)	**Use of On-Site Car Parking Areas** a) Ensure the area/s set aside for parking, vehicle manoeuvring and loading and unloading are not used for the storage or placement of goods or materials. b) Ensure the loading and unloading of vehicles, or vehicles waiting to be loaded or unloaded, and the delivery of goods to and from the premises are located entirely within the site and be conducted to cause minimum interference with other vehicular traffic. c) Ensure the car parking spaces designated as 'Staff' on the approved plans are signed accordingly.	At all times.
24)	**Safe Systems Assessment** Provide a limited (pedestrian movements only) Safe Systems Assessment report in generally accordance with Council's Planning Scheme Policy – Geometric Road Design and Austroads Safe System Assessment Framework (AP-R509-16), certified by an RPEQ or Road Safety Auditor; that includes: a) active transport demands, the potential paths of travel and any infrastructure provisions required by the development; and b) pedestrian link/s and connections to the mixed-use zone to the west and the centre activity to the south.	Prior to lodgement of operational works. - development application.
25)	**Landscaping Plan** a) Submit a Landscaping Plan prepared by a Landscape Architect generally in accordance with Council's Planning Scheme Policy – Landscape which includes: i) Minimum 3m landscaping buffer along the front (southern) boundary, 0.36m along the side (eastern) boundary and 1.14m along the rear (northern); and ii) 1 shade tree per every 6 car parks; iii) Shade trees with a minimum pot size of 45 litres at the time of planting and are capable of achieving a minimum height of 2 metres within 3 years of planting and maximum distance between centres of 1.5 metres;	As part of any operational work - development application.

ASSESSMENT MANAGER CONDITIONS
Planning Act 2016

Condition		Timing
	iv) Anzac Avenue frontage planting must contain a mixture of understory and shade tree planting; v) Landscaping at the rear of the site (northern boundary) must contain locally native species representative of the local ecological community (as per the recommendation of the approved Ecological Assessment); vi) Landscape specifications of sufficient detail that identifies the landscape works to be carried out; and vii) Plant schedule detailing the number of plants, species, pot size and height at planting; and viii) Details of soil and mulch types, including depths, areas of turf, garden edges and paving finishes; and ix) The location and species of any existing trees, with an indication as to whether each tree is proposed to be retained or removed, and natural and finished ground levels if filling is to occur in the vicinity of any tree; and x) Details and specifications for any disturbed areas such as turfing of the verge and weed eradication and grassing internally.	
26)	**Environmental Management** Undertake the environmental management measures as recommended in Section 6 of the Ecological Assessment prepared by Litoria Consulting, dated 5 March 2026, specifically including, but not limited to, the following: a) Prepare and implement a Rehabilitation Plan for the retained riparian areas, addressing revegetation, weed management, pest management, fauna management, irrigation, maintenance and performance criteria; and b) Prepare and implement a construction management plan that outlines all measures required to be implemented before, during and after construction works to ensure the recommendations of the Ecological Assessment are achieved. The plan is to be made available to all construction workers.	Prior to commencement of construction, commencement of use and at all times.
27)	**Retaining Walls** a) Ensure all retaining walls exceeding 1m in height are designed and certified by an appropriately qualified Registered Professional Engineer of Queensland (RPEQ), taking into consideration the following: i) Retaining walls are not to impede, concentrate or pond stormwater from adjoining properties; and ii) Include subsoil drainage, drainage backfill material, ground/rock anchors, geogrid and footings contained within the subject land being retained; and iii) Do not in any way impact or encroach on the properties adjoining the subject land or the road reserve.	As part of any operational work - development application.

ASSESSMENT MANAGER CONDITIONS
Planning Act 2016

Condition		Timing
	b) Obtain and provide to Council a signed Form 15 Compliance Certificate for building design or specification.	
	c) Obtain and provide to Council a signed Form 12 Aspect Inspection Certification (Appointed Competent Person).	Prior to commencement of use.
28)	**Stormwater Quality – High Risk** a) Submit a Site Based Stormwater Management Plan (SBSMP) prepared by a Registered Professional Engineer of Queensland (RPEQ) being a Civil Engineer in accordance with Council's Planning Scheme Policies; Stormwater Drainage Design and Healthy Waters and MUSIC Guidelines. The report must include engineering drawings with details of the proposed Stormwater Quality Improvement Devices (SQIDs) and an electronic copy of the MUSIC model.	As part of any operational work - development application.
	b) Implement the requirements and recommendations of the approved Site Based Stormwater Management Plan.	Prior to commencement of use.
	c) As an alternative to a) - b) above, submit an application under Council's Policy 087 Voluntary Mechanism for Stormwater Quality Management. Install a Gross Pollutant Trap (GPT) in accordance with Council's Planning Scheme Policy – Healthy Waters Stormwater Quality Best Management Practices	As part of any operational work - development application.
29)	**Drainage Works** Design and construct all necessary stormwater management and drainage works (internal and external to the land) required to satisfactorily drain the subject land. The subject land must be drained to the satisfaction of Council, incorporating: a) Drainage infrastructure in accordance with Council's *Planning Scheme Policy – Stormwater Design*; b) Provide detailed design drawings of all stormwater infrastructure required as a result of the development; and Carry out all works in accordance with the approved plan(s).	As part of any operational work - development application.
30)	**Lawful Point of Discharge** Direct all stormwater from the site (including roof water) to a lawful point of discharge such that it does not adversely affect surrounding properties or properties downstream from the development. The lawful point of discharge for this property is Pioneer River.	At all times.

ASSESSMENT MANAGER CONDITIONS
Planning Act 2016

Condition		Timing
31)	**Concentration of Stormwater** Ensure the development does not create ponding nuisances and/or a concentration of stormwater flows to adjoining properties. Stormwater formerly flowing onto the site must not be diverted onto other sites. The site shall be free draining.	At all times.
32)	**Erosion and Sediment Control** a) Submit an Erosion and Sediment Control Program (ESCP) in accordance with Council's Planning Scheme Policy – Healthy Waters. The Erosion and Sediment Control Program must detail the devices and techniques used in every step of construction stage to manage and control erosion and sediments. It must also include the control measures taken to prevent erosion and sedimentation of stockpile areas.	As part of any operational work - development application.
	b) Implement the approved Erosion and Sediment Control Program.	Prior to commencement of use.
33)	**Water and Sewer Connections** a) Service the development by a single water and sewerage connection made clear of any buildings or structures; b) Any redundant sewer property connections and water connections must be decommissioned and removed; and c) All works must be carried out in accordance with the Approved Plan/s, to the requirements and satisfaction of Council. *Advisory Note: Pumping direct from Council water mains for potable or firefighting supply is not permitted.*	As part of any operational work - development application.
34)	**Live Connections** Contact Council to carry out all live water and sewerage connections. This is at the Applicant's expense.	Prior to commencement of use.
35)	**Easements** Register 3m wide sewerage easements in accordance with Council's Planning Scheme Policy – Water and Sewerage (CTM Water Alliance). Advisory Note: Council's Standard Terms Easement is located on the QLD Titles Website under Dealing No. 721379342.	Prior to commencement of use.
36)	**Liquid Waste Disposal** Obtain a trade waste approval from Council that meets the requirements of Council's *Trade Waste Management Plan*.	Prior to commencement of use.

ASSESSMENT MANAGER CONDITIONS
Planning Act 2016

Condition		Timing
37)	**Liquid Contaminants – Storage** Provide and maintain adequate storage areas for liquid contaminants such as paints, thinners, cleaning solvents, detergents and oils to prevent contaminated washdown waters and material from entering waterways, soil or ground water.	Prior to commencement of use.
38)	**Storage of Hazardous Materials** Ensure any storage of hazardous materials and chemicals are located a minimum of 300mm above the Defined Flood Event (DFE). The DFE for this site at the time of approval is 41.05m AHD, bringing the finished floor level to 41.35m AHD.	Prior to commencement of use.

ASSESSMENT MANAGER ADVICE

Assessment Manager's Advice	
1)	**Infrastructure Charges Notice** A charge levied for the supply of trunk infrastructure is payable to Council towards the provision of trunk infrastructure in accordance with the Infrastructure Charges Notice, a copy of which is attached for reference purposes only. The amount in the Infrastructure Charges Notice has been calculated according to Council's Adopted Charges Resolution. Please note that this Decision Notice and the Infrastructure Charges Notice are stand-alone documents. The *Planning Act 2016* confers rights to make representations and appeal in relation to a Decision Notice and an Infrastructure Charges Notice separately. The amount in the Infrastructure Charges Notice is subject to index adjustments and may be different at the time of payment. Please contact Council for review of the charge amount prior to payment. The time when payment is due is contained in the Infrastructure Charges Notice.
2)	**Cultural Heritage** The *Aboriginal Cultural Heritage Act 2003* establishes a Duty of Care for indigenous cultural heritage. This applies on all land and water, including freehold land. The Cultural Heritage Duty of Care lies with the person or entity conducting the activity. Penalty provisions apply for failing to fulfil the Cultural Heritage Duty of Care. Those proposing an activity that involves additional surface disturbance beyond that which has already occurred on the proposed site need to be mindful of the Duty of Care requirement. Details of how to fulfil the Duty of Care are outlined in the Duty of Care Guidelines gazetted with the *Aboriginal Cultural Heritage Act 2003*. Council strongly advises that you contact the relevant state agency to obtain a copy of the Duty of Care Guidelines and further information on the responsibilities of Applicant under the terms of the *Aboriginal Cultural Heritage Act 2003*.

ASSESSMENT MANAGER CONDITIONS
Planning Act 2016

Assessment Manager's Advice	
	The Duty of Care Guidelines provide further guidance on identifying and protecting Aboriginal cultural heritage and can be accessed here.
3)	**Environmental Authority** It is the Applicant/Owner's responsibility to ensure all relevant Environmental Authority approvals are in place for any Environmentally Relevant Activity. Schedule 2 of the *Environmental Protection Regulation 2017* prescribes Environmentally Relevant Activities and their aggregate environmental scores.
4)	**Environmental Nuisance** Construction or operational activities, including but not limited to, the operation of mechanical plant and equipment, must not cause an 'environmental nuisance' within the meaning of the *Environmental Protection Act 1994* to any sensitive receptor as stated within Schedule 1 of the *Environmental Protection (Noise) Policy 2019*. It is the Applicant and owners 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.
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)	**Cyclone Watch Site Management** All building site managers must take all action necessary to ensure building materials and/or machinery on construction sites are secured immediately following the first cyclone watch and that relevant emergency telephone contacts are provided to Council, prior to commencement of works.
7)	**Local Laws** The approved development must also comply with Council's current Local Laws under the *Local Government Act 2009*.
8)	**Advertising Sign Approval** No advertising sign and/or advertising device is to be erected without separate Council approval, where required. Where not meeting accepted provisions, an application to Council under Subordinate Local Law 1.4 must be made and approved prior to any such sign or device being erected.
9)	**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.

ASSESSMENT MANAGER CONDITIONS
Planning Act 2016

Assessment Manager's Advice	
	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.
10)	**Access to Infrastructure** Should Council require access of the sewerage infrastructure located within the site, closure of the drive-through section of the development may be required to facilitate operations and maintenance by Council. In the event of this occurring, Council are not liable for any loss of potential revenue incurred due to these activities.

ARCHITECTURAL DRAWINGS

A000	D	COVER SHEET
A001	D	3D VIEWS 1 OF 2
A002	D	3D VIEWS 2 OF 2
A061	B	EXISTING SITE PLAN
A062	D	PROPOSED SITE PLAN
A082	D	COD UNIT DETAILS
A101	D	PROPOSED FLOOR PLAN
A102	D	ROOF PLAN
A201	D	FRONT & SIDE BUILDING ELEVATIONS
A202	D	DRIVE THRU & REAR ELEVATIONS
A205	D	FINISHES SCHEDULE
A801	D	SITE SIGNAGE PLAN
A802	D	SIGNAGE DETAILS
A803	D	SIGNAGE DETAILS
A804	D	SIGNAGE DETAILS

McDONALD'S MARIAN

DEVELOPMENT APPLICATION

General Notes

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Location Plan

APPROVED PLAN

Subject to Conditions

Mackay

DA-2026-44

31-Jul-2026

Client

McDonald's Australia Limited
ABN. 43 008 496 928
☎ 02 9875 6666

Project Manager

Architect

GT GROUP

Consultants

Project

McDONALD'S MARIAN

Location

213 ANZAC AVENUE
MARIAN QLD 4753

COVER PAGE

Project Number	Drawing Number	Issue
25024	A000	D

File Name D:\OneDrive - GT Group Building Design\Projects\2025\25024 - McD Marian\Development Application\25024-Marian_Site DA_R2026.rvt

PERSPECTIVE VIEW 1

PERSPECTIVE VIEW 2

PERSPECTIVE VIEW 3

PERSPECTIVE VIEW 4

NOTE:
RENDERED VIEWS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY.

Revisions

Issue	Description	Date	Chk	Int
D	UPDATED DA ISSUE	12.05.2026	McD	GB
C	UPDATED DA ISSUE	01.05.2026	McD	GB
B	UPDATED DA ISSUE	22.04.2026	McD	GB
A	DA ISSUE	27.01.2026	McD	GB

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Drawing Notes

APPROVED PLAN
Subject to Conditions
Mackay
DA-2026-44
31-Jul-2026

Client
McDonald's Australia Limited
ABN. 43 008 496 928
☎ 02 9875 6666
Project Manager

Architect
GT GROUP BUILDING DESIGN
www.gtgroupgroup.com.au
mail@gtgroupgroup.com.au
0400 663 172
(07) 32199 9976

Project
McDONALD'S MARIAN

Location
213 ANZAC AVENUE
MARIAN QLD 4753

DEVELOPMENT APPLICATION

Scale	Series	
@ A3	BIO MOD 410	
Drawing		
3D VIEWS 1 OF 2		
Project Number	Drawing Number	Issue
25024	A001	D

File Name: D:\OneDrive - GT Group Building Design\Projects\2025\25024 - McD Marian\Development Application\25024Marian_Site_DA_P2026.rvt

PERSPECTIVE VIEW 5

PERSPECTIVE VIEW 6

PERSPECTIVE VIEW 7

PERSPECTIVE VIEW 8

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Subject to Conditions
Mackay Regional Council
DA-2026-44
31-Jul-2026

Client
McDonald's Australia Limited
ABN. 43 008 496 928
☎ 02 9875 6666
Project Manager

Architect
GT GROUP BUILDING DESIGN
www.gtgroupgc.com.au
mail@gtgroupgc.com.au
0490 065 172
(07) 32190 9976

Project
McDONALD'S MARIAN

Location
213 ANZAC AVENUE
MARIAN QLD 4753

DEVELOPMENT APPLICATION

Scale	Series	
@ A3	BIO MOD 410	
Drawing		
3D VIEWS 2 OF 2		
Project Number	Drawing Number	Issue
25024	A002	D

File Name: D:\OneDrive - GT Group Building Design\Projects\2025\25024 - McD Marian\Development Application\25024 Marian_Site_DA_P2026.rvt

1 EXISTING SITE PLAN
1 : 300

Revisions				
B	UPDATED DA ISSUE	12.05.2026	McD	GB
A	UPDATED DA ISSUE	01.05.2026	McD	GB
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Drawing Notes

APPROVED PLAN
Subject to Conditions
Mackay Regional Council
DA-2026-44
31-Jul-2026

North

Client
McDonald's Australia Limited
ABN. 43 008 496 928
☎ 02 9875 6666
Project Manager

Architect
GT GROUP BUILDING DESIGN
www.gtgroupgroup.com.au
mail@gtgroupgroup.com.au
0490 063 172
(07) 3299 9976

Project
McDONALD'S MARIAN

Location
213 ANZAC AVENUE
MARIAN QLD 4753

DEVELOPMENT APPLICATION

Scale	Series	
1 : 300 @ A3	BIO MOD 410	
Drawing		
EXISTING SITE PLAN		
Project Number	Drawing Number	Issue
25024	A061	B

File Name: D:\OneDrive - GT Group Building Design\Projects\2025\25024 - McD Marian\Development Application\25024 Marian_Site_DA_R2026.rvt

REAL PROPERTY DESCRIPTION

LOT 68 ON RP702170

SITE AREA: 5283.2 SQM

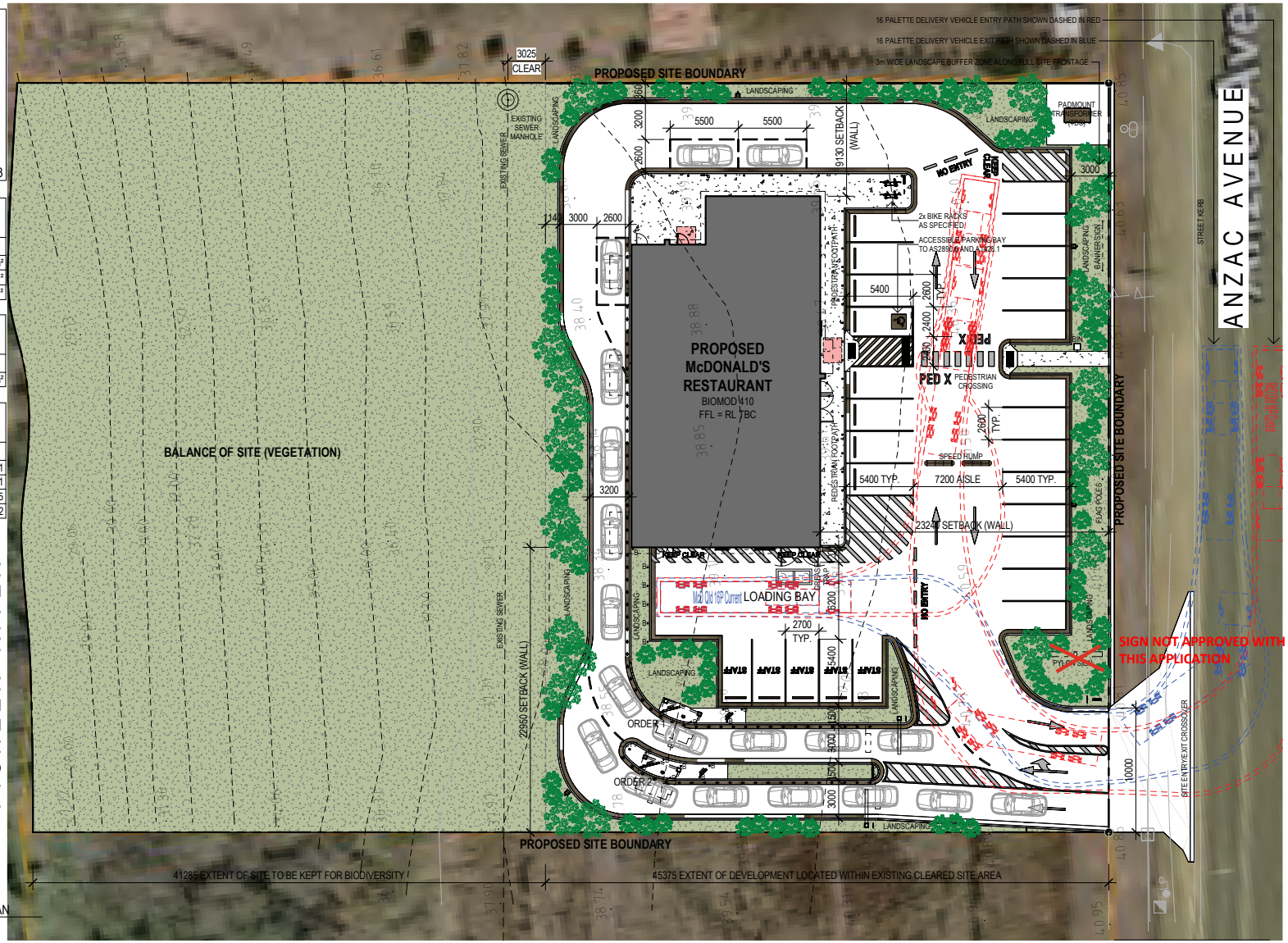
LOCAL AUTHORITY:
MACKAY REGIONAL COUNCIL

STREET ADDRESS:
213 ANZAC AVENUE, MARIAN QLD 4753

SITE AREA SCHEDULE	
IDENTITY	AREA
LOT 68 ON RP702170	5283.2 m²
LANDSCAPED AREA	3033.1m²
IMPERVIOUS AREA	2250.1m²

BUILDING GFA SCHEDULE	
DESCRIPTOR	AREA
BUILDING GFA STANDARD LAYOUT	407.0 m²

PARKING SUMMARY	
TYPE	NO.
ACCESSIBLE W/WHEEL STOP	1
SERVERY BAY (3RD WINDOW)	1
STANDARD SPACE	25
WAITING BAY	2



1 PROPOSED SITE PLAN
1 : 300

DEVELOPMENT APPLICATION

Revisions				
Issue	Description	Date	Chk	Int
D	UPDATED DA ISSUE	12.05.2026	McD	GB
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Drawing Notes

VEHICLE DETECTOR LOOP

HATCH DENOTES PAINTED KERB. REFER TO NOTE 6.

APPROVED PLAN
Subject to Conditions
Mackay Regional Council
DA-2026-44
31-Jul-2026

North

Client
McDonald's Australia Limited
ABN. 43 008 496 928
02 9875 6666
Project Manager

Architect
GT GROUP BUILDING DESIGN
www.gtgroup.net.au
mail@gtgroup.net.au
0400 663 173
(07) 3299 9976

Project
McDONALD'S MARIAN

Location
213 ANZAC AVENUE
MARIAN QLD 4753

Scale	Series
As indicated @ A3	BIO MOD 410

Drawing
PROPOSED SITE PLAN

Project Number	Drawing Number	Issue
25024	A062	D

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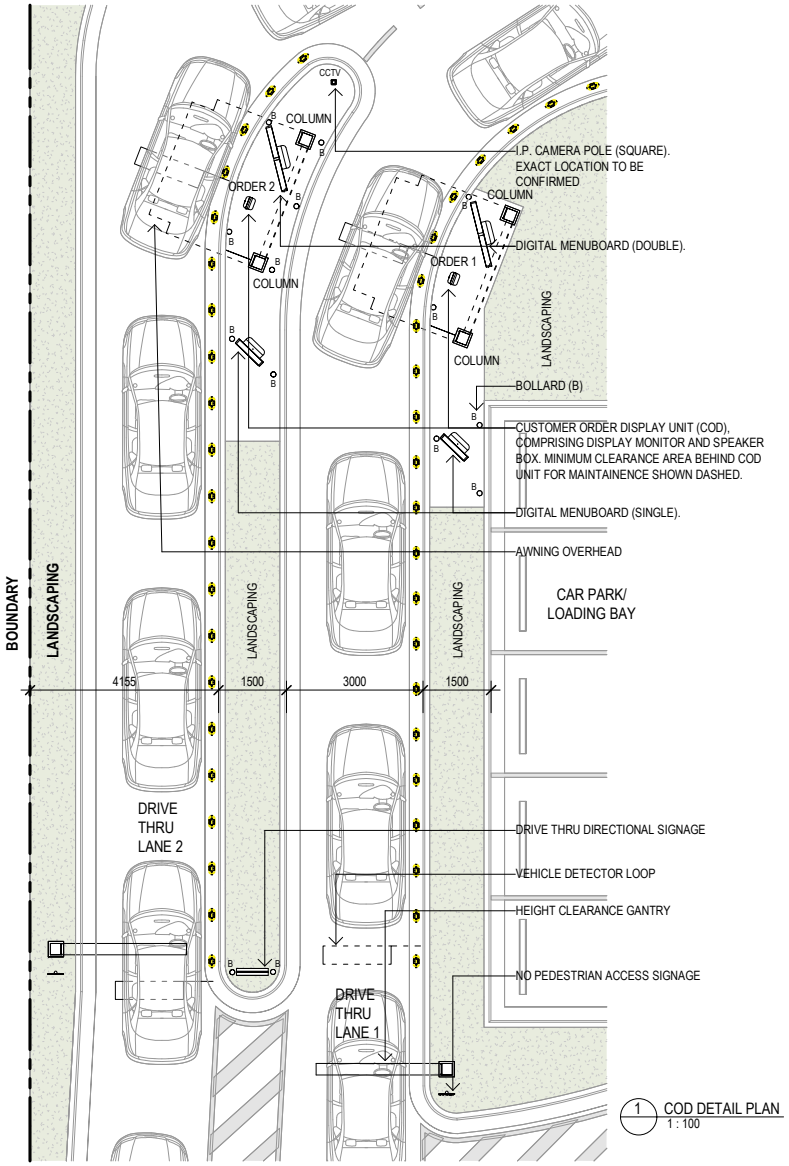
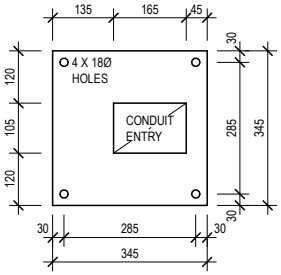
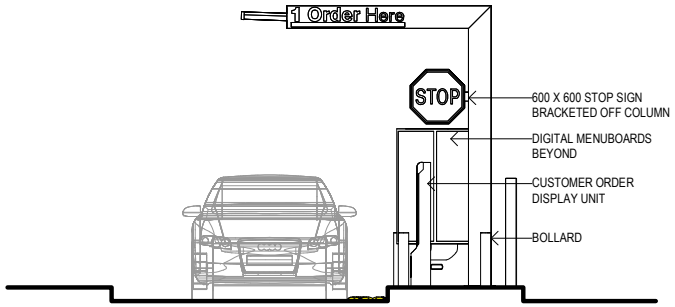


1 COD DETAIL PLAN
1 : 100

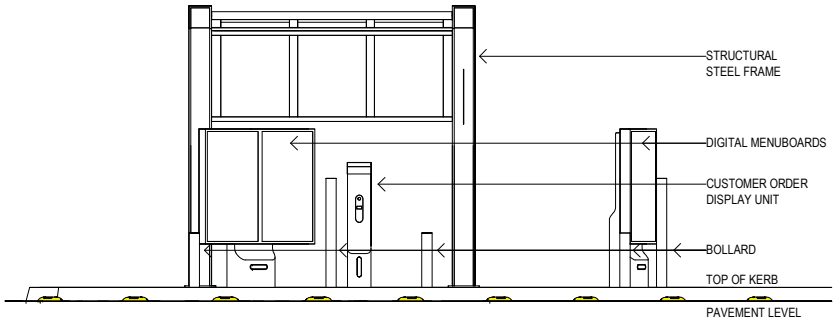
APPROVED PLAN
Subject to Conditions
Mackay
DA-2026-44
31-Jul-2026



DETAIL - BASE PLATE PLAN



COD UNIT WITH AWNING (APPROACH SIDE ELEVATION)



COD UNIT WITH AWNING (FRONT ELEVATION)

Revisions				
Issue	Description	Date	Chk	Int
D	UPDATED DA ISSUE	12.05.2026	McD	GB
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Drawing Notes

North

Client
McDonald's Australia Limited
ABN. 43 008 496 928
☎ 02 9875 6666
Project Manager

Architect
GT GROUP BUILDING DESIGN
www.gtgroupgroup.com.au
mail@gtgroupgroup.com.au
0400 1963 172
(07) 32789 9976

Project
McDONALD'S MARIAN

Location
213 ANZAC AVENUE
MARIAN QLD 4753

DEVELOPMENT APPLICATION

Scale	Series
As indicated @ A3	BIO MOD 410

Drawing
COD UNIT DETAILS

Project Number	Drawing Number	Issue
25024	A082	D

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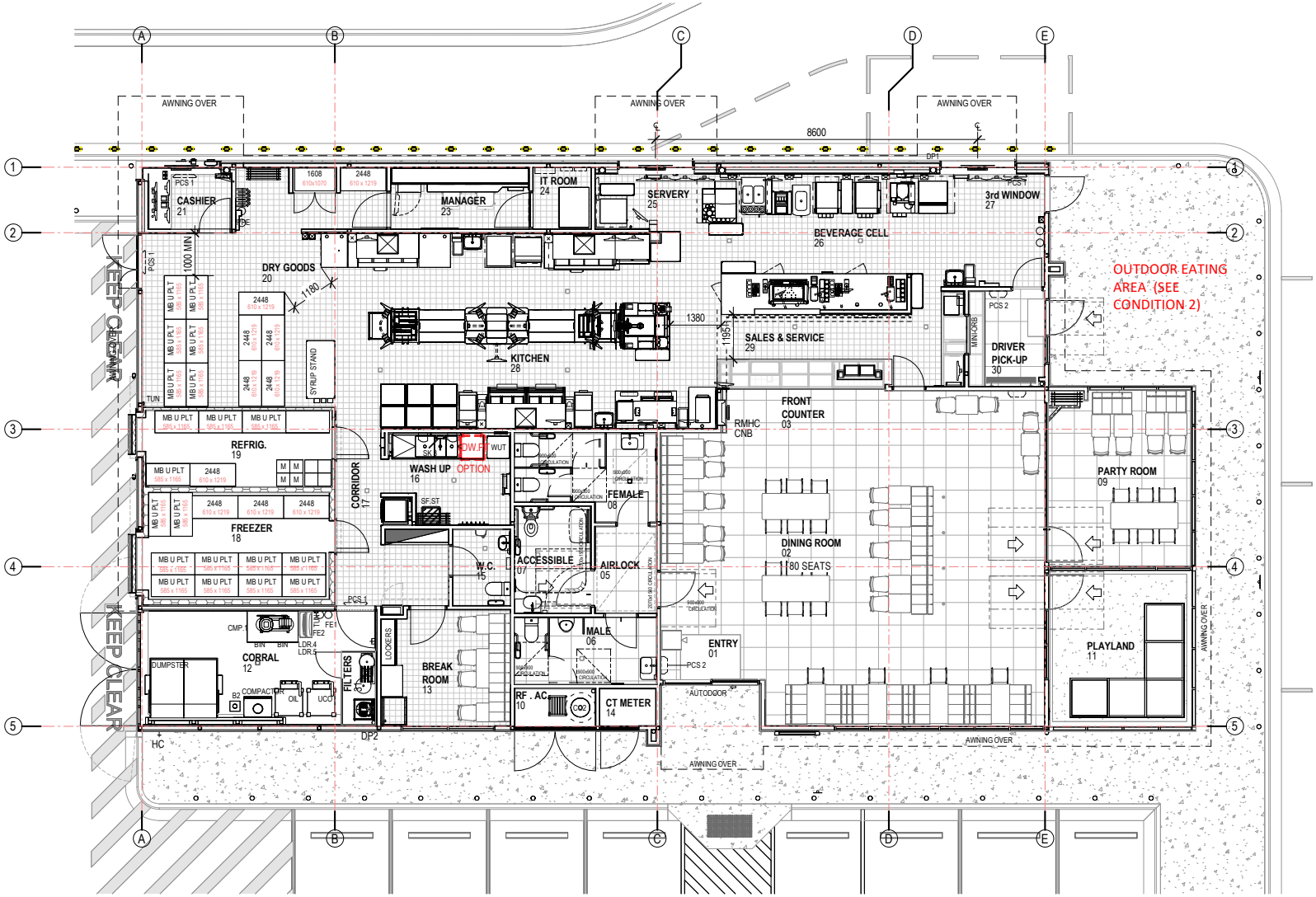

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Drawing Notes

APPROVED PLAN
Subject to Conditions
Mackay
DA-2026-44
31-Jul-2026

North

Client
McDonald's Australia Limited
ABN. 43 008 496 928
☎ 02 9875 6666
Project Manager

Architect
GT GROUP BUILDING DESIGN

Project
McDONALD'S MARIAN

Location
213 ANZAC AVENUE
MARIAN QLD 4753

DEVELOPMENT APPLICATION

Scale	Series	
1 : 100 @ A3	BIO MOD 410	
Drawing		
PROPOSED FLOOR PLAN		
Project Number	Drawing Number	Issue
25024	A101	D

FileName: D:\OneDrive - GT Group Building Design\Projects\2025\25024 - McD Marian\Development Application\25024Marian_Site_DA_P2026.rvt

1 FRONT ELEVATION
1 : 100

2 SIDE ELEVATION
1 : 100

Revisions				
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Drawing Notes

1. REFER TO MASTER LEGENDS ON DA021, FINISHES LEGENDS ON DA205. SIGNAGE PLAN ON DA801

APPROVED PLAN
Subject to Conditions
Mackay
DA-2026-44
31-Jul-2026

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McDonald's Australia Limited
ABN. 43 008 496 928
☎ 02 9875 6666
Project Manager

Architect
GT GROUP BUILDING DESIGN
www.gtgroupgroup.com.au
mail@gtgroupgroup.com.au
0490 065 170
(07) 32789 9976

Project
McDONALD'S MARIAN

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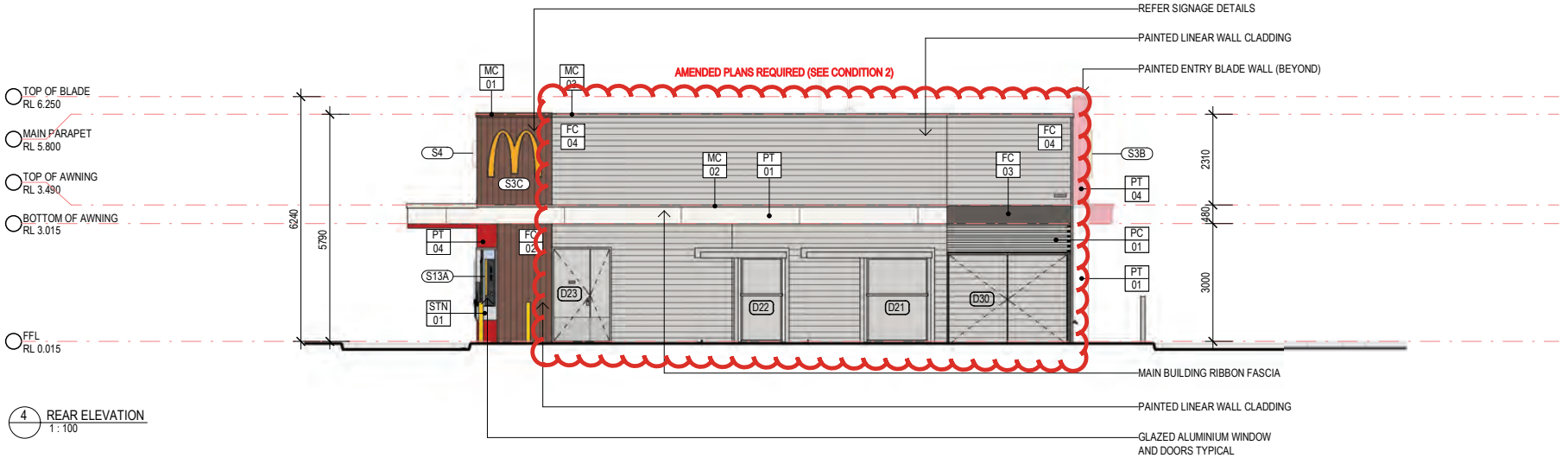
MARIAN QLD 4753

DEVELOPMENT APPLICATION

Scale	Series	
1 : 100 @ A3	BIO MOD 410	
Drawing		
FRONT & SIDE BUILDING ELEVATIONS		
Project Number	Drawing Number	Issue
25024	A201	D

File Name: D:\OneDrive - GT Group Building Design\Projects\2025\25024 - McD Marian\Development Application\25024 Marian_Site_DA_P2026.rvt

3 DRIVE THRU ELEVATION
1 : 100



4 REAR ELEVATION
1 : 100

DEVELOPMENT APPLICATION

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Drawing Notes

1. REFER TO MASTER LEGENDS ON DA021, FINISHES LEGENDS ON DA205. SIGNAGE PLAN ON DA801

APPROVED PLAN
Subject to Conditions
Mackay
DA-2026-44
31-Jul-2026

Client
McDonald's Australia Limited
ABN. 43 008 496 928
☎ 02 9875 6666
Project Manager

Architect
GT GROUP BUILDING DESIGN
www.gtgroupgroup.com.au
mail@gtgroupgroup.com.au
0490 1963 172
(07) 32799 9976

Project
McDONALD'S MARIAN

Location
213 ANZAC AVENUE
MARIAN QLD 4753

Scale: 1 : 100 @ A3
Series: BIO MOD 410
Drawing: DRIVE THRU & REAR ELEVATIONS
Project Number: 25024
Drawing Number: A202
Issue: D

File Name: D:\OneDrive - GT Group Building Design\Projects\2025\25024 - McD Marian\Development Application\25024Marian_Site_DA_R2026.rvt

EXTERNAL FINISHES SCHEDULE

CODE	No.	AREA	DESCRIPTION	MANUFACTURER	COLOUR	IMAGE
FC	01	AWNINGS AND CORRAL RIBBON	FIBRE CEMENT "EXOTEC FACADE PANELLING" FIBRE CEMENT PANELS TO BE PAINTED OVER	JAMES HARDIE	VIVID WHITE PW1H9	
FC	02	PLAYPLACE & PARAPETS	WEATHERGROOVE WOODSMAN 150mm	WEATHERTEX	BROWN PAINT. TBC	
FC	04	MAIN BUILDING WALLS	SELFLOK ECOGROOVE SMOOTH 150mm	WEATHERTEX	CHAMPIGNON S14A4	
MC	01	PARAPET CAPPING - ADJACENT TIMBER LOOK CLADDING (PLAYLAND)	PREFINISHED METAL CAPPING / FLASHING	COLORBOND	JASPER	
MC	02	PARAPET CAPPING - AWNINGS	PREFINISHED METAL CAPPING / FLASHING	COLORBOND	SURFMIST	
MC	03	PARAPET CAPPING - MAIN BUILDING WALLS	PREFINISHED METAL CAPPING / FLASHING	COLORBOND	DUNE	
MC	04	PARAPET CAPPING	PREFINISHED METAL CAPPING / FLASHING	COLORBOND	MANOR RED	
MWC	02	ROOF WELL (INTERNAL PARAPET LINING)	CUSTOM ORB CORRUGATED STEEL RIVET FIXED VERTICALLY TO FRAMES	LYSAGHT	ZINCALUME	
PC	01	CORRAL BATTENS & ROOF ACCESS, ELEC. ROOM DOORS	POWDERCOAT FINISH	DULUX DURALLOY	SOUTHERLY MATT	

EXTERNAL FINISHES SCHEDULE

CODE	No.	AREA	DESCRIPTION	MANUFACTURER	COLOUR	IMAGE
PC	02	ALUMINIUM WINDOWS & DOOR FRAMES	POWDERCOAT FINISH	DULUX DURATEC ZEUS	LUNAR ECLIPSE SATIN (BLACK)	
PC	03	CT METER DOOR BATTENS	POWDERCOAT FINISH	DULUX DURALLOY	TERRAIN SATIN	
PT	01	FASCIAS (RIBBON)	PAINT FINISH. REFER SPECIFICATION FOR DETAILS ON PAINT TYPE & APPLICATION	DULUX	VIVID WHITE PW1H9	
PT	02	MAIN BUILDING WALLS	PAINT FINISH. REFER SPECIFICATION FOR DETAILS ON PAINT TYPE & APPLICATION	DULUX	CHAMPIGNON S14A4	
PT	03	CORRAL RIBBON	PAINT FINISH. REFER SPECIFICATION FOR DETAILS ON PAINT TYPE & APPLICATION	DULUX	CAVE MAN S14A7	
PT	04	BLADE WALL & DRIVETHRU WINDOWS	PAINT FINISH. REFER SPECIFICATION FOR DETAILS ON PAINT TYPE & APPLICATION	DULUX	HOTLIPS PB1F2	
RUB	DEC	DRIVE THRU WALLS	PAINT FINISH. REFER SPECIFICATION FOR DETAILS ON PAINT TYPE & APPLICATION	DULUX	WAYWARD GREY PG1G8	
STN	01	DRIVETHRU WINDOW SILL & SURROUND	RECONSTITUTED SOLID SURFACE. REFER TO DECOR DOCUMENTS	REFER DECOR	REFER DECOR	

Revisions

Issue	Description	Date	Chk	Int
D	UPDATED DA ISSUE	12.05.2026	McD	GB
C	UPDATED DA ISSUE	01.05.2026	McD	GB
B	UPDATED DA ISSUE	22.04.2026	McD	GB
A	DA ISSUE	27.01.2026	McD	GB

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Drawing Notes

1. FOR BUILDING ELEVATIONS REFER A201-A203

APPROVED PLAN

Subject to Conditions

Mackay Regional Council

DA-2026-44

31-Jul-2026

Client

McDonald's Australia Limited
ABN. 43 008 496 928
☎ 02 9875 6666

Project Manager

Architect

GT GROUP BUILDING DESIGN

Project

McDONALD'S MARIAN

Location

213 ANZAC AVENUE
MARIAN QLD 4753

DEVELOPMENT APPLICATION

Scale	Series
NTS	BIO MOD 410

Drawing

FINISHES SCHEDULE

Project Number	Drawing Number	Issue
25024	A205	D

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ECOLOGICAL ASSESSMENT

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CONSULTING

APPROVED PLAN
Subject to Conditions
Mackay
DA-2026-44
31-Jul-2026

230 Anzac Avenue, Marian

5 March 2026

Level 3, 22 Wandoo St. Fortitude Valley Qld 4006
PO Box 461 Paddington Qld 4064
07 3852 4855 | info@litoria.com.au | litoria.com.au
ABN 42 677 357 201

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1 INTRODUCTION

Litoria Consulting has prepared the following Ecological Assessment on behalf of McDonald's Australia Limited for land described as 230 Anzac Avenue, Marian (Lot 68 on RP702170). Figure 1 shows an aerial photograph of the site.

The purpose of the assessment is to:

- Describe the ecological features and processes of the surveyed area,
- Provide an assessment of the nature conservation values of these features and processes,
- Describe threatening processes evident within the surveyed area,
- Document potential development impacts upon these ecological values and features, and,
- Detail impact mitigation measures that will be undertaken to avoid or mitigate those impacts to an acceptable standard.

The assessment has been prepared generally in accordance with Council's development assessment requirements and includes:

- Description of existing environment,
- GIS mapping of vegetation communities and habitats,
- Development assessment (against planning scheme codes),
- Environmental management and compliance measures, and,
- Technical appendices.

The assessment is organised into the following sections:

- A description of the proposed development,
- Statutory requirements (Commonwealth, State and local),
- Existing environment,
- Impact assessment,
- Environmental management strategies, and,
- Summary assessment.

0 10 20 30 m

Map Scale - 1 : 750
Date Created : 16/03/2026

Legend

Site

Cadastre

Lot Boundary

Easement

FIGURE 1: AERIAL PHOTOGRAPH OF THE SITE (NEARMAP 2025).

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2 DEVELOPMENT DESCRIPTION

The proposed development involves a development application for the construction of a restaurant outlet. The development is restricted to the southern portion of the site and includes internal roads and car parking facilities to support public access to the new restaurant. The McDonald's restaurant will occupy a portion of the subject site, with the remaining site carmarked as retained vegetation.

The proposed plan of development can be seen in Figure 2 and attached as Appendix 1.

FIGURE 2: PROPOSED DEVELOPMENT (GT GROUP BUILDING DESIGN, DWG NO. A062, ISSUE A).

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3 MATTERS OF ENVIRONMENTAL SIGNIFICANCE

This section of the report provides an overview of relevant statutory environmental assessment, planning and approval requirements relating to:

- Matters of National Environmental Significance (MNES),
- Matters of State Environmental Significance (MSES),
- Matters of Local Environmental Significance (MLES).

3.1 COMMONWEALTH (MNES)

Environmental regulation at the federal government level is driven by the *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act). The EPBC Act deals mainly with matters of national environmental significance (protected matters), including:

- World Heritage places;
- National Heritage places;
- RAMSAR wetlands (Wetlands of international importance);
- Nationally threatened species and ecological communities;
- Migratory species;
- Commonwealth marine areas;
- Nuclear actions; and,
- Water resources[1].

Where development or action has, will have, or is likely to have a significant impact on MNES, the development must be referred to the Federal Environment Minister prior to commencing the action. The Minister will then decide within 20 business days whether assessment is required under the EPBC Act. When making a decision on whether a proposed development requires assessment, the Minister must consider all relevant information and act in a manner consistent with natural justice and procedural fairness obligations.

[1] Water resources are a MNES in relation to coal seam gas development and large coal mining development.

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The Commonwealth Government's *Environment Protection and Biodiversity Conservation Act 1999* Protected Matters Search Tool (PMST) was used to identify the likely occurrence of protected matters such as RAMSAR wetlands and potential habitats for migratory or threatened species. The results of a search of the Commonwealth's EPBC Act PMST database for the site are given in Appendix 2.

3.2 STATE (MSES)

Matters of state environmental significance (MSES) are a component of the biodiversity state interest that is defined under the State Planning Policy (SPP) and defined under the *Environmental Offsets Regulation 2014* (Offset Regulation). MSES includes certain environmental values that are protected under Queensland legislation including the following:

- *Nature Conservation Act 1992*,
- *Marine Parks Act 2004*,
- *Fisheries Act 1994*,
- *Environmental Protection Act 1994*,
- *Regional Interests Planning Act 2014*,
- *Vegetation Management Act 1999*, and,
- Environmental Offsets Act 2014.

The relevant MSES that apply to the site are outlined in

TABLE 1: MATTERS OF STATE ENVIRONMENTAL SIGNIFICANCE UNDER THE STATE PLANNING POLICY.

MSES	Relevance
Protected areas under the Nature Conservation Act 1992	Not applicable.
Marine parks and land within a 'marine national park,' 'conservation park,' 'scientific research,' 'preservation' or 'buffer' zone under the *Marine Parks Act 2004*	Not applicable.
Areas within declared fish habitat areas that are management A areas or management B areas under the *Fisheries Regulation 2008*	Not applicable.
Threatened wildlife under the *Nature Conservation Act 1992* and special least concern	The *Nature Conservation Act 1992* (Qld) (NC Act) is the principal legislation for the protection of all native wildlife (flora and fauna) and the creation

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MSES	Relevance
animal under the *Nature Conservation (Wildlife) Regulation 2006*	and management of protected areas in Queensland. A search was undertaken to identify threatened wildlife that may occur, are likely to occur or are known to occur within 3 km of the site. A search of the Department of Environment and Science (DES) WildNet database (Department of Environment Science and Innovation 2024) was undertaken for species recorded within a 3 km radius of the site since 1980 (Appendix 3).
Regulated vegetation under the *Vegetation Management Act 1999* that is: • Category B areas on the regulated vegetation management map, that are 'endangered' or 'of concern' regional ecosystems • Category C areas on the regulated vegetation management map that are 'endangered' or 'of concern' regional ecosystems • Category R areas on the regulated vegetation management map • Areas of essential habitat on the essential habitat map for wildlife prescribed as 'endangered wildlife' or 'vulnerable wildlife' under the *Nature Conservation Act 1992* • Regional ecosystems that intersect with waterways identified on the vegetation management waterway map Regional ecosystems that intersect with wetlands identified on the vegetation management wetlands map	The Regulated Vegetation Management Map (Figure 3) and Vegetation Management Supporting Map (Figure 4) indicate that the site contains: • Category B areas (Regulated vegetation) that contains: - *of concern* regional ecosystems (RE) 8.3.1 / 8.3.3, confirmed to be RE 8.3.1a / 8.3.3a by the Matters of State Environmental Significance report. Relevant mapping under the SPP indicates that the site contains areas of: • MSES - Regulated vegetation (category B) Relevant Regulatory Maps are contained in Appendix 2 & 3.
High preservation areas of wild river areas under the *Wild Rivers Act 2005*	Not applicable.
Wetlands in a wetland protection area or wetlands of high ecological significance shown on the Map of Referable Wetlands under the *Environmental Protection Regulation 2008*	Not applicable.
Wetlands and waterways in high ecological value waters as defined in the *Environmental Protection (Water) Policy 2009*, schedule 2	Not applicable.
Legally secured offset areas	Not applicable.
MSES	Relevance
Protected areas under the Nature Conservation Act 1992	Not applicable.

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MSES	Relevance
Marine parks and land within a 'marine national park,' 'conservation park,' 'scientific research,' 'preservation' or 'buffer' zone under the *Marine Parks Act 2004*	Not applicable.

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FIGURE 3: REGULATED VEGETATION MANAGEMENT MAP (DEPARTMENT OF RESOURCES 2025.

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FIGURE 4: VEGETATION MANAGEMENT SUPPORTING MAP - (DEPARTMENT OF RESOURCES 2025).

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FIGURE 5: BIODIVERSITY OVERLAY – MATTERS OF STATE ENVIRONMENTAL SIGNIFICANCE (DEPARTMENT OF ENVIRONMENT AND SCIENCE 2025).

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3.3 LOCAL (MLES)

The site is located within the Mackay Regional Council local government area and is subject to the provisions of the *Mackay Region Planning Scheme 2017*. Table 2 provides an overview of the planning scheme environmental overlays that apply to the site.

Designation / Overlay	Application
Real Property Description	Lot 68 RP 702170
Street Address or Property Name	213 Anzac Avenue, Marian QLD 4753
Tenure[2]	Freehold
Local Government Area	Mackay Regional Council
Council Planning Scheme	Mackay Region Planning Scheme 2017
Relevant 'environmental' overlays	• Biodiversity Overlay - MLES Waterways - MLES Environmentally Significant Vegetation - MLES Wildlife Habitat

[2] While the tenure information of the subject lot/s is collated from the DCDB (Department of Natural Resources and Mines), it should be considered a guide to the tenure only and does not assure accuracy of tenure, nor details of any encumbrances or administrative advice over the subject lot/s. A property title search is recommended to assure accuracy of the tenure of the subject lot/s.

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0 9 18 27 m

Map Scale - 1 : 500
Date Created : 18/02/2026

Legend

Site

Cadastre

Lot Boundary

Easement

Waterways Overlay

Waterways Buffer

Watercourse Boundary

FIGURE 6: WATERWAYS OVERLAY - MLES (MACKAY REGIONAL COUNCIL 2025)

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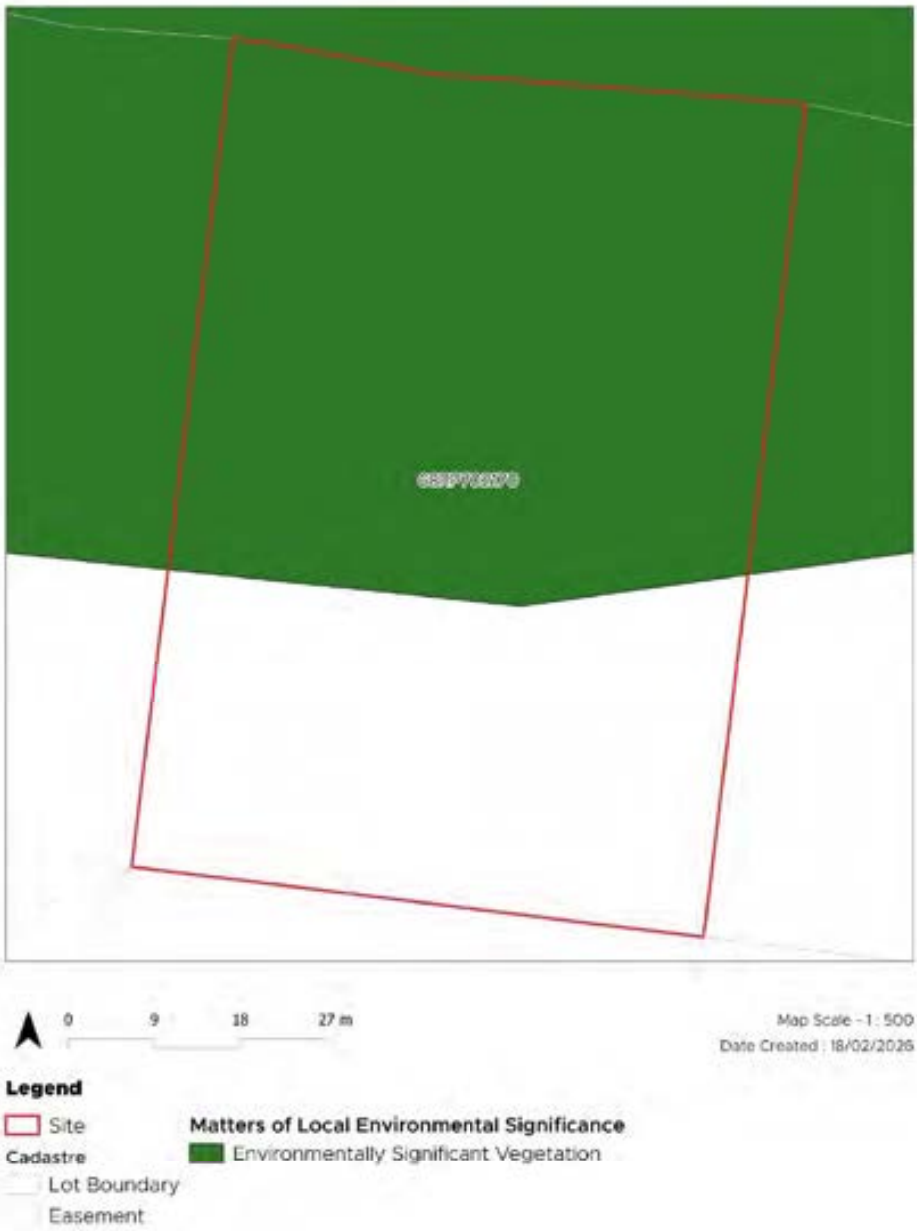

FIGURE 7: ENVIRONMENTALLY SIGNIFICANT VEGETATION OVERLAY – MLES (MACKAY REGIONAL COUNCIL 2025)

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FIGURE 8: WILDLIFE HABITAT OVERLAY – MLES (MACKAY REGIONAL COUNCIL 2025)

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4 EXISTING ENVIRONMENT

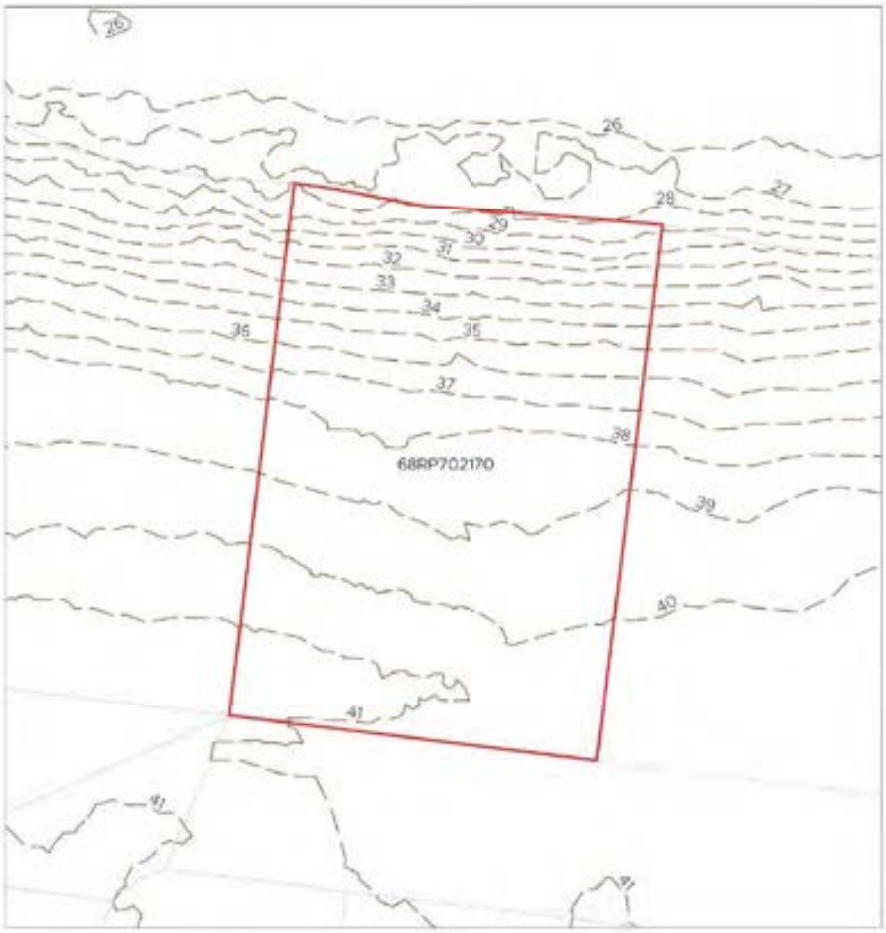
This section of the report describes the existing environmental values of the site based on a combination of:

- Spatial analysis (GIS data) and desktop mapping and modelling,
- Field investigations, and,
- Review of relevant wildlife databases.

Results are described for physical characteristics of the site, including topography, geology and the presence of waterways and/or wetlands, together with biological features, including vegetation and fauna.

4.1 TOPOGRAPHY

The landform pattern of the site can be described as a *Rolling low hills* according to the National Committee on Soil and Terrain (2009). The land lies between 28 m and 41 m above sea level and slopes moderately down from the southern site boundary to the northern site boundary towards Pioneer River. The site shows a gently sloping topography, falling approximately 12 m from the frontage of Anzac Avenue to Pioneer River. The site comprises a north-facing slope. A site contour map is displayed in Figure 3.



0 10 20 30 m

Map Scale - 1:750
Date Created : 26/02/2026

Legend

Site
Contours (1 metre)

Cadastre

Lot Boundary
Easement

FIGURE 9: TOPOGRAPHY OF THE SITE (DEPARTMENT OF RESOURCES, 2025).

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4.2 GEOLOGY

Site geology was determined by applying standard desktop methodologies for assessing geology from the Australian Soil and Land Field Handbook and the Methodology for Surveying and Mapping Regional Ecosystems and Vegetation Communities in Queensland (National Committee on Soil and Terrain 2009, Neldner, Wilson et al. 2023). This methodology was applied via a combination of desktop and field assessment methods, including:

1. Review of detailed geological data (1:10,000) from the Geological Survey of Queensland (2011) geology mapping.
2. Review of historic aerial photography and flooding and
3. Tertiary and quaternary botanical survey.

The land's geology mainly consists of Carmila Beds /cg represent Early Permian-aged sedimentary and volcanic rocks in Central Queensland (Geological Survey of Queensland 2011). The geology is described in Table 2 with extents shown in Figure 4.

TABLE 2: GEOLOGY OF THE SITE

Name	Description
Carmila Beds /cg	Key components include Polymictic, pebble to cobble conglomerate.

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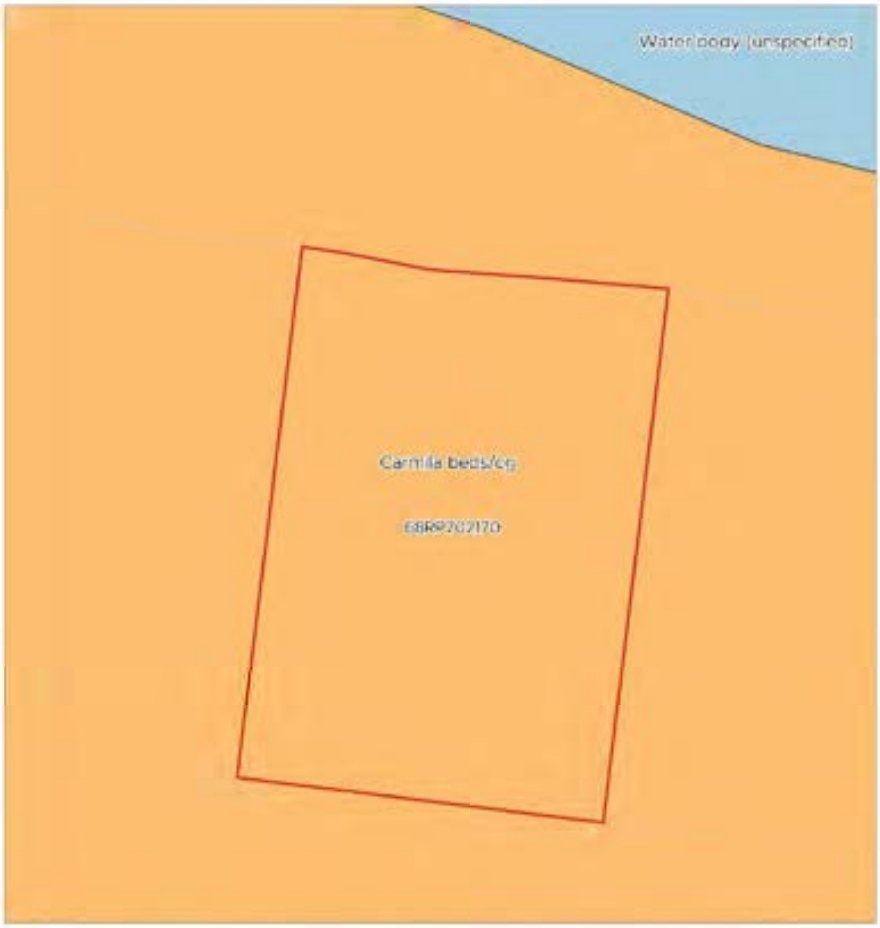

Legend

Site

Cadastre

Lot Boundary

Easement

Surface Geology

Carmila beds/cg

Water body (unspecified)

FIGURE 10: GEOLOGY OF THE SITE (GEOLOGICAL SURVEY OF QUEENSLAND 2011).

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4.3 WATERWAYS AND WETLANDS

The subject site is adjacent and located south of Pioneer River (Figure 1).

Queensland Department of Environment and Science's Wetland Mapping and Classification (Department of Environment and Science 2023) is a set of comprehensive, non-regulatory maps of Queensland's wetlands at a scale and level of detail that help wetland managers make accurate decisions about the protection and care of wetlands.

The Queensland Wetland Data Mapping *version 7* indicates that the site is located near wetland habitats comprising Lacustrine (LAC) and Riverine (RVE) wetlands. These wetlands are identified as RE 8.3.15, and RE 8.3.1a/8.3.3a riverine regional ecosystems.

FIGURE 11: PIONEER RIVER – RIVERINE HABITAT (SOURCE: DAVID FRANCIS, 2026).

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FIGURE 12: QUEENSLAND WETLAND MAPPING VERSION 7 (DEPARTMENT OF ENVIRONMENT AND SCIENCE 2023, DEPARTMENT OF RESOURCES 2023)

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4.4 VEGETATION

4.4.1 METHODS

DESKTOP

The Queensland Wildlife Online database was searched for plant species recorded within a 3 km radius of the site since 1980 (Appendix 3). A search of the Commonwealth Government's EPBC Act Protected Matters Search Tool (PMST) (Department of Climate Change Energy the Environment and Water 2024) was also undertaken to identify nationally threatened plant species that may occur, are likely to occur or are known to occur within a 3 km radius of the site (Appendix 2).

FIELD INVESTIGATIONS

Botanical survey and an assessment of threatening processes present were carried out in February 2026 by a tertiary-qualified ecologist / botanist according to quaternary methods described in *Methodology for Survey and Mapping of Regional Ecosystems and Vegetation Communities in Queensland. Version 7.0* (Neldner, Wilson et al. 2024).

The purpose of the survey and assessment was to determine:

- The extent, type, diversity, and integrity / condition of vegetation communities present,
- Regional ecosystems, and,
- The presence of exotic species, including weeds.

Results of the botanical survey are described according to vegetation communities (Vegetation Survey Units = VSUs) observed within the survey extent. Vegetation Survey Units were established and classified on the basis of quaternary methods described in Neldner, Wilson et al. (2024) and included such criteria as:

- Strata (canopy, mid-storey, shrub, or understorey),
- Relative species abundance in observed strata (dominant, co-dominant, common, or associated),
- Landform,
- Aspect,
- Geology, and,
- Hydrology (where applicable).

The following section provides an overview of the observed vegetation communities based on the results of the botanical survey.

4.4.2 RESULTS

DESKTOP

The results of the Wildlife Online database search indicate (Department of Environment Science and Innovation 2024) that only one (1) threatened plant species has been recorded within a 3 km radius of the site since 1980. The results of the PMST database search (Department of Climate Change Energy the Environment and Water 2024) indicated seven (7) plant species may occur, are likely to occur or are known to occur within a 3 km radius of the site based on habitat types and known species distributions.

The combined results of both database searches are displayed in Table 3, together with the listed presence or likelihood of the species or its habitat occurring within a 3 km radius of the site.

Scientific Name	Common Name	Presence	NCA	EPBC
Phaius australis	Lesser Swamp-orchid	M	E	E
Eucalyptus raveretiana	Black Ironbox	L	V	V
Dichanthium setosum	bluegrass	M	LC	V
Omphalea celata	null	L	V	V
Graptophyllum ilicifolium	Holly-leaved Graptophyllum or Mt Blackwood Holly	C	V	V
Neisosperma kilneri	null	M	V	V
Phlegmariurus tetrastichoides	Square Tassel Fern	M	V	V

TABLE CODES:

- Presence – C indicates presence confirmed within 3km of the site (based on Wildlife Online search), L indicates species or habitat *likely* to occur within 3km of the site, and M indicates species or habitat *may* occur within 3km of the site (based on *EPBC* Protected Matters Search Tool).
- NCA – Indicates the Queensland conservation status of each taxon under the *Nature Conservation Act 1992*, coded as Extinct in the Wild (EX), Critically Endangered (CR), Endangered (E), Vulnerable (V), Near Threatened (NT) or Least Concern (LC).
- EPBC – Indicates the Commonwealth conservation status of each taxon under the *EPBC Act*, coded as Extinct in the wild (XW), Critically Endangered (CE), Endangered (E), Vulnerable (V) or Conservation Dependent (CD).

Based on the PMST search results, the 'Broad leaf tea-tree (*Melaleuca viridiflora*) woodlands in high rainfall coastal north Queensland' threatened ecological community is likely to occur within the search area.

Community Name	Threatened Category	Presence
Broad leaf tea-tree (*Melaleuca viridiflora*) woodlands in high rainfall coastal north Queensland	Endangered	Likely

FIELD INVESTIGATIONS

The results of the botanical survey indicated that the majority of the site has been cleared of remnant vegetation and has been subject to a range of disturbances typically associated with urban environments. Results of the site inspection indicated that:

- The majority of the site has been historically cleared of native vegetation (>64% of the site).
- The site is adjacent to existing residential and commercial development to the east and south.
- Existing vegetation on the site can be categorised into two (2) distinct vegetation survey units (VSUs) based on a combination of species composition, vegetation structure, and land zone/geology. These are described as:
  - VSU 1: Cleared and disturbed area, consisting of mown lawn. The terrain slopes downwards to the north (towards VSU 2 and Pioneer River). A photograph of VSU 1 can be seen in Figure 12.
  - VSU 2: Highly disturbed riparian vegetation located directly south of Pioneer River. Canopy species (10 m, 80% cover) included predominantly exotic species, including, *Chrysophyllum cainito*, *Leucaena leucocephala* subsp. *leucocephala*, *Psidium guajava*, and the native *Millettia pinnata*. Subcanopy species included, *Alstonia scholaris*, *Murraya paniculata 'Exotica'* and *Polyscias australiana*. Within the shrub layer, species included the exotic *Murraya paniculata 'Exotica'* and *Eugenia brasiliensis*, as well as the native *Ficus fraseri*. The understorey was dominated by weed species, including *Rivina humilis*, *Cenchrus purpureus* and *Megathyrsus maximus*. Vegetation typical of VSU 2 can be seen in Figure 13.

Based on the above, the extent of the observed vegetation (VSU 2) is less than Council's mapped Environmentally Significant Vegetation (matters of local environmental significance), and the State's Regulated Vegetation Management Map (matters of State environmental significance. In terms of disturbance, VSU 2 is affected by edge effects and

environmental weeds were present across the patch in all strata. Over 60% of the species observed were exotic, with few native species consistent with the mapped regional ecosystems shown on the State's Vegetation Management Supporting Map.

FIGURE 13: VEGETATION REPRESENTATIVE OF VSU 1 (SOURCE: DAVID FRANCIS, 2026).

FIGURE 14: VEGETATION REPRESENTATIVE OF VSU 2 (SOURCE: DAVID FRANCIS, 2026).

0 10 20 30 m

Map Scale - 1 : 750
Date Created : 17/02/2026

Legend

Site
Cadastre
Lot Boundary
Easement

Vegetation Survey Units (VSU)
VSU 1 -Cleared and disturbed area
VSU 2 - Highly disturbed riparian vegetation

FIGURE 15: OBSERVED VEGETATION SURVEY UNITS (NEARMAP 2025).

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4.5 FAUNA

4.5.1 METHODS

DESKTOP

Before field assessment, a search was undertaken to identify threatened fauna species that may occur, are likely to occur, or are known to occur within 3 km of the study site. A search of the Queensland DES Wildlife Online database (Department of Environment Science and Innovation 2024) was undertaken for all threatened fauna species recorded within a 3 km radius of the site since 1980 (Appendix 3).

In addition, a search of the EPBC PMST (Department of Climate Change Energy the Environment and Water 2024) was undertaken to determine fauna species of National Environmental Significance (including threatened species and migratory species under the EPBC Act or their habitat) that may occur, are likely to occur or are known to occur within a 3 km radius of the site (Appendix 2).

FIELD INVESTIGATIONS

Detailed fauna survey was not undertaken due to the disturbed condition of the site; however, opportunistic records were collected while traversing the site.

4.5.2 RESULTS

DESKTOP

According to the Wildlife Online report (Department of Environment Science and Innovation 2024), no threatened fauna species have been recorded within 3 km of the site since 1980. According to the PMST report, 21 nationally threatened fauna species (and their habitats) may occur, are likely to occur or are known to occur within 3 km of the site, (Department of Climate Change Energy the Environment and Water 2024). The combined datasets yield 21 species that could occur.

TABLE 3: DATABASE SEARCH RESULTS – THREATENED FAUNA (DEPARTMENT OF CLIMATE CHANGE ENERGY THE ENVIRONMENT AND WATER 2024, DEPARTMENT OF ENVIRONMENT SCIENCE AND INNOVATION 2024).

Scientific Name	Common Name	Presence	NCA	EPBC
Rostratula australis	Australian Painted Snipe	L	E	E

Scientific Name	Common Name	Presence	NCA	EPBC
Phascolarctos cinereus (combined populations of Qld, NSW and the ACT)	Koala (combined populations of QLD, NSW and the ACT)	L	E	E
Erythrotriorchis radiatus	Red Goshawk	L	E	E
Neochmia ruficauda ruficauda	Star Finch (eastern), Star Finch (southern)	L	E	E
Pteropus conspicillatus	Spectacled Flying-fox	M	E	E
Dasyurus hallucatus	Northern Quoll	L	LC	E
Tringa nebularia	Common Greenshank	L	E	E
Petauroides volans	Greater Glider (southern and central)	L	E	E
Taudactylus eungellensis	Eungella Day Frog	L	E	E
Gallinago hardwickii	Latham's Snipe	L	V	V
Denisonia maculata	Ornamental Snake	K	V	V
Charadrius leschenaultii	Greater Sand Plover	L	V	V
Petaurus australis australis	Yellow-bellied Glider (south-eastern)	M	V	V
Geophaps scripta scripta	Squatter Pigeon (southern)	K	V	V
Pteropus poliocephalus	Grey-headed Flying-fox	L	LC	V
Falco hypoleucos	Grey Falcon	L	V	V
Tyto novaehollandiae kimberli	Masked Owl (northern)	M	V	V
Hirundapus caudacutus	White-throated Needletail	L	V	V
Calidris acuminata	Sharp-tailed Sandpiper	L	V	V
Macroderma gigas	Ghost Bat	L	E	V
Egernia rugosa	Yakka Skink	M	V	V

TABLE CODES:

- Presence – C indicates presence confirmed within 3km of the site (based on Wildlife Online search), L indicates species or habitat *likely* to occur within 3km of the site, and M indicates species or habitat *may* occur within 3km of the site (based on *EPBC* Protected Matters Search Tool).
- NCA – Indicates the Queensland conservation status of each taxon under the *Nature Conservation Act 1992*, coded as Extinct in the Wild (EX), Critically Endangered (CR), Endangered (E), Vulnerable (V), Near Threatened (NT) or Least Concern (LC).
- EPBC – Indicates the Commonwealth conservation status of each taxon under the *EPBC Act*, coded as Extinct in the wild (XW), Critically Endangered (CE), Endangered (E), Vulnerable (V) or Conservation Dependent (CD).

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FIELD INVESTIGATIONS

Opportunistic fauna observations recorded during the field investigations are summarised in Table 2: Observed fauna species. Opportunistic observations identified a total of 13 native bird species and one (1) exotic bird species. In addition to direct observations of fauna, habitat features and/or evidence of use of the site by fauna were also observed, including two (2) animal breeding places:

- One (1) Brush-turkey mound – located in VSU 2, and,
- One (1) Pacific Black Duck nest with eggs (eight eggs) (Figure 5) – located in VSU 1.

The opportunistic fauna observations suggest that the survey area did not contain NC Act or EPBC Act threatened fauna species.

TABLE 4: OBSERVED FAUNA SPECIES.

Species Name	Common Name	NC Act	EPBC Act
Birds			
*Acridotheres tristis**	Common Myna		
Alectura lathami	Australian Brush-turkey	LC	
Anas superciliosa	Pacific Black Duck	LC	
Cinnyris jugularis	Olive-backed Sunbird	LC	
Cisticola exilis	Golden-headed Cisticola	LC	
Corvus orru	Torresian Crow	LC	
Dacelo novaeguineae	Laughing Kookaburra	LC	
Gallinula tenebrosa	Dusky Moorhen	LC	
Geopelia humeralis	Bard-shouldered Dove	LC	
Grallina cyanoleuca	Magpie-lark	LC	
Manorina melanocephala	Noisy Miner	LC	
Rhipidura leucophrys	Willie Wagtail	LC	
Trichoglossus moluccanus	Rainbow Lorikeet	LC	
Vanellus miles	Masked Lapwing	LC	

TABLE CODES:

- **NC Act** – Indicates the Queensland conservation status of each taxon under the *Nature Conservation Act 1992*, coded as Extinct (EX), Critically Endangered (CR), Endangered (E), Vulnerable (V), Near threatened (NT) or Least Concern (LC).
- **EPBC** Act – Indicates the Commonwealth conservation status of each taxon under the *Environment Protection and Biodiversity Conservation Act 1999*, coded as Extinct in the wild (NW), Critically Endangered (CE), Endangered (E), Vulnerable (V) or Conservation Dependent (CD).

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FIGURE 16: OBSERVED PACIFIC BLACK DUCK NEST (SOURCE: DAVID FRANCIS, 2026).

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5 IMPACT ASSESSMENT

The purpose of this section of the report is to address development impacts in the context of the observed / existing environment values of the site, which were identified via a combination of spatial analysis (GIS data), field investigations, and a review of relevant wildlife databases (Wildlife Online, EPBC Protected Matters Search Tool).

The assessment is divided into the following sections:

- Waterways and wetlands,
- Vegetation, and,
- Fauna.

Environmental management and impact mitigation, described in detail in the following section, is referenced in this section of the report where applicable.

5.1 WATERWAYS AND WETLANDS

Direct and indirect impacts of development on waterways and wetlands include:

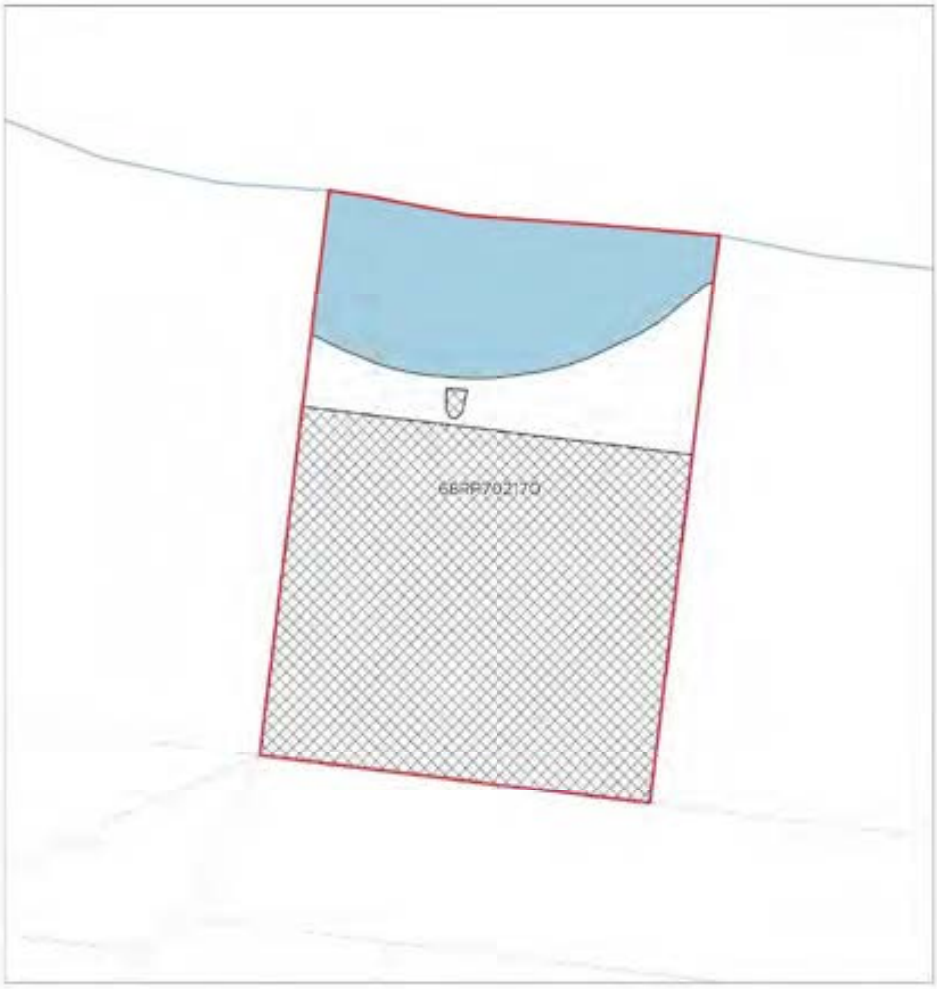
- Physical disturbance, including clearing vegetation and earthworks;
- Changes to hydrological regimes (e.g., peak flow discharge);
- Changes in water quality (physical and chemical);
- Changes in aquatic habitats (e.g., sedimentation, species assemblages); and,
- Changes to microclimate (e.g., humidity, solar irradiation, nutrients, soil chemistry and structure).

These impacts can result in changes to habitat structure and function, which, in turn, impacts plant and animal species distribution within riparian and wetland ecosystems.

The proposed development (as shown in the Plan of Development in Appendix 1) was assessed against the Mackay Region Planning Scheme Biodiversity overlay – Waterways and wetlands to identify any potential impacts. The site assessment indicates that, although the Pioneer River adjoins the site, the proposed development footprint does not encroach within the mapped Biodiversity overlay – Waterways and wetlands (Figure 15). A small section of waterway buffer appears to traverse the north side of the site, and the watercourse boundary aligns with the site boundary. No direct adverse impacts are anticipated as a result of the proposed development, as the proposed buildings, carpark

and services are located wholly outside of the waterway buffer. Additional measures to avoid, mitigate and/or minimise direct and indirect impacts on the waterway are discussed in Section 6.

Levels of acceptable impact on vegetation are determined via assessment against the overall outcomes and relevant performance criteria under the Biodiversity overlay code. An assessment of the proposal against the relevant performance outcomes has been carried out and is contained in Appendix 5. Results indicate that the proposed development complies with the performance outcomes sought by the code.



0 10 20 30 m

Map Scale - 1:750
Date Created : 27/02/2026

Legend

Site

Cadastre
- Lot Boundary
- Easement

Development
- Impact Area

Matters of Local Environmental Significance

Waterways Overlay
- Waterways Buffer
- Watercourse Boundary

FIGURE 17: PROPOSED DEVELOPMENT AND WATERWAY OVERLAY (MACKAY REGIONAL COUNCIL 2025).

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5.2 VEGETATION

Environmental impacts of development relating to vegetation include direct and indirect impacts. Direct impacts on vegetation could include:

- Reduced canopy species richness,
- Reduced species abundance, and,
- Changes to the structure of the vegetation communities – directly via vegetation removal and indirectly via survivorship and recruitment.

Direct impacts are primarily associated with vegetation removal needed to facilitate development during construction and physical damage to retained vegetation post-construction. Damage to conserved vegetation may be deliberate or accidental.

Indirect impacts include incidental effects of development, which cause changes in biotic and abiotic factors that affect the structure and function of retained vegetation communities, including:

- Weed invasion and competition,
- Changes to hydrological regimes and runoff quality (i.e., stormwater runoff), and,
- Changes to microclimate (e.g., humidity, solar irradiation, nutrients, soil chemistry and structure).

In terms of observed vegetation, the spatial analysis indicated that the proposed development largely avoids impacts on native vegetation. Results of the assessment and spatial analysis indicated that (Figure 19):

- Approximately 98% of the proposed development is located within VSU 1, which is already cleared and disturbed (consisting of mown lawn areas).
- Approximately 2% (70.3 sqm) of the development occurs in VSU2 .
- Given VSU 2 is highly disturbed and edge effected, the 2% encroachment on this vegetation community is unlikely to result in any significant impacts.
- No threatened plant species will be impacted by the proposed development, as no threatened species were recorded on the site as part of the botanical assessment.

The site contains areas mapped under the Mackay Region Planning Scheme Biodiversity overlay. The proposed development footprint results in encroachment of up to 1,265 sqm (Figure 18).

Despite the above, the extent of observed vegetation was less than Council's mapped Environmentally Significant Vegetation. Therefore, the results of the assessment indicate that impacts on native vegetation have been otherwise avoided or mitigated:

- The development footprint is almost entirely confined to existing disturbed areas or areas that have been historically cleared of native vegetation (VSU 1) (Figure 19). The area consists of mown lawn only.
- The development provides a single, consolidated development footprint that avoids fragmentation, i.e., a riparian corridor is maintained;
- The proposed development is unlikely to exacerbate existing disturbance, as VSU 2 is infiltrated by weed species.
- The vegetation and landscape connectivity in VSU 2 (north) will be enhanced by imposing a condition that requires rehabilitation of the balance areas of the site (Refer to Section 6).
- Long-term impacts can be avoided in accordance with the impact avoidance measures in Section 6.1.
- Construction impacts will be mitigated in accordance with the management measures outlined in Section 6.2.

Levels of acceptable impact on vegetation are determined via assessment against the overall outcomes and relevant performance criteria under the Biodiversity overlay code. An assessment of the proposal against the relevant performance outcomes has been carried out and is contained in Appendix 5. Results indicate that the proposed development complies with the performance outcomes sought by the code.

FIGURE 18: PROPOSED DEVELOPMENT AND VEGETATION SURVEY UNITS.

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FIGURE 19: PROPOSED DEVELOPMENT AND BIODIVERSITY OVERLAY (MACKAY REGIONAL COUNCIL 2025).

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5.3 FAUNA

Potential impacts on fauna can be categorised as direct impacts associated with habitat loss to indirect impacts on conserved habitat features. Possible fauna impacts of the proposed development include:

- Potential clearing of vegetative habitat, including habitat trees and replacement of habitat niches (e.g. conversion of open grassy areas to built structures);
- Changes in habitat niche availability caused by indirect impacts on the structure and function of conserved vegetation communities;
- Competition and predation via the introduction and spread of pest animal species (e.g. cats, dogs and other domestic pets);
- Potential impacts of light pollution on the structure and function of fauna communities through creation of 'night-light niches', favouring some species (e.g., some species of Microchiropteran bats) often to the detriment of other species (e.g., compromised immune function of some species associated with elevated stress levels due to predation risk foraging in higher than normal ambient light conditions, as well as alteration to circadian clocks, while some frogs limit movement and breeding activity as a result of elevated predation risk associated with high light conditions);
- Changes in the fauna community composition as a direct consequence of species favoured by higher-density urban development (e.g. Black Rats, Noisy Miners, Torresian Crows) at the expense of species more sensitive to urban habitat and associated environments (e.g. small native mammals and small insectivorous birds);
- Impacts on fauna utilisation of the site due to impacts from noise pollution from buildings and other built structures and activity areas (e.g. roads); and,
- Increased risk of road kills associated with increased traffic volumes.

In terms of fauna and their habitats, spatial analysis indicated that the proposed development largely avoids impacts on observed fauna habitat features. Results of the assessment and spatial analysis indicated that (Figure 20):

- Approximately 98% of the development occurs within already cleared and disturbed areas (VSU 1) (Figure 19).
- Approximately 2% of the development occurs in potential riparian habitat (VSU 2).
- Given VSU 2 is highly disturbed and edge affected, the 2% encroachment on this potential habitat area is unlikely to result in any significant impacts.

It is noted that two (2) animal breeding places were observed on site. In accordance with the *Nature Conservation (Animals) Regulation 2020*, a person must not, without a reasonable excuse, remove, or tamper with, an animal breeding place that is being used by a protected animal to incubate or rear the animal's offspring. The latter is outlined in Section 6 of this report.

In terms of mapped MLES, the proposed development is located in areas designated as 'wildlife habitat' on the Biodiversity overlay. The proposed development footprint results in encroachment of up to 1,273 sqm within wildlife habitat (Figure 20). Despite the mapping, the proposed development has been consolidated to existing cleared and disturbed areas (VSU 1), therefore, the development largely avoids impacts on wildlife habitats.

Results of the impact assessment indicated that the proposed development is unlikely to result in any significant impacts on fauna habitat for the following reasons:

- The development footprint is largely located in existing disturbed areas or areas that only provide limited habitat value for urban-adapted fauna species (VSU 1),
- The development provides a single, consolidated development footprint adjacent to established urban areas and major roads that avoid fragmentation,
- Wildlife movement will be facilitated along the southern riparian boundary of the site, which will be rehabilitated (refer to Section 6),
- Any residual impacts will be mitigated via the management strategies identified in Section 6 of this report.

Levels of acceptable impact on vegetation are determined via assessment against the overall outcomes and relevant performance criteria under the Biodiversity overlay code. An assessment of the proposal against the relevant performance outcomes has been carried out and is contained in Appendix 5. Results indicate that the proposed development complies with the performance outcomes sought by the code.

Legend

Site

Cadastre

Lot Boundary

Easement

Development

Impact Area

Matters of Local Environmental Significance

Wildlife Habitat

FIGURE 20: PROPOSED DEVELOPMENT AND WILDLIFE HABITAT (MACKAY REGIONAL COUNCIL 2025).

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6 ENVIRONMENTAL MANAGEMENT

This section of the report describes environmental management measures which are to be implemented to avoid, minimise and mitigate the potential environmental impacts of the proposed development. Management measures include design measures to avoid long-term impacts and mitigation measures designed to minimise or mitigate short-term construction impacts.

The following subsections describe the mandatory and proposed measures, including:

- Impact avoidance; and,
- Impact minimisation.

6.1 IMPACT AVOIDANCE

The proposed development has been designed to avoid environmental impacts by limiting clearing to a small portion of the site. The site has an area of 0.53 ha. Spatial analysis indicates that although approximately 0.33 ha of land (62% of the site) is proposed for development, only 70.4 sqm of vegetation is proposed to be cleared to facilitate this. The proposed development avoids impacts on environmental values by only developing over a portion of the site. The remaining 0.2 ha of area will be rehabilitated and conserved within the open space. The area to be conserved includes areas of VSU 2 and part of VSU 1.

6.2 IMPACT MINIMISATION

This section of the report describes environmental management measures which are intended to manage, mitigate and/or offset the identified environmental impacts of the proposed development. Compliance with the applicable development codes is subject to the implementation of management actions. Management measures have been categorised according to the stages of development.

The following subsections describe recommended management actions and can be structured by the Council as conditions as part of a development permit. Proposed measures include:

- Waterway and wetland management
- Vegetation management

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- Fauna management
- Landscaping
- Rehabilitation

6.2.1 WATERWAY AND WETLAND MANAGEMENT

This section describes the management practices and mitigation strategies which aim to reduce impacts on the adjacent wetlands and waterways. Proposed management measures include design measures to minimise the long-term impacts, and measures to be taken during construction to minimise or mitigate short-term impacts.

The purpose of the proposed realignment is to facilitate a development footprint that, regarding the range of constraints, achieves an equivalent overall outcome in terms of flooding and environmental outcomes.

In terms of design measures, any future development application will:

- Achieve a single, consolidated development footprint.
- Avoid direct impacts on the adjacent watercourse and improve the physical condition of the waterway.
- Rehabilitate riparian habitat, through revegetation.

Proposed management measures to be taken during construction to minimise or mitigate short-term impacts include:

- Implement a site-based Stormwater Management Plan addressing stormwater runoff, including erosion and sediment control.
- Designate riparian/wetland buffer areas as no-disturbance zones, with high-visibility fencing and signage.
- Develop a flood management plan and regularly monitor the adjacent river waterway buffer.

6.2.2 VEGETATION MANAGEMENT

This section describes the management practices and mitigation strategies which aim to reduce impacts on native vegetation and habitat values on the site. Proposed management measures include design measures to minimise long-term impacts and measures to be taken during construction to minimise or mitigate short-term impacts.

In terms of design measures, the proposed layout will:

- Achieve a single, consolidated development footprint
- Utilise the existing disturbed area as far as practicable.

Proposed vegetation management measures of future development applications to minimise or mitigate impacts during construction will include:

- Vegetation clearing extents are clearly identified on-site prior to the commencement of works.
- Vegetation protection fencing and signage is established at the interface between all works areas and vegetation to be retained / conserved during clearing works.
- Individual trees to be retained within the development footprint are clearly flagged and vegetation protection fencing is established in accordance with AS 49702009 Protection of trees on development sites.
- Vegetation removal to be undertaken by suitably qualified contractors.
- Vegetation clearing is staged or takes place sequentially, allowing animals to move to adjoining habitats.
- Any tree pruning or maintenance works is carried out by qualified arborist in accordance with *AS 4373 2007 Pruning of amenity trees*.
- All cleared native vegetation is mulched on-site and recycled for use in landscape treatments.
- Mulch stockpiles are to be located in existing cleared areas, outside of tree protection zones and at least 40m from waterway / wetland areas.
- Mulch stockpiles are subject to erosion / sediment control measures in accordance with best practice design standards.
- Best practice weed management protocols are developed to prevent the introduction and/or spread of pest species e.g., exotic vegetation mulch, in particular mulch containing declared pest plant material, is to be disposed of as green waste at landfill.

Detailed design measures for vegetation are also reflected in Section 6.2.4 and Section 6.2.5 which outlines landscaping and rehabilitation requirements.

6.2.3 FAUNA MANAGEMENT

This section describes management practices and mitigation strategies which aim to minimise impacts on native animals present on the site. Proposed management measures include design measures which minimise long-term impacts and measures to be taken during construction to minimise or mitigate short-term impacts.

Design measures should be reflected in landscaping and future development applications over the site. Design measures include:

- Landscaping within the development footprint should complement and connect existing vegetation, thus providing conduits of dispersal for fauna throughout the site.
- Fauna-friendly, fauna-exclusion and/or pet exclusion fencing where appropriate.
- Fauna-friendly lighting:
  - All artificial night lighting to be directed downwards and away from vegetation areas through the installation of low-spillage lighting throughout the development, particularly near areas of retained vegetation and wetland and/or watercourse areas.
  - Lighting along any pedestrian pathways to be mounted on bollards that direct lighting downwards, thus reducing the distance that some light-tolerant and light-sensitive fauna species are influenced.
  - Night lighting along such walkways or within vegetated areas should be motion-activated, and ideally, remain lit for no longer than 100 seconds once activated, to reduce long-lasting effects on some fauna (e.g., some nocturnal species can be blinded for up to an hour under bright light, thus increasing predation risk).
  - Low-pressure sodium globes or other globes emitting yellow light should be used preferentially as they generally do not attract flying insects, which themselves attract light-tolerant fauna.

Proposed fauna management measures to minimise or mitigate impacts during construction include:

- A Wildlife Spotter Catcher is to inspect all areas to be cleared prior to the commencement of works.
- Wildlife Spotter Catcher is to supervise and be present on each day that vegetation clearing takes place.
- All areas containing ponded water are to be dewatered under the supervision of the Wildlife Spotter Catcher.
- Where identified, active hollows, nests or other breeding places are not to be interfered with. Tampering with an animal breeding place is in violation of the *Nature Conservation Act 1999* under section 332 of the *Nature Conservation (Wildlife Management) Regulation 2006*. However, this does not apply to a person removing or otherwise tampering with the breeding place if the removal or tampering is part of

an approved species management program for animals of the same species, or, the person holds a damage mitigation permit for the animal and the permit authorises the removal or tampering.

- Declared pest mammals are contained and eradicated from the site according to current best practice management techniques.
- Best practice fauna management protocols are developed to prevent the introduction and spread of pest species.
- Temporary fauna exclusion fencing.

6.2.4 LANDSCAPING

Landscaping incorporating retention of native vegetation, revegetation of cleared areas, pest management and habitat augmentation are management measures designed to reduce and offset the impacts of the proposed development. Best-practice measures involving retention of native trees, particularly hollow-bearing habitat trees and use of native species in landscaping can be used to:

- Minimise the risk of introduction of environmental weeds,
- Reduce the impact of habitat loss on native species, and,
- Improve connectivity/permeability within the landscape.

Landscaping requirements can be conditioned as part of any development permit and should address *inter alia*, the following elements of best practice:

- Use of locally indigenous plant species,
- Matching plant species to observe landforms / land zones / pre-clearing regional ecosystems.
- Establishment of structural layers within landscaped vegetation (Understorey, Shrub and Canopy species),
- Weed management measures.
- Habitat augmentation measures include:
  - Incorporating hollow logs and other microhabitat attributes into landscaping to support potential threatened fauna possibly occupying or utilising the site.
  - Lighting of pathways / access in accordance with Section 6.2.3.
  - Water management / irrigation.

6.2.5 REHABILITATION

In addition to landscaping, rehabilitation is proposed within the highly disturbed riparian corridor. Rehabilitation should be undertaken in accordance with the *South East Queensland Ecological Restoration Framework: Code of Practice, Guideline and Manual* and can be conditioned as part of a development permit and submitted as part of a subsequent operational works application to Council.

A Rehabilitation Plan will be prepared for the site. Rehabilitation will assist in balancing development impacts elsewhere on the site, and:

- Improve and maintain the ecological function and values of the corridor including, waterway health, riparian biodiversity, water quality and habitat connectivity for wildlife movement,
- A net improvement in the ecological condition of the land – improving habitat quality,
- Reduced weed content and cover,
- Mitigate cumulative impacts of development on flood behaviour, water pollution and sedimentation, and,
- Maintain and enhance the attractive appearance of the Pioneer River.

The Rehabilitation Plan should incorporate conservation biology principles and use these to guide detailed revegetation and rehabilitation specifications and include, *inter alia*, the following elements:

- Weed management,
- Pest management,
- Fauna management,
- Water management / irrigation,
- Access,
- Revegetation,
- Bushfire management requirements,
- Performance indicators, and,
- Establishment and maintenance costs.

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APPENDIX 1: PROPOSED PLAN OF DEVELOPMENT

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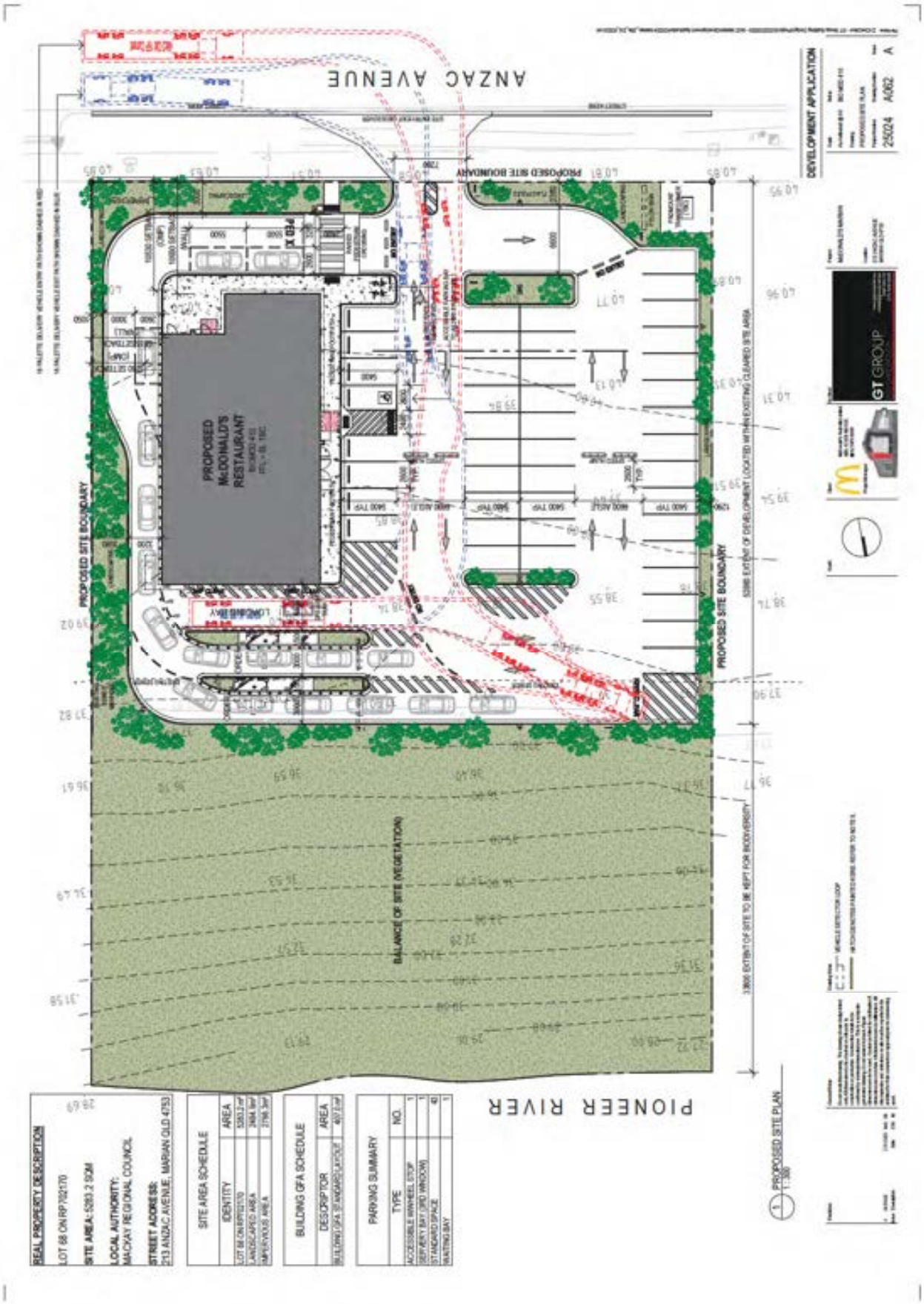
ANZAC AVENUE
PIONEER RIVER
PROPOSED McDONALD'S RESTAURANT
PROPOSED SITE BOUNDARY
BALANCE OF SITE (VEGETATION)
DEVELOPMENT APPLICATION
25024 A002 A
GT GROUP
PROPOSED SITE PLAN
1:1.500
REAL PROPERTY DESCRIPTION
LOT 68 ON RP702170
SITE AREA: 5283.2 SQM
LOCAL AUTHORITY:
MACKAY REGIONAL COUNCIL
STREET ADDRESS:
213 ANZAC AVENUE, MARIAN QLD 4753
SITE AREA SCHEDULE
IDENTITY
AREA
LOT 68 ON RP702170 5283.2 m²
LANDSCAPED AREA 2484 m²
IMPERVIOUS AREA 2798.3 m²
BUILDING GFA SCHEDULE
DESCRIPTOR
AREA
BUILDING GFA (STANDARD LANDUSE) 497.0 m²
PARKING SUMMARY
TYPE
NO.
ACCESSIBLE WHEELCHAIR STOP 1
DEPARTURE BAY (3RD WINDOW) 1
STANDARD SPACE 42
WAITING BAY 1

APPENDIX 2: PROTECTED MATTERS SEARCH TOOL (PMST)

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Australian Government

Department of Climate Change, Energy, the Environment and Water

EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected. Please see the caveat for interpretation of information provided here.

Report created: 09-Dec-2025

- Summary
- Details
  - Matters of NES
  - Other Matters Protected by the EPBC Act
  - Extra Information
- Caveat
- Acknowledgements

Summary

Matters of National Environment Significance

This part of the report summarises the matters of national environmental significance that may occur in, or may relate to, the area you nominated. Further information is available in the detail part of the report, which can be accessed by scrolling or following the links below. If you are proposing to undertake an activity that may have a significant impact on one or more matters of national environmental significance then you should consider the Administrative Guidelines on Significance.

World Heritage Properties:	None
National Heritage Places:	None
Wetlands of International Importance (Ramsar	None
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	1
Listed Threatened Species:	31
Listed Migratory Species:	13

Other Matters Protected by the EPBC Act

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the environment anywhere.

The EPBC Act protects the environment on Commonwealth land, the environment from the actions taken on Commonwealth land, and the environment from actions taken by Commonwealth agencies. As heritage values of a place are part of the 'environment', these aspects of the EPBC Act protect the Commonwealth Heritage values of a Commonwealth Heritage place. Information on the new heritage laws can be found at https://www.dcceew.gov.au/parks-heritage/heritage

A permit may be required for activities in or on a Commonwealth area that may affect a member of a listed threatened species or ecological community, a member of a listed migratory species, whales and other cetaceans, or a member of a listed marine species.

Commonwealth Lands:	None
Commonwealth Heritage Places:	None
Listed Marine Species:	22
Whales and Other Cetaceans:	None
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Australian Marine Parks:	None
Habitat Critical to the Survival of Marine Turtles:	None

Extra Information

This part of the report provides information that may also be relevant to the area you have

State and Territory Reserves:	None
Regional Forest Agreements:	None
Nationally Important Wetlands:	None
EPBC Act Referrals:	1
Key Ecological Features (Marine):	None
Biologically Important Areas:	None
Bioregional Assessments:	None
Geological and Bioregional Assessments:	None

Details

Matters of National Environmental Significance

Listed Threatened Ecological Communities [Resource Information]

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.
Status of Vulnerable, Disallowed and Ineligible are not MNES under the EPBC Act.

Community Name	Threatened Category	Presence Text	Buffer Status
Broad leaf tea-tree (Melaleuca viridiflora) woodlands in high rainfall coastal north Queensland	Endangered	Community likely to occur within area	In feature area

Listed Threatened Species [Resource Information]

Status of Conservation Dependent and Extinct are not MNES under the EPBC Act.
Number is the current name ID.

Scientific Name	Threatened Category	Presence Text	Buffer Status
BIRD			
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area	In feature area
Charadrius leschenaultii Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Erythrotriorchis radiatus Red Goshawk [942]	Endangered	Species or species habitat likely to occur within area	In feature area
Falco hypoleucos Grey Falcon [929]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Geophaps scripta scripta Squatter Pigeon (southern) [64440]	Vulnerable	Species or species habitat known to occur within area	In feature area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Neochmia ruficauda ruficauda Star Finch (eastern), Star Finch (southern) [26027]	Endangered	Species or species habitat likely to occur within area	In feature area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area	In feature area
Poephila cincta cincta Southern Black-throated Finch [64447]	Endangered	Species or species habitat may occur within area	In feature area
Rostratula australis Australian Painted Snipe [77037]	Endangered	Species or species habitat likely to occur within area	In feature area
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area	In feature area
Tyto novaehollandiae kimberli Masked Owl (northern) [26048]	Vulnerable	Species or species habitat may occur within area	In feature area
FROG			
Taudactylus eungellensis Eungella Day Frog [1887]	Endangered	Species or species habitat likely to occur within area	In feature area
MAMMAL			
Dasyurus hallucatus Northern Quoll, Digul [Gogo-Yimidir], Wijingadda [Dambimangari], Wiminji [Martu] [331]	Endangered	Species or species habitat likely to occur within area	In feature area
Macroderma gigas Ghost Bat [174]	Vulnerable	Species or species habitat likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Petauroides volans			
Greater Glider (southern and central) [254]	Endangered	Species or species habitat likely to occur within area	In feature area
Petaurus australis australis			
Yellow-bellied Glider (south-eastern) [87600]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Phascolarctos cinereus (combined populations of Qld, NSW and the ACT)			
Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory) [85104]	Endangered	Species or species habitat likely to occur within area	In feature area
Pteropus conspicillatus			
Spectacled Flying-fox [185]	Endangered	Species or species habitat may occur within area	In buffer area only
Pteropus poliocephalus			
Grey-headed Flying-fox [186]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
PLANT			
Dichanthium setosum			
bluegrass [14159]	Vulnerable	Species or species habitat may occur within area	In feature area
Eucalyptus raveretiana			
Black Ironbox [16344]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Graptophyllum ilicifolium			
Holly-leaved Graptophyllum, Mt Blackwood Holly [8601]	Vulnerable	Species or species habitat may occur within area	In feature area
Neisosperma kilneri			
[14319]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Omphalea celata			
[64586]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Phaius australis			
Lesser Swamp-orchid [5872]	Endangered	Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Phlegmariurus tetrastichoides Square Tassel Fern [86555]	Vulnerable	Species or species habitat may occur within area	In feature area
REPTILE			
Denisonia maculata Ornamental Snake [1193]	Vulnerable	Species or species habitat known to occur within area	In feature area
Egernia rugosa Yakka Skink [1420]	Vulnerable	Species or species habitat may occur within area	In feature area

Listed Migratory Species [Resource Information]

Scientific Name	Threatened Category	Presence Text	Buffer Status
Migratory Marine Birds			
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area	In feature area
Migratory Marine Species			
Crocodylus porosus Salt-water Crocodile, Estuarine Crocodile [1774]		Species or species habitat likely to occur within area	In feature area
Migratory Terrestrial Species			
Cuculus optatus Oriental Cuckoo, Horsfield's Cuckoo [86651]		Species or species habitat may occur within area	In feature area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Migratory Wetlands Species			
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat likely to occur within area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area	In feature area
Charadrius leschenaultii Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area	In feature area
Pandion haliaetus Osprey [952]		Breeding known to occur within area	In feature area
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area	In feature area

Other Matters Protected by the EPBC Act

Listed Marine Species			[Resource Information]
Scientific Name	Threatened Category	Presence Text	Buffer Status
Bird			
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat likely to occur within area	In feature area
Anseranas semipalmata Magpie Goose [978]		Species or species habitat may occur within area overfly marine area	In feature area
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area overfly marine area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Bubulcus ibis as Ardea ibis Cattle Egret [66521]		Species or species habitat may occur within area overfly marine area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area overfly marine area	In feature area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area overfly marine area	In feature area
Chalcites osculans as Chrysococcyx osculans Black-eared Cuckoo [83425]		Species or species habitat likely to occur within area overfly marine area	In feature area
Charadrius leschenaultii Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area overfly marine area	In feature area
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat likely to occur within area	In feature area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat likely to occur within area overfly marine area	In feature area
Merops ornatus Rainbow Bee-eater [670]		Species or species habitat may occur within area overfly marine area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Monarcha melanopsis Black-faced Monarch [609]		Species or species habitat likely to occur within area overfly marine area	In feature area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area overfly marine area	In feature area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area	In feature area
Pandion haliaetus Osprey [952]		Breeding known to occur within area	In feature area
Rhipidura rufifrons Rufous Fantail [592]		Species or species habitat likely to occur within area overfly marine area	In feature area
Rostratula australis as Rostratula benghalensis (sensu lato) Australian Painted Snipe [77037]	Endangered	Species or species habitat likely to occur within area overfly marine area	In feature area
Symposiachrus trivirgatus as Monarcha trivirgatus Spectacled Monarch [83946]		Species or species habitat known to occur within area overfly marine area	In feature area
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area overfly marine area	In feature area
Reptile			
Crocodylus porosus Salt-water Crocodile, Estuarine Crocodile [1774]		Species or species habitat likely to occur within area	In feature area

Extra Information

EPBC Act Referrals				[Resource Information]
Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Not controlled action				
Improving rabbit biocontrol: releasing another strain of RHDV, sthrn two thirds of Australia	2015/7522	Not Controlled Action	Completed	In feature area

Caveat

1 PURPOSE

This report is designed to assist in identifying the location of matters of national environmental significance (MNES) and other matters protected by the Environment Protection and Biodiversity Conservation Act 1999 (Cth) (EPBC Act) which may be relevant in determining obligations and requirements under the EPBC Act.

The report contains the mapped locations of:

- World and National Heritage properties;
- Wetlands of International and National Importance;
- Commonwealth and State/Territory reserves;
- distribution of listed threatened, migratory and marine species;
- listed threatened ecological communities; and
- other information that may be useful as an indicator of potential habitat value.

2 DISCLAIMER

This report is not intended to be exhaustive and should only be relied upon as a general guide as mapped data is not available for all species or ecological communities listed under the EPBC Act (see below). Persons seeking to use the information contained in this report to inform the referral of a proposed action under the EPBC Act should consider the limitations noted below and whether additional information is required to determine the existence and location of MNES and other protected matters.

Where data is available to inform the mapping of protected species, the presence type (e.g. known, likely or may occur) that can be determined from the data is indicated in general terms. It is the responsibility of any person using or relying on the information in this report to ensure that it is suitable for the circumstances of any proposed use. The Commonwealth cannot accept responsibility for the consequences of any use of the report or any part thereof. To the maximum extent allowed under governing law, the Commonwealth will not be liable for any loss or damage that may be occasioned directly or indirectly through the use of, or reliance on the contents of this report.

3 DATA SOURCES

Threatened ecological communities

For threatened ecological communities where the distribution is well known, maps are generated based on information contained in recovery plans, State vegetation maps and remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Threatened, migratory and marine species

Threatened, migratory and marine species distributions have been discerned through a variety of methods. Where distributions are well known and if time permits, distributions are inferred from either thematic spatial data (i.e. vegetation, soils, geology, elevation, aspect, terrain, etc.) together with point locations and described habitat; or modelled (MAXENT or BIOCLIM habitat modelling) using point locations and environmental data layers.

Where little information is available for a species or large number of maps are required in a short time-frame, maps are derived either from 0.04 or 0.02 decimal degree cells; by an automated process using polygon capture techniques (static two kilometre grid cells, alpha-hull and convex hull); or captured manually or by using topographic features (national park boundaries, islands, etc.).

In the early stages of the distribution mapping process (1999-early 2000s) distributions were defined by degree blocks, 100K or 250K map sheets to rapidly create distribution maps. More detailed distribution mapping methods are used to update these distributions when time permits.

4 LIMITATIONS

The following species and ecological communities have not been mapped and do not appear in this report:

- threatened species listed as extinct or considered vagrants;
- some recently listed species and ecological communities;
- some listed migratory and listed marine species, which are not listed as threatened species; and
- migratory species that are very widespread, vagrant, or only occur in Australia in small numbers.

The following groups have been mapped, but may not cover the complete distribution of the species:

- listed migratory and/or listed marine seabirds, which are not listed as threatened, have only been mapped for recorded breeding sites; and
- seals which have only been mapped for breeding sites near the Australian continent

The breeding sites may be important for the protection of the Commonwealth Marine environment.

Refer to the metadata for the feature group (using the Resource Information link) for the currency of the information.

Acknowledgements

This database has been compiled from a range of data sources. The department acknowledges the following custodians who have contributed valuable data and advice:

-Office of Environment and Heritage, New South Wales
-Department of Environment and Primary Industries, Victoria
-Department of Primary Industries, Parks, Water and Environment, Tasmania
-Department of Environment, Water and Natural Resources, South Australia
-Department of Land and Resource Management, Northern Territory
-Department of Environmental and Heritage Protection, Queensland
-Department of Parks and Wildlife, Western Australia
-Environment and Planning Directorate, ACT
-Birdlife Australia
-Australian Bird and Bat Banding Scheme
-Australian National Wildlife Collection
-Natural history museums of Australia
-Museum Victoria
-Australian Museum
-South Australian Museum
-Queensland Museum
-Online Zoological Collections of Australian Museums
-Queensland Herbarium
-National Herbarium of NSW
-Royal Botanic Gardens and National Herbarium of Victoria
-Tasmanian Herbarium
-State Herbarium of South Australia
-Northern Territory Herbarium
-Western Australian Herbarium
-Australian National Herbarium, Canberra
-University of New England
-Ocean Biogeographic Information System
-Australian Government, Department of Defence
Forestry Corporation, NSW
-Geoscience Australia
-CSIRO
-Australian Tropical Herbarium, Cairns
-eBird Australia
-Australian Government – Australian Antarctic Data Centre
-Museum and Art Gallery of the Northern Territory
-Australian Government National Environmental Science Program
-Australian Institute of Marine Science
-Reef Life Survey Australia
-American Museum of Natural History
-Queen Victoria Museum and Art Gallery, Inveresk, Tasmania
-Tasmanian Museum and Art Gallery, Hobart, Tasmania
-Other groups and individuals

The Department is extremely grateful to the many organisations and individuals who provided expert advice and information on numerous draft distributions.

Please feel free to provide feedback via the Contact us page.

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Department of Climate Change, Energy, the Environment and Water
GPO Box 3090
Canberra ACT 2601 Australia
+61 2 6274 1111

APPENDIX 3: THE QUEENSLAND WILDLIFE ONLINE DATABASE

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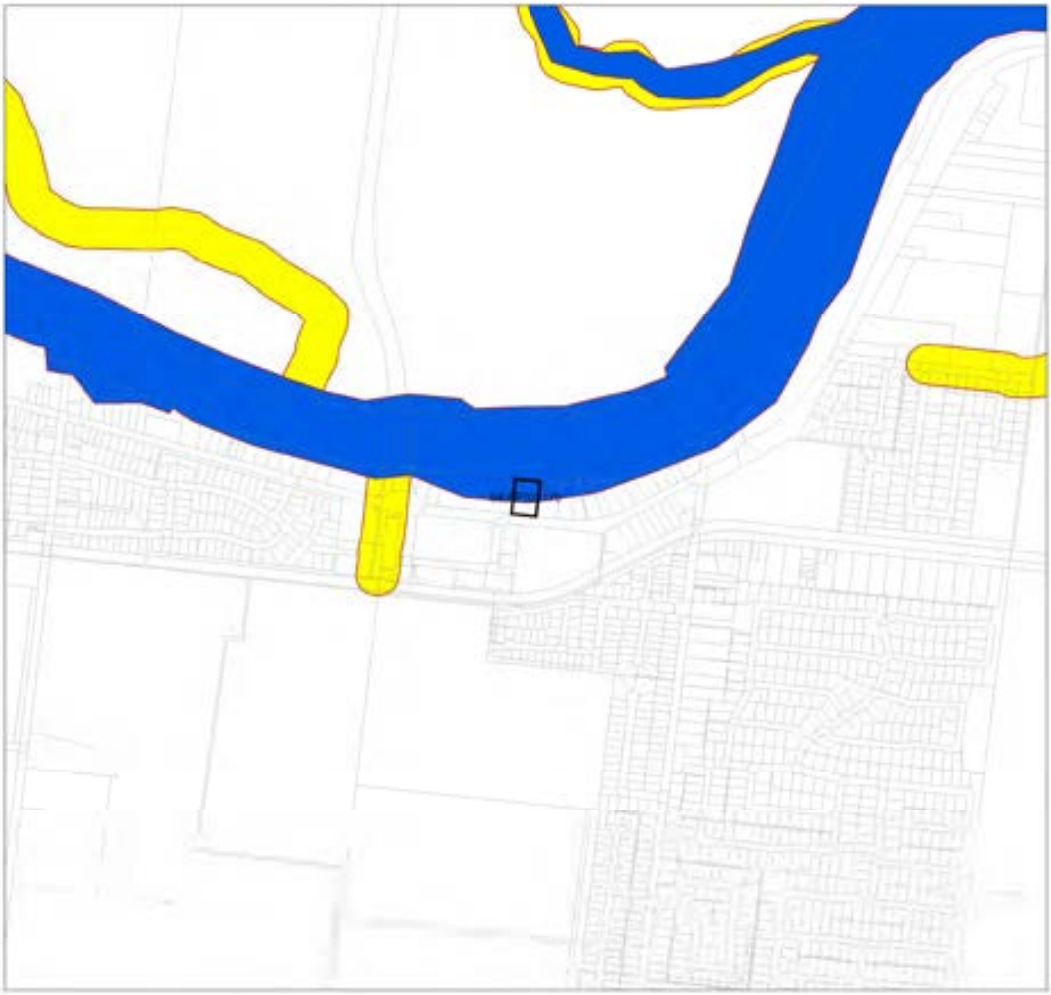
Kingdom	Class	Family	Scientific name	Common name	NCA status	EPBC status	Conservation significant	Sighting records	Specimen records	Sighting summary
Plantae	Equisetopsida	Acanthaceae	Graptophyllum ilicifolium	holly-leaved graptophyllum	V	V	Yes	1	1	1

APPENDIX 4: REGULATORY MAPPING

LITORIA CONSULTING

4.1 Regulated vegetation management map



Regulated Vegetation Management Map

Queensland Government

Category A area (Vegetation offsets/compliance notices/VDecs)
Category B area (Remnant vegetation)
Category C area (High-value regrowth vegetation)
Category R area (Relif regrowth watercourse vegetation)
Category X area (Exempt clearing work on Freehold, Indigenous and Leasehold land)
Water
Other land parcel boundaries
Selected Lot and Plan

LOCALITY DIAGRAM

N

0 140 280 420 560 700 m

This product is displayed in: GDA2020

Disclaimer:
While every care is taken to ensure the accuracy of this product, the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the product being inaccurate or incomplete in any way and for any reason.

Additional information required for the assessment of vegetation values is provided in the accompanying "Vegetation Management Supporting map". For further information go to the web site: www.nrmmrd.qld.gov.au or contact the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development.

Digital data for the regulated vegetation management map is available from the Queensland Spatial Portal at http://www.spatial.information.qld.gov.au/

Land parcel boundaries are provided as locational aid only.

This map is updated on a monthly basis to ensure new PMAVs are included as they are approved.

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4.2 Vegetation management supporting map

Vegetation Management Supporting Map

- Category A or B area containing endangered regional ecosystems
- Category A or B area containing of concern regional ecosystems
- Category A or B area that is a least concern regional ecosystem
- Category C or R area containing endangered regional ecosystems
- Category C or R area containing of concern regional ecosystems
- Category C or R area that is a least concern regional ecosystem
- Category X area
- Water
- Wetland on the vegetation management wetlands map
- Essential habitat on the essential habitat map
- Essential habitat species record
- Watercourses and drainage features on the vegetation management watercourse and drainage features map (Stream order shown as black number against stream where available)
- Highway
- Connector
- Street/Local Road
- National Parks, State Forest and other reserves
- Other land parcel boundaries
- Selected Lot and Plan

Queensland Government

LOCALITY DIAGRAM

N

0 100 200 300 400 500 m

This product is displayed in GDA2020

Labels for Essential Habitat are centred on the area of enquiry.

Regional ecosystem linework has been compiled at a scale of 1:100 000, except in designated areas where a compilation scale of 1:50 000 is available. Linework should be used as a guide only. The positional accuracy of RE data mapped at a scale of 1:100 000 is +/- 100 metres.

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Additional information may be required for the purposes of land clearing or assessment of a regional ecosystem map or PMAV applications. For further information go to the web site: www.nrmmrd.qld.gov.au or contact the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development.

Digital data for the vegetation management watercourse and drainage feature map, vegetation management wetlands map, essential habitat map and the vegetation management remnant and regional ecosystem map are available from the Queensland Spatial Portal at http://www.qspatial.information.qld.gov.au

Land parcel boundaries are provided as locational aid only.

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Matters of State Environmental Significance **10/12/2025 14:45:17**

Map 4 - MSES - Regulated Vegetation

MSES - Regulated Vegetation

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Regulated vegetation (intersecting a watercourse)
- Regulated vegetation (100m from wetland)
- Regulated vegetation (category B - endangered or of concern)
- Regulated vegetation (category C - endangered or of concern)
- Regulated vegetation (category R - GBR riverine)
- Regulated vegetation (essential habitat)
- Selected Lot and Plan

N

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The state of Queensland disclaims all responsibility for information contained in this product and all liability (including without limitation, liability in negligence) for all expenses, losses, damages and costs you may incur as a result of the information being inaccurate or incomplete in any way for any reason.

0 5.8 11.6 17.4 23.2 29 m

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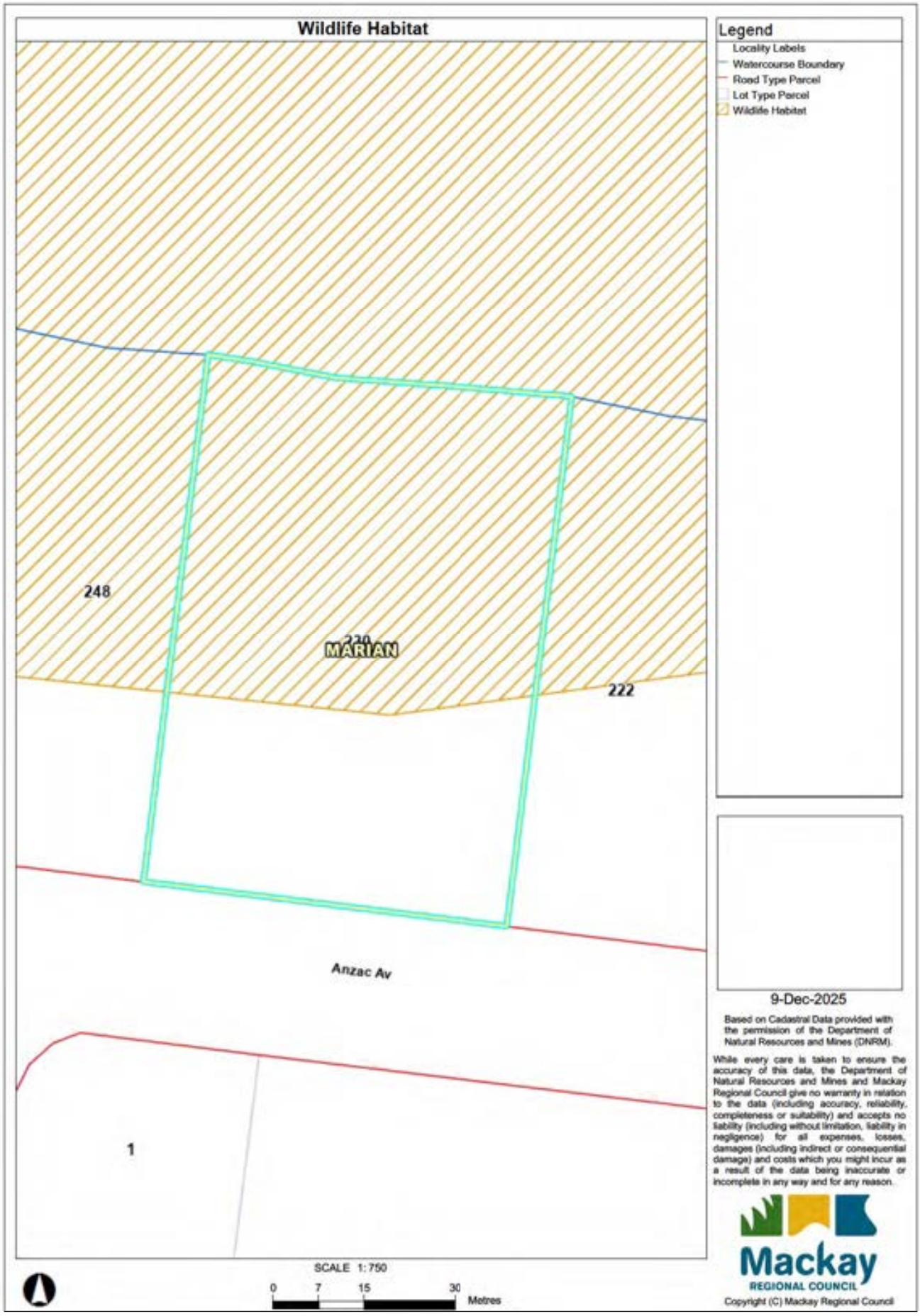
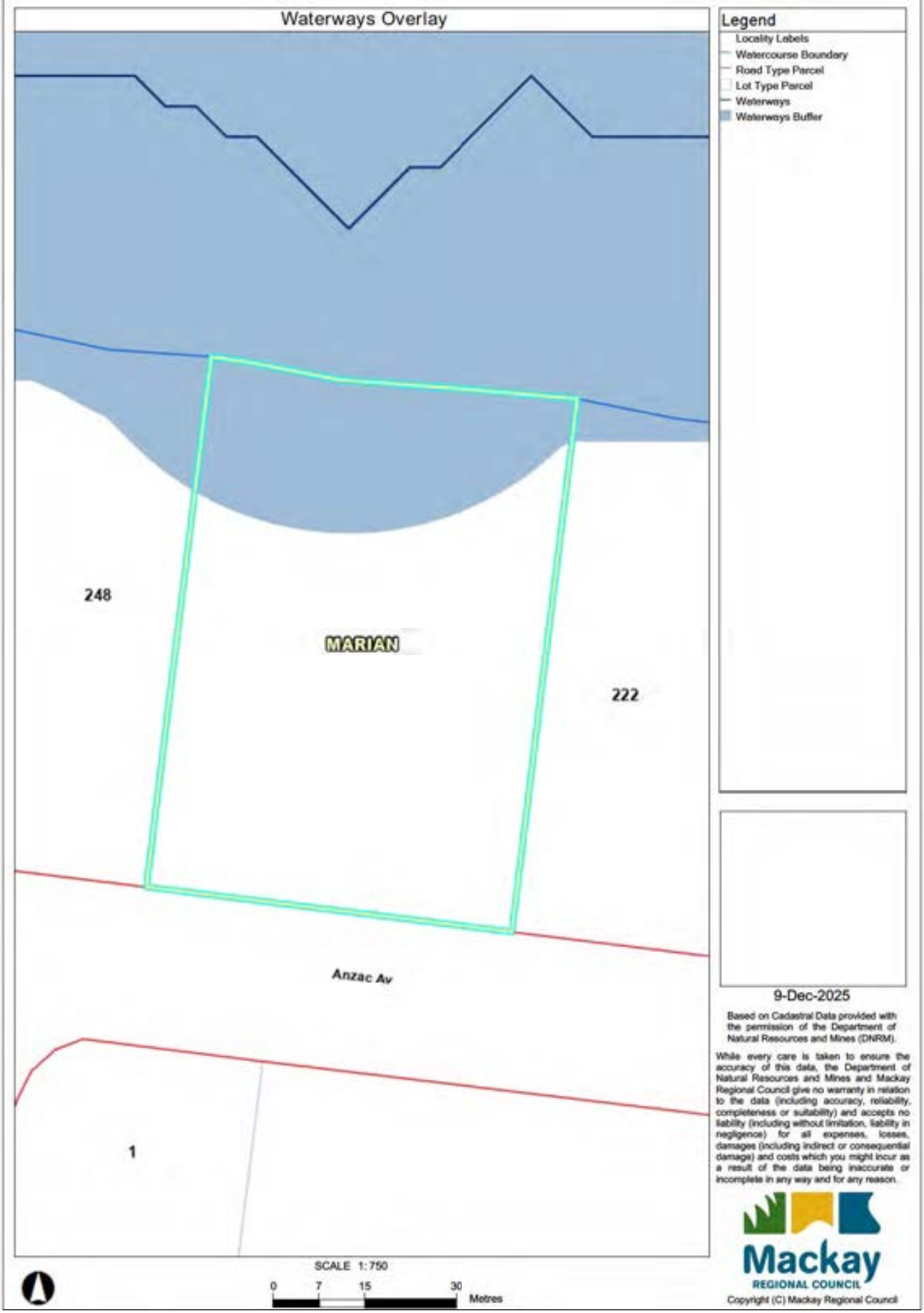

Wildlife Habitat
Legend
Locality Labels
Watercourse Boundary
Road Type Parcel
Lot Type Parcel
Wildlife Habitat
248
220
MARIAN
222
Anzac Av
1
9-Dec-2025
Based on Cadastral Data provided with the permission of the Department of Natural Resources and Mines (DNRM).
While every care is taken to ensure the accuracy of this data, the Department of Natural Resources and Mines and Mackay Regional Council give no warranty in relation to the data (including accuracy, reliability, completeness or suitability) and accepts no liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason.
SCALE 1:750
0 7 15 30
Metres
Mackay
REGIONAL COUNCIL
Copyright (C) Mackay Regional Council


Waterways Overlay
Legend
Locality Labels
Watercourse Boundary
Road Type Parcel
Lot Type Parcel
Waterways
Waterways Buffer
248
MARIAN
222
Anzac Av
1
9-Dec-2025
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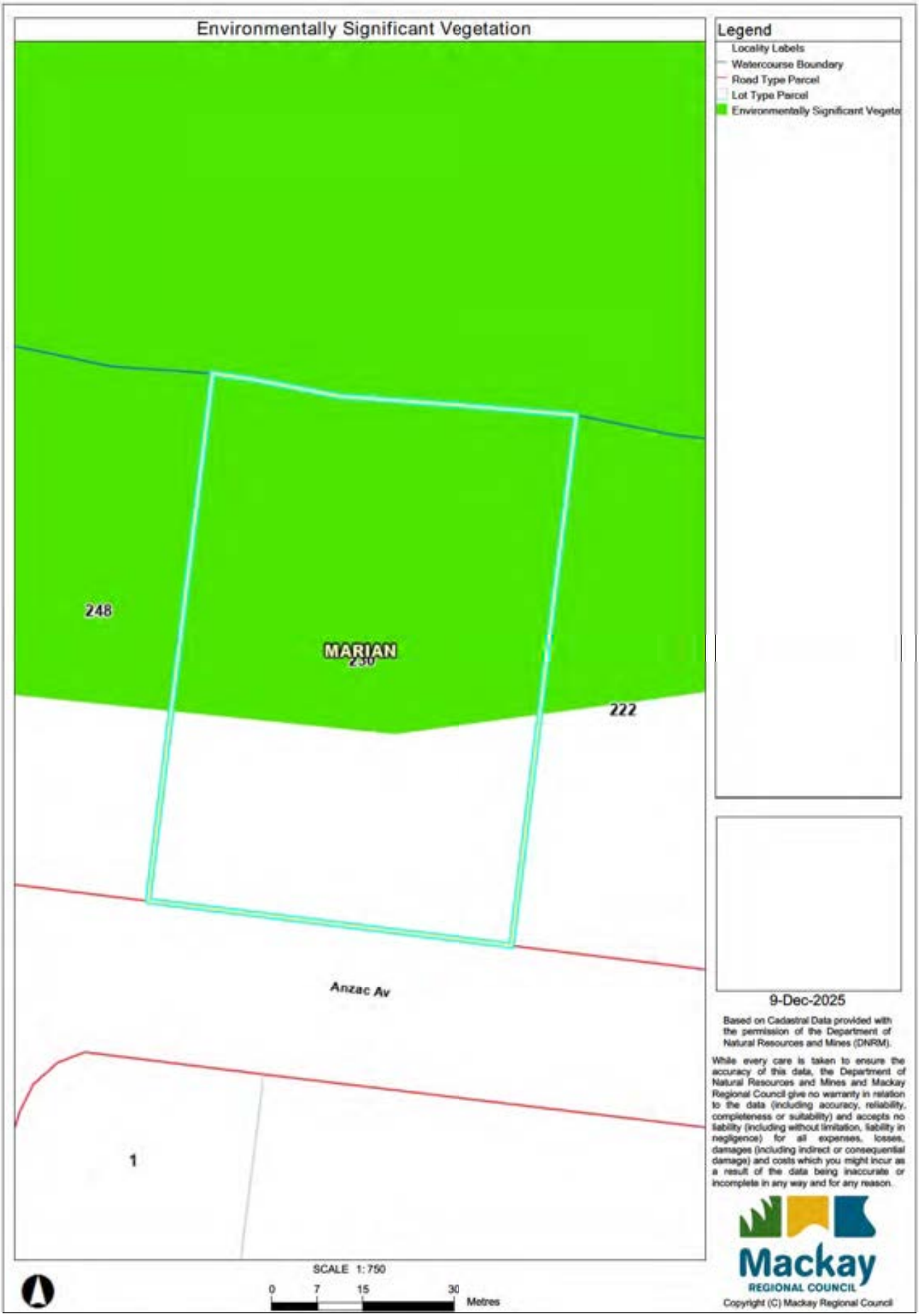
SCALE 1:750
0 7 15 30 Metres
Mackay
REGIONAL COUNCIL
Copyright (C) Mackay Regional Council


Environmentally Significant Vegetation
Legend
Locality Labels
Watercourse Boundary
Road Type Parcel
Lot Type Parcel
Environmentally Significant Vegeta
248
MARIAN
250
222
Anzac Av
1
9-Dec-2025
Based on Cadastral Data provided with the permission of the Department of Natural Resources and Mines (DNRM).
While every care is taken to ensure the accuracy of this data, the Department of Natural Resources and Mines and Mackay Regional Council give no warranty in relation to the data (including accuracy, reliability, completeness or suitability) and accepts no liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason.
SCALE 1: 750
0 7 15 30
Metres
Mackay
REGIONAL COUNCIL
Copyright (C) Mackay Regional Council

APPENDIX 5: CODE ASSESSMENT

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8.2.4 Biodiversity overlay code

Table 8.2.4.3A – Biodiversity overlay – assessable development

Performance outcomes	Acceptable outcomes	Response
Assessable development		
PO1 Development is located, designed and operated to maintain ecological integrity and functionality within, adjoining and near the site by: (a) retaining high value vegetation and habitat areas, waterways and wetlands; and (b) mitigating environmental and amenity impacts; and (c) maintaining stormwater and hydrologic characteristics; and (d) managing access for vehicles, pedestrians, domestic animals native fauna and fish passages; and (e) rehabilitating degraded areas and improving regional ecological connectivity by providing habitat linkages between areas of ecological significance.	**AO1.1** Development avoids areas of ecological significance as follows: (a) reconfiguring a lot does not increase the number of lots encroaching on environmentally significant vegetation and wildlife habitat areas and waterways and wetlands; and (b) buildings and constructed outdoor parking, recreation or storage areas avoid environmentally significant vegetation and wildlife habitat areas and waterways and wetlands.	**Complies with PO1** The proposed development is located, designed and will be operated to maintain ecological integrity and functionality within, adjoining, and near the site. This is demonstrated through: (a) retention and rehabilitation of riparian vegetation / wildlife habitat / waterway buffer adjacent to Pioneer River; (b) mitigation of environmental and amenity impacts via management measures outlined in Section 6 of the Ecological Assessment (Litoria Consulting, v1.0, February 2026), including vegetation and fauna management; (c) mitigation of stormwater and hydrological impacts / changes via management measures outlined in Section 6 of the Ecological Assessment (Litoria Consulting, v1.0, February 2026), including, for example, implementation of a Stormwater Management Plan and rehabilitation adjacent to Pioneer River. (d) management of access by delineation of development vs rehabilitation / open space areas, with fencing where appropriate. (e) rehabilitation of degraded riparian vegetation to maintain a linkage along Pioneer River (refer to Section 6 of the Ecological Assessment (Litoria Consulting, v1.0, February 2026)).
	AO1.2 Development avoids being located within the following specified distances: (a) 200 metres of a wetland outside an urban area; or	**Refer above.**

Performance outcomes	Acceptable outcomes	Response
	(b) 50 metres of a wetland within an urban area; or (c) 50 metres of a waterway.	
	AO1.3 If compliance with AO1.1 and/or AO1.2 cannot be achieved and it is demonstrated that: • there is an overriding community need for the development in social, economic or ecological terms; and • the development: – cannot be reasonably located elsewhere; or – is entirely reliant being located within environmentally significant vegetation and wildlife habitat areas or waterway and wetland; the development is located, designed and operated to ensure minimal environmental impacts by: (a) locating development within areas of the least ecological significance (e.g. already cleared areas); and (b) ensuring remaining area/s of ecological significance within the site are retained and protected; and (c) management of the following to maintain natural ecological values within, adjoining and near the site: (i) potential noise, light (glare and artificial light), air quality (emissions, dust, odour) is waste (wastewater, refuse) impacts; and (ii) stormwater and hydrology: (A) flow paths and water levels; and (B) storage capacity and duration; and (C) volume, concentration, velocity and quality of	**Refer above.**

Performance outcomes	Acceptable outcomes	Response
	discharge; and (D) water salinity; and (iii) restricting access within and through the site by vehicles, pedestrians and domestic animals as necessary; and (iv) providing for unrestricted access for native fauna within and through the site, or restricting access to avoid potential safety / nuisance issues as necessary; and (d) improving the ecological function of areas within the site though the: (i) rehabilitation of degraded areas; and/or (ii) provision of new linkage/s between areas of ecological significance.	
PO2 Development avoids land degradation within, and in close proximity to, waterways and wetlands through: (a) mass movement, gully erosion, rill erosion, sheet erosion, tunnel erosion, stream bank erosion, wind erosion, or scaling; and (b) loss or modification of chemical, physical or biological properties or functions of soils.	**AO2.1** Earthworks are not carried out within waterways and wetlands.	**Complies with AO2.1** The proposed development and associated construction works will be located wholly outside of waterways and wetlands. Short-term impacts (construction) will be mitigated in accordance with Section 6 of the Ecological Assessment (Litoria Consulting, v1.0, February 2026). Mitigation will include the implementation of a Stormwater Management Plan and rehabilitation of disturbed riparian vegetation. The latter can be conditioned as part of a development permit.
	AO2.2 In waterway and wetland buffer areas, modified land gradients do not exceed the following: (a) very stable soils – no gradient specified; or (b) stable soils – 32%; or (c) unstable soils – 10%; or (d) very unstable soils – 1%.	**Complies with AO2.2** The proposed development and associated construction works will be located wholly outside of waterways and wetlands.

8.2.4 Biodiversity overlay code

Table 8.2.4.3A – Biodiversity overlay – assessable development

Performance outcomes	Acceptable outcomes	Response
Assessable development		
PO1 Development is located, designed and operated to maintain ecological integrity and functionality within, adjoining and near the site by: (a) retaining high value vegetation and habitat areas, waterways and wetlands; and (b) mitigating environmental and amenity impacts; and (c) maintaining stormwater and hydrologic characteristics; and (d) managing access for vehicles, pedestrians, domestic animals native fauna and fish passages; and (e) rehabilitating degraded areas and improving regional ecological connectivity by providing habitat linkages between areas of ecological significance.	**AO1.1** Development avoids areas of ecological significance as follows: (a) reconfiguring a lot does not increase the number of lots encroaching on environmentally significant vegetation and wildlife habitat areas and waterways and wetlands; and (b) buildings and constructed outdoor parking, recreation or storage areas avoid environmentally significant vegetation and wildlife habitat areas and waterways and wetlands.	**Complies with PO1** The proposed development is located, designed and will be operated to maintain ecological integrity and functionality within, adjoining, and near the site. This is demonstrated through: (a) retention and rehabilitation of riparian vegetation / wildlife habitat / waterway buffer adjacent to Pioneer River; (b) mitigation of environmental and amenity impacts via management measures outlined in Section 6 of the Ecological Assessment (Litoria Consulting, v1.0, February 2026), including vegetation and fauna management; (c) mitigation of stormwater and hydrological impacts / changes via management measures outlined in Section 6 of the Ecological Assessment (Litoria Consulting, v1.0, February 2026), including, for example, implementation of a Stormwater Management Plan and rehabilitation adjacent to Pioneer River. (d) management of access by delineation of development vs rehabilitation / open space areas, with fencing where appropriate. (e) rehabilitation of degraded riparian vegetation to maintain a linkage along Pioneer River (refer to Section 6 of the Ecological Assessment (Litoria Consulting, v1.0, February 2026)).
	AO1.2 Development avoids being located within the following specified distances: (a) 200 metres of a wetland outside an urban area; or	**Refer above.**

Performance outcomes	Acceptable outcomes	Response
	(b) 50 metres of a wetland within an urban area; or (c) 50 metres of a waterway.	
	AO1.3 If compliance with AO1.1 and/or AO1.2 cannot be achieved and it is demonstrated that: • there is an overriding community need for the development in social, economic or ecological terms; and • the development: – cannot be reasonably located elsewhere; or – is entirely reliant being located within environmentally significant vegetation and wildlife habitat areas or waterway and wetland; the development is located, designed and operated to ensure minimal environmental impacts by: (a) locating development within areas of the least ecological significance (e.g. already cleared areas); and (b) ensuring remaining area/s of ecological significance within the site are retained and protected; and (c) management of the following to maintain natural ecological values within, adjoining and near the site: (i) potential noise, light (glare and artificial light), air quality (emissions, dust, odour) is waste (wastewater, refuse) impacts; and (ii) stormwater and hydrology: (A) flow paths and water levels; and (B) storage capacity and duration; and (C) volume, concentration, velocity and quality of	**Refer above.**

Performance outcomes	Acceptable outcomes	Response
	discharge; and (D) water salinity; and (iii) restricting access within and through the site by vehicles, pedestrians and domestic animals as necessary; and (iv) providing for unrestricted access for native fauna within and through the site, or restricting access to avoid potential safety / nuisance issues as necessary; and (d) improving the ecological function of areas within the site though the: (i) rehabilitation of degraded areas; and/or (ii) provision of new linkage/s between areas of ecological significance.	
PO2 Development avoids land degradation within, and in close proximity to, waterways and wetlands through: (a) mass movement, gully erosion, rill erosion, sheet erosion, tunnel erosion, stream bank erosion, wind erosion, or scaling; and (b) loss or modification of chemical, physical or biological properties or functions of soils.	**AO2.1** Earthworks are not carried out within waterways and wetlands.	**Complies with AO2.1** The proposed development and associated construction works will be located wholly outside of waterways and wetlands. Short-term impacts (construction) will be mitigated in accordance with Section 6 of the Ecological Assessment (Litoria Consulting, v1.0, February 2026). Mitigation will include the implementation of a Stormwater Management Plan and rehabilitation of disturbed riparian vegetation. The latter can be conditioned as part of a development permit.
	AO2.2 In waterway and wetland buffer areas, modified land gradients do not exceed the following: (a) very stable soils – no gradient specified; or (b) stable soils – 32%; or (c) unstable soils – 10%; or (d) very unstable soils – 1%.	**Complies with AO2.2** The proposed development and associated construction works will be located wholly outside of waterways and wetlands.

AMENDMENT REQUIRED
Refer to Decision Notice
Mackay
DA-2026-44
31-Jul-26

NOISE IMPACT ASSESSMENT

PROPOSED FOOD AND DRINK OUTLET

230 ANZAC AVENUE

MARIAN

Prepared for:
McDonalds Australia Limited

Prepared by:
MWA Environmental

5 March 2026

Max Winders & Associates Pty Ltd tas MWA Environmental
Level 8, 241 Adelaide St, Brisbane GPO BOX 3137, Brisbane Qld 4001
P 07 3002 5500 E mail@mwaenviro.com.au
W mwaenviro.com.au
ABN 94 010 833 084

DOCUMENT CONTROL SHEET

MWA Environmental
Level 8 241 Adelaide Street
GPO Box 3137 Brisbane 4001

Telephone: 07 3002 5500

Email: mail@mwaenviro.com.au

Job Name: Marian

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1.0 INTRODUCTION

1.1 STUDY BRIEF

MWA Environmental has been engaged by McDonalds Australia Limited to prepare a Noise Impact Assessment for a proposed food and drink outlet development at 230 Anzac Avenue, Marian.

This assessment considers the potential noise amenity impacts upon surrounding future and existing noise sensitive receptors. The assessment is based on ambient noise monitoring conducted at the site, noise measurements conducted of key sources associated with the proposed use and detailed noise propagation modelling using the SoundPLAN 9.0 software.

The report addresses the requirements of the Mackay Region Planning Scheme 2017 and provides an assessment of potential noise impacts at the nearest noise sensitive receptors with reference to relevant noise amenity criteria.

1.2 SITE DESCRIPTION

The subject site is located at 230 Anzac Avenue, Marian and has a real property description of Lot 68 on RP702170.

Surrounding land uses are described as follows:

To the North:	Pioneer River is located to the north.
To the East:	Existing residential adjacent to the eastern site boundary.
To the South:	Anzac Avenue is located to the south with potential future residential uses in Medium Density zone and existing service station and shopping centre beyond the road.
To the West:	Vacant land in Mixed Use zoned land to the western site boundary.

The site and surrounding land uses are shown on **Figure 1**.

The Mackay Region Planning Scheme 2017 land use zoning is shown on **Figure 2**.

1.3 PROPOSED DEVELOPMENT

The proposed food and drink development comprises an order point system and loading area located north on the restaurant building, a drive-thru access lane that circulates from the northern, eastern and southern site boundaries. Forty-six (46) carparks are provided on the western part of the site.

A single entry/exit point for the development will be provided at Anzac Avenue to the south.

The proposed Hours of Operation for the food and drink development are 24 hours / 7 days.

To minimise noise impacts to surrounding residential uses, it is recommended that deliveries via MRV or larger trucks and refuse collection take place during the hours 7am to 10pm only. It is considered that deliveries via SRV, vans or smaller vehicles may occur during all periods of the day i.e. 24 hours per day.

The development plans are included as **Attachment 1**.

The following key noise sources associated with the proposed food and drink have been considered in this assessment:

- Mechanical plant and equipment noise (i.e. air-conditioning units, refrigeration plant and exhaust ventilation fans);
- Food and drink operations (i.e. order point noise);
- Servicing activities (i.e. HRV movements and loading bay/waste collection activities); and
- Vehicles and carparking (i.e. slow speed traffic on-site, engine starts, door slams).
- Drive through vehicle movements and order point activity.

2.0 EXISTING NOISE ENVIRONMENT

2.1 EXISTING NOISE LEVELS

The dominant noise influence at the subject site is road traffic on Anzac Avenue as well as noise from existing retail and commercial uses in the locality.

To enable an assessment of the existing noise environment at the subject site and surrounding land uses, noise measurements have been undertaken using a noise datalogger on the eastern part of the site in proximity to the nearest noise sensitive use over a nine day period from 2 to 11 February 2026.

The datalogger used was a Norsonic NOR139 noise datalogger, pre-calibrated to 94 dB at 1kHz using a Norsonic Sound Calibrator Nor1256. At post-calibration the datalogger exhibited less than ±0.3 dB deviation.

The noise datalogger location is shown on **Figure 3**. The datalogger recorded noise levels are included as graphical traces of noise level versus time in **Attachment 2**.

The results of the noise datalogger measurements are summarised in **Table 1** below.

Weather conditions during the noise monitoring period were predominantly affected by wind and rain. Heavy rainfall was recorded on 3 to 6 February and 8 February 2026. Data from these days were excluded from the assessment. The recorded data was further corrected for insect noise that may have been prevalent.

The recorded noise levels are presented as statistical components, which are described as:

L_{max}: Noise level referred to as the adjusted maximum sound pressure level.

L_{10}: Noise level exceeded for 10 percent of the measurement period, referred to as the averaged maximum sound pressure level.

L_{90}: Noise level exceeded for 90 percent of the measurement period. AS1055.1–2018[1] notes that the L_{90} is described as the background sound pressure level.

[1] Australian Standard *AS 1055.1-2018 Acoustics – Description and measurement of environmental noise.*

L_{eq}: An "average" measurement, and as per AS1055.1-2018 defined as the value of the sound pressure level of a continuous steady sound state, that within a measurement period, has the same mean square sound pressure as a sound under consideration whose level varies with time.

Table 1: Ranges of Datalogger Recorded Statistical Noise Levels 2 to 11 February 2026

PARAMETER	PERIOD	RECORDED NOISE LEVELS – dB(A)		
		MINIMUM	MAXIMUM	AVERAGE
L_{max}	Daytime (7am-6pm)	67.3	94.6	76.1
	Evening (6pm-10pm)	65.8	92.7	74.9
	Night-time (10pm-7am)	66.7	80.1	74.3
L_{10}	Daytime (7am-6pm)	57.6	76.6	61.5
	Evening (6pm-10pm)	52.9	80.1	61.6
	Night-time (10pm-7am)	50.7	68.2	59.8
L_{90}	Daytime (7am-6pm)	40.0	52.4	44.6
	Evening (6pm-10pm)	40.3	75.5	44.6
	Night-time (10pm-7am)	35.4	49.3	39.6
L_{eq}	Daytime (7am-6pm)	52.4	74.5	57.8
	Evening (6pm-10pm)	48.9	78.9	56.4
	Night-time (10pm-7am)	41.7	59.1	52.5

Key statistical noise level parameters included:

Rating Background Level 7am to 6pm = 43 dB(A)

Rating Background Level 6pm to 10pm = 43 dB(A)

Rating Background Level 10pm to 6am = 37 dB(A)

3.0 NOISE CRITERIA

3.1 MACKAY REGION PLANNING SCHEME

Whilst the Mackay Region Planning Scheme 2017 – Version 4.1 does not contain any specific noise limit criteria for food and drink developments, it does contain noise limit criteria in AO21.1 of Table 9.4.1.3.A - *General development requirements code – assessable development* which are considered relevant:

AO21.1

Development is located, designed and operated to achieve the following noise levels when measured from:

- *for proposed sensitive land uses: habitable rooms (assuming open windows) nearest the noise source; and*
- *for proposed noise generating development:*
  - *within the nearest habitable room (assuming open windows) of adjoining / nearby sensitive land uses; and*
  - *2 metres beyond the boundary of the site and 1.5 metres above ground level, where the adjoining site is undeveloped and in a sensitive land use zone or intended to accommodate a sensitive land use;*

a) *background (L90) + 5 dB(A) for variable noise between the hours of 7:00 am and 10:00 pm; and*
b) *background (L90) + 3 dB(A) for variable noise between the hours of 10:00 pm and 7:00 am; and*
c) *background (L90) for continuous noise sources (measured at the facade of the sensitive use between 7:00 am and 10:00 pm and within habitable rooms assuming open windows from 10:00 pm – 7:00 am); and*
d) *maximum limit L_{Amax} 45 dB(A); and*
e) *the acoustic quality objectives (internal noise criteria) for the particular use identified in the Environmental Protection (Noise) Policy 2008 or, if not listed, the internal sound level design criterion contained in Australian Standard AS/NZS 2107 Acoustics – Recommended design sound levels and reverberation times for building interiors.*

3.2 ACOUSTIC QUALITY OBJECTIVES

The *Environmental Protection (Noise) Policy 2008,* as referenced in the Mackay Region Planning Scheme 2017, specifies Acoustic Quality Objectives for sensitive receptors to enhance or protect acoustic amenity. The applicable Acoustic Quality Objectives from Schedule 1 of the policy are presented in **Table 2.**

Table 2: **Adopted Acoustic Quality Objectives**

SENSITIVE RECEPTOR	PERIOD	ACOUSTIC QUALITY OBJECTIVES (MEASURED AT THE RECEPTOR) dB(A)			ENVIRONMENTAL VALUE
		($L_{Aeq,adj,1-hour}$)	($L_{A10,adj,1-hour}$)	($L_{A1,adj,1-hour}$)	
Dwelling (for outdoors)	7am to 10pm	50	55	65	Health and wellbeing
Dwelling (for indoors)	7am to 10pm	35	40	45	Health and wellbeing
	10pm to 7am	30	35	40	Health and wellbeing in relation to the ability to sleep

Previous experience with noise measurements conducted at similar facilities demonstrates that the most stringent of the Acoustic Quality Objective parameter for dwellings are the L_{Aeq} levels for each period of the day.

Comparison of the Acoustic Quality Objectives and the measured existing noise levels at the subject site, as presented in **Table 1,** demonstrates that the Acoustic Quality Objectives are currently exceeded at the locality due predominantly to urban road transport noise and existing commercial activities. Therefore, in this instance the Acoustic Quality Objectives are not considered an appropriate basis for determination of project noise criteria to prevent environmental nuisance at surrounding residential land uses.

The noise criteria are derived from the background plus excess limits as described in AO21.1. Furthermore, as conservative approach, the Rating Background Levels (‘**RBL’**) were used to derived the noise limits.

3.3 SUMMARY OF NOISE CRITERIA

Applying the measured RBL data as described in **Section 2** and AO21.1 of the Mackay Regional Council *General development requirements code – assessable development*, the following noise limits have been adopted for the purpose of this assessment:

Table 3: **Summary of Adopted Noise Criteria**

Time Varying – $L_{Aeq(1hr)}$		
Time Period	**RBL**	**External Noise Limit**
Day (7am to 6pm)	46	51
Evening (6pm to 10pm)	46	51
Night (10pm to 7am)	43	46
Continuous Noise – L_{A90}		
Time Period	**RBL**	**External Noise Limit**
Day (7am to 6pm)	46	46
Evening (6pm to 10pm)	46	46
Night (10pm to 7am)	43	50[2]
Sleep Disturbance L_{Amax}		
Time Period		**External Noise Limit**
Night-time Maximum (10pm to 7am)		52

[2] Adopting a standard 7dB(A) noise reduction through an open window

4.0 NOISE IMPACT ASSESSMENT

4.1 NEAREST NOISE SENSITIVE RECEPTORS

The three (3) nearest sensitive receptors that have been identified and considered for the purposes of this assessment are the following properties:

R1: 248 Anzac Avenue – Vacant land to the west zoned *Mixed Use* with potential future residential uses.

R2: 222 Anzac Avenue – Existing single storey dwelling to the east

R3: Vacant land to the south zoned Medium Density Residential.

As noted in AO21.1 of the Mackay Regional Council *General development requirements code – assessable development*, undeveloped land and in a sensitive land use zone or intended to accommodate a sensitive land use are to be assessed with the receiver 2 metres beyond the boundary and at 1.5 metre above ground level. This was applied to assess the predicted noise levels at R1 and R3.

The nominated receptors are shown on an aerial image base on **Figure 4**.

4.1 RECOMMENDED NOISE CONTROL MEASURE

The assessment identifies that specific noise control measures for existing and future noise sensitive uses (residences) occur on the land to the immediate west and east of the land.

Based upon an iterative noise modelling process the following **noise control measures are recommended** to comply with the noise limits:

1. **2.2 metre high acoustic barriers** along part of the eastern site boundary as presented on **Figure 5.** The acoustic barrier is to be on top of retaining wall or height above adjacent pavement level, whichever is higher point.
2. **2.0 to 2.2 metre high acoustic barriers** along part of the western site boundary as presented on **Figure 5.** The acoustic barrier is to be on top of retaining wall or height above adjacent pavement level, whichever is higher point.
3. Deliveries via MRV or larger trucks and refuse **collection limited to day and evening period only (7am to 10pm).**
4. Deliveries via SRV, vans or smaller vehicles may occur during all periods of the day i.e. 24 hours per day.

The acoustic barriers should be gap free and constructed of materials achieving a minimum surface area density of 12.5kg/m^2.

4.2 MECHANICAL PLANT NOISE

No detailed specification for external mechanical plant associated with the proposed food and drink is available at this stage. However, mechanical plant is likely to include air-conditioning units, refrigeration plant and exhaust fans. The architectural plans and standard design for McDonalds restaurants are that all mechanical plant and equipment are located at roof level on a condenser deck with a parapet screening the plant to the perimeter of the restaurant building.

At the detailed design stage, it will be necessary for mechanical plant to be selected, located and/or acoustically treated as necessary to comply with relevant noise limits included in development approval conditions.

Based upon typical requirements for mechanical plant for similar developments, and the proximity of the noise sensitive receptors, the following standard plant items have been represented in the SoundPLAN model:

- Package air-conditioning unit 1 79.8 dB(A) SWL
- Package air-conditioning unit 2 70.0 dB(A) SWL
- Package refrigeration unit 80.0 dB(A) SWL
- Exhaust fan 1 72.8 dB(A) SWL
- Exhaust fan 2 72.8 dB(A) SWL
- Exhaust fan 3 72.8 dB(A) SWL
- Exhaust fan 4 79.2 dB(A) SWL
- Exhaust fan 5 67.3 dB(A) SWL

Appropriate low noise modern plant selections which may include variable speed drives to reduce noise emissions under lower night-time loading conditions are available to achieve the above sound power levels. Detailed specifications for the mechanical plant acoustic treatment should be reviewed at the detailed design stage once specific equipment has been selected.

The lower continuous noise criterion of **43 dB(A) (50 dB(A) internal through open windows)** has been adopted for the assessment of noise impacts from any external plant and equipment for the food and drink that will operate on a 24 hour basis.

The predicted overall continuous plant noise levels at the nearest existing and future noise sensitive receptors as indicated in **Figure 4** are summarised in **Table 4** below. The highest noise prediction at any location of the nearest surrounding residential uses is displayed.

Table 4: Predicted Mechanical Plant L_{A90} Noise Levels

Receptor (refer Figure 4)	Predicted Mechanical Plant Noise Level at Most Exposed Facade– L_{A90} dB(A)	Continuous Noise Criterion dB(A)
R1	28	***43***
R2	33	
R3	30	

The noise propagation modelling demonstrates that mechanical plant noise can comply with the most stringent continuous noise criterion of 43 dB(A) at all surrounding noise sensitive uses subject to appropriate plant selection and location.

It is recommended that detailed acoustic review of the plant selections is conducted at the detailed design stage of the development to ensure appropriate acoustic outcomes are achieved.

4.3 TIME-VARYING NOISE ASSESSMENT

This section addresses potential noise emissions from the variable short duration noise sources from the proposed food and drink. The key noise sources considered in this assessment are:

- slow-speed vehicle movements;
- carparking noise;
- food and drink operation noise;
- drive through vehicle movements, order point activity;
- slow-speed truck movements (delivery vehicle and refuse truck); and
- servicing activities (reversing beeper and loading noise).

The projected peak hour traffic volumes and swept paths through the site have been based on traffic engineering advice provided to MWA Environmental by Lambert and Rehbein. The peak traffic through site was projected to be as follows:

Weekend Peak Hour: 225 vehicle trips (112.5 arrival and 112.5 departure trips).

Servicing and deliveries will typically be conducted by HRV, MRV or smaller vehicles. To minimise noise impacts to surrounding residential uses, it is **recommended that deliveries via MRV or larger trucks and refuse collection take place during the hours 7am to 10pm only**.

It is considered that deliveries via SRV, vans or smaller vehicles may occur during all periods of the day i.e. 24 hours per day.

Based upon servicing activities for similar food and drink sites, servicing at the food and drink development would typically occur as follows:

- Several small rigid vehicle goods deliveries per day
- Several heavy/medium rigid vehicle goods deliveries per week
- A few refuse collections per week

Based on this, the SoundPLAN model was conservatively setup to consider noise emissions from two HRV/MRV delivery / refuse collection event occurring within the same 1 hour period during the 7am to 10pm periods, concurrent with peak passenger vehicle movements and car parking rates.

Source noise levels for peak vehicle movements, operational activities, car parking and servicing activities have been recorded by MWA Environmental and others and the sound power levels (SWLs) are summarised in **Table 5** below.

Table 5: Summary of Variable Noise Sources

Noise Source	SWL – dB(A)		Source Height (m)
	L_{max}	$L_{eq,1hr}$	
Slow moving car – Access Route	89	49/m[3]	0.5
Slow moving car – Drive-thru	89	52/m[4]	0.5
Car Parking Spaces	89	75 – 80 [5]	0.5
Slow moving trucks (HRV/MRV/Refuse)	99	62/m[6]	2.5
Reversing Beeper	103	103 [7]	1.0
Refuse collection activities	101	83.2 [8]	2.5
Unloading truck	96	76	2.0
Paybooth Conversation	83	78	1.0
Order Point Speaker	92	81	1.0

[3] SWL per car trip at average of 10km/hr. Based on 225 trips per hour entering and exiting the site during the daytime peak hour period reduce to 50% for evening peak and 25% for night-time peak.

[4] Based on 70% of the peak trips per hour using the drive-through facility.

[5] Represents 0.8 carparking activities per bay per hour reduce by 50% for evening period and 25% for night-time period.

[6] SWL per truck event travelling at 5km/hr. Based on 4 truck movements (2in and 2out) per hour.

[7] Adjusted for 30 second noise event per truck movement.

[8] Refuse collection event over 1 minute period per hour.

For the purpose of representing varying activity rates during each assessed period of the day, trip rates and carparking were scaled as follows:

- 50 percent of the day period peak during the evening 6pm to 10pm period
- 25 percent of the day period peak during the night 10pm to 7am period

These varying activities rates for each period of the day are based upon our experience in conducting noise assessments for other similar developments.

The predicted $L_{Aeq(1hr)}$ noise levels at the nearest noise sensitive receptors during the day (7am to 6pm), evening (6pm to 10pm) and night (10pm to 7am) are summarised in **Table 6** for assessment against the adopted noise criteria for nearest residential uses as identified on **Figure 4.** The highest noise prediction at any location of the nearest surrounding residential uses (existing and future) is displayed.

The results of the variable source noise modelling are presented in **Attachment 3** as contours of the predicted $L_{Aeq(1hr)}$ and L_{Amax} noise levels across the model domain.

Table 6: Predicted Development Noise Levels

Receptor (refer Figure 4)	Predicted Noise Level at Most Exposed Façade			
	$L_{Aeq(1hr)}$ dB(A) Day 7am to 6pm	$L_{Aeq(1hr)}$ dB(A) Evening 6pm to 10pm	$L_{Aeq(1hr)}$ dB(A) Night 10pm to 6am	L_{Amax} dB(A) Night 10pm to 6am
R1	49	49	38	46
R2	45	44	37	44
R3	48	46	40	47
Noise Criteria	**51 dB(A)**	**51 dB(A)**	**46 dB(A)**	**52 dB(A)**

The modelling undertaken demonstrates that noise emissions from the proposed development can comply with the relevant noise criteria during all assessed periods of the day at surrounding existing and future sensitive receptors with the provision of the recommended acoustic barriers and the provision that deliveries via MRV or larger trucks and refuse collection taking place during the hours 7am to 10pm only.

5.0 CONCLUSIONS

MWA Environmental has been engaged by McDonalds Australia Limited to prepare a Noise Impact Assessment for a proposed food and drink outlet development at 230 Anzac Avenue, Marian.

This assessment considers the potential noise amenity impacts upon surrounding future and existing noise sensitive receptors. The assessment is based on ambient noise monitoring conducted at the site, noise measurements conducted of key sources associated with the proposed use and detailed noise propagation modelling using the SoundPLAN 9.0 software.

The report addresses the requirements of the Mackay Region Planning Scheme 2017 and provides an assessment of potential noise impacts at the nearest noise sensitive receptors with reference to relevant noise amenity criteria.

Assessment of noise emissions from carparking, vehicles, order point operations and servicing activities associated with the proposed food and drink development have been assessed using the SoundPLAN computer noise model. The assessment has determined that the following operational limitations and structural noise control measures are required for the development:

1. Any external mechanical plant associated with the proposed development should be selected, located and/or acoustically treated to comply with the relevant continuous noise criteria.
2. **2.2 metre high acoustic barriers** along part of the eastern site boundary as presented on **Figure 5.** The acoustic barrier is to be on top of retaining wall or height above adjacent pavement level, whichever is higher point.
3. **2.0 to 2.2 metre high acoustic barriers** along part of the western site boundary as presented on **Figure 5.** The acoustic barrier is to be on top of retaining wall or height above adjacent pavement level, whichever is higher point.
4. Deliveries via MRV or larger trucks and refuse **collection limited to day and evening period only (7am to 10pm).**
5. Deliveries via SRV, vans or smaller vehicles may occur during all periods of the day i.e. 24 hours per day.

The acoustic barriers should be gap free and constructed of materials achieving a minimum surface area density of 12.5kg/m^2.

In summary the assessment undertaken demonstrates that the proposed development can satisfy the relevant noise amenity criteria and is recommended for approval with reasonable and relevant conditions.

MWA Environmental
5 March 2026

FIGURES

LEGEND
SITE DEVELOPMENT EXTENT
PROPERTY BOUNDARY

DRAWING REFERENCE
© THE STATE OF QUEENSLAND 2026 (DEPARTMENT OF NATURAL RESOURCES AND MINES, MANUFACTURING AND REGIONAL AND RURAL DEVELOPMENT) QLDGLOBE.

0 50 100m

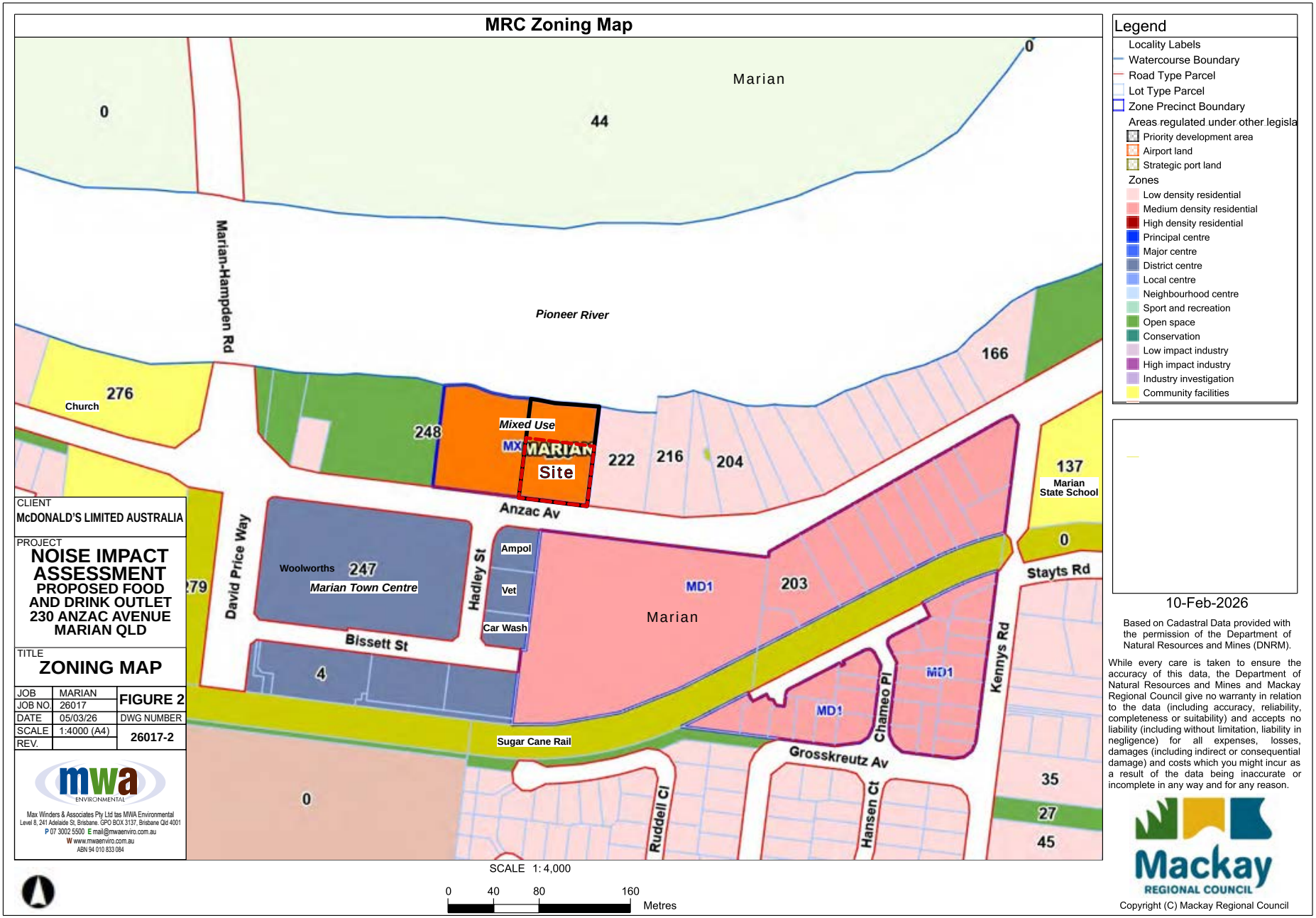
CLIENT
McDONALD'S LIMITED AUSTRALIA

PROJECT
NOISE IMPACT ASSESSMENT
PROPOSED FOOD AND DRINK OUTLET
230 ANZAC AVENUE MARIAN QLD

TITLE
SITE LOCATION AND SURROUNDING LAND USES

JOB	MARIAN	FIGURE 1
JOB NO.	26017	
DATE	05/03/26	DWG NUMBER
SCALE	1:4000 (A4)	26017-1
REV.		

mwa ENVIRONMENTAL
Max Winders & Associates Pty Ltd tas MWA Environmental
Level 8, 241 Adelaide St, Brisbane. GPO BOX 3137, Brisbane Qld 4001
P 07 3002 5500 E mail@mwaenviro.com.au
W www.mwaenviro.com.au
ABN 94 010 833 084


MRC Zoning Map
Marian
0
44
Marian-Hampden Rd
Pioneer River
166
276
Church
248
Mixed Use
MX
MARIAN
Site
222
216
204
137
Marian State School
Anzac Av
Woolworths
247
Marian Town Centre
David Price Way
Hadley St
Ampol
Vet
Car Wash
MD1
203
Marian
Stayts Rd
Bissett St
4
Sugar Cane Rail
Grosskreutz Av
Chameo Pl
Kennys Rd
Ruddell Cl
Hansen Ct
35
27
45
Legend
Locality Labels
Watercourse Boundary
Road Type Parcel
Lot Type Parcel
Zone Precinct Boundary
Areas regulated under other legisla
Priority development area
Airport land
Strategic port land
Zones
Low density residential
Medium density residential
High density residential
Principal centre
Major centre
District centre
Local centre
Neighbourhood centre
Sport and recreation
Open space
Conservation
Low impact industry
High impact industry
Industry investigation
Community facilities
CLIENT
McDONALD'S LIMITED AUSTRALIA
PROJECT
NOISE IMPACT ASSESSMENT
PROPOSED FOOD AND DRINK OUTLET
230 ANZAC AVENUE
MARIAN QLD
TITLE
ZONING MAP
JOB MARIAN
JOB NO. 26017
DATE 05/03/26
SCALE 1:4000 (A4)
REV.
FIGURE 2
DWG NUMBER
26017-2
mwa ENVIRONMENTAL
Max Winders & Associates Pty Ltd tas MWA Environmental
Level 8, 241 Adelaide St, Brisbane. GPO BOX 3137, Brisbane Qld 4001
P 07 3002 5500 E mail@mwaenviro.com.au
W www.mwaenviro.com.au
ABN 94 010 833 084
SCALE 1: 4,000
0 40 80 160 Metres
10-Feb-2026
Based on Cadastral Data provided with the permission of the Department of Natural Resources and Mines (DNRM).
While every care is taken to ensure the accuracy of this data, the Department of Natural Resources and Mines and Mackay Regional Council give no warranty in relation to the data (including accuracy, reliability, completeness or suitability) and accepts no liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason.
Mackay REGIONAL COUNCIL
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LEGEND
- SITE DEVELOPMENT EXTENT
- PROPERTY BOUNDARY
- NOISE DATALOGGER LOCATION

DRAWING REFERENCE
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0 10 20 30 40m

CLIENT
McDONALD'S LIMITED AUSTRALIA

PROJECT
NOISE IMPACT ASSESSMENT
PROPOSED FOOD AND DRINK OUTLET
230 ANZAC AVENUE
MARIAN QLD

TITLE
NOISE MONITORING LOCATION

JOB	MARIAN	FIGURE 3
JOB NO.	26017	
DATE	05/03/26	DWG NUMBER
SCALE	1:1250 (A4)	26017-3
REV.		

mwa ENVIRONMENTAL
Max Winders & Associates Pty Ltd tas MWA Environmental
Level 8, 241 Adelaide St, Brisbane. GPO BOX 3137, Brisbane Qld 4001
P 07 3002 5500 E mail@mwaenviro.com.au
W www.mwaenviro.com.au
ABN 94 010 833 084

LEGEND
SITE DEVELOPMENT EXTENT
PROPERTY BOUNDARY
R3 SENSITIVE RECEPTOR LOCATIONS (R1-R3)

DRAWING REFERENCE
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0 10 20 30 40m

CLIENT
McDONALD'S LIMITED AUSTRALIA

PROJECT
NOISE IMPACT ASSESSMENT
PROPOSED FOOD AND DRINK OUTLET
230 ANZAC AVENUE
MARIAN QLD

TITLE
SENSITIVE RECEPTOR LOCATIONS

JOB	MARIAN	FIGURE 4
JOB NO.	26017	
DATE	05/03/26	DWG NUMBER
SCALE	1:1250 (A4)	26017-4
REV.		

mwa ENVIRONMENTAL
Max Winders & Associates Pty Ltd tas MWA Environmental
Level 8, 241 Adelaide St, Brisbane. GPO BOX 3137, Brisbane Qld 4001
P 07 3002 5500 E mail@mwaenviro.com.au
W www.mwaenviro.com.au
ABN 94 010 833 084

REAL PROPERTY DESCRIPTION

LOT 68 ON RP702170

SITE AREA: 5283.2 SQM

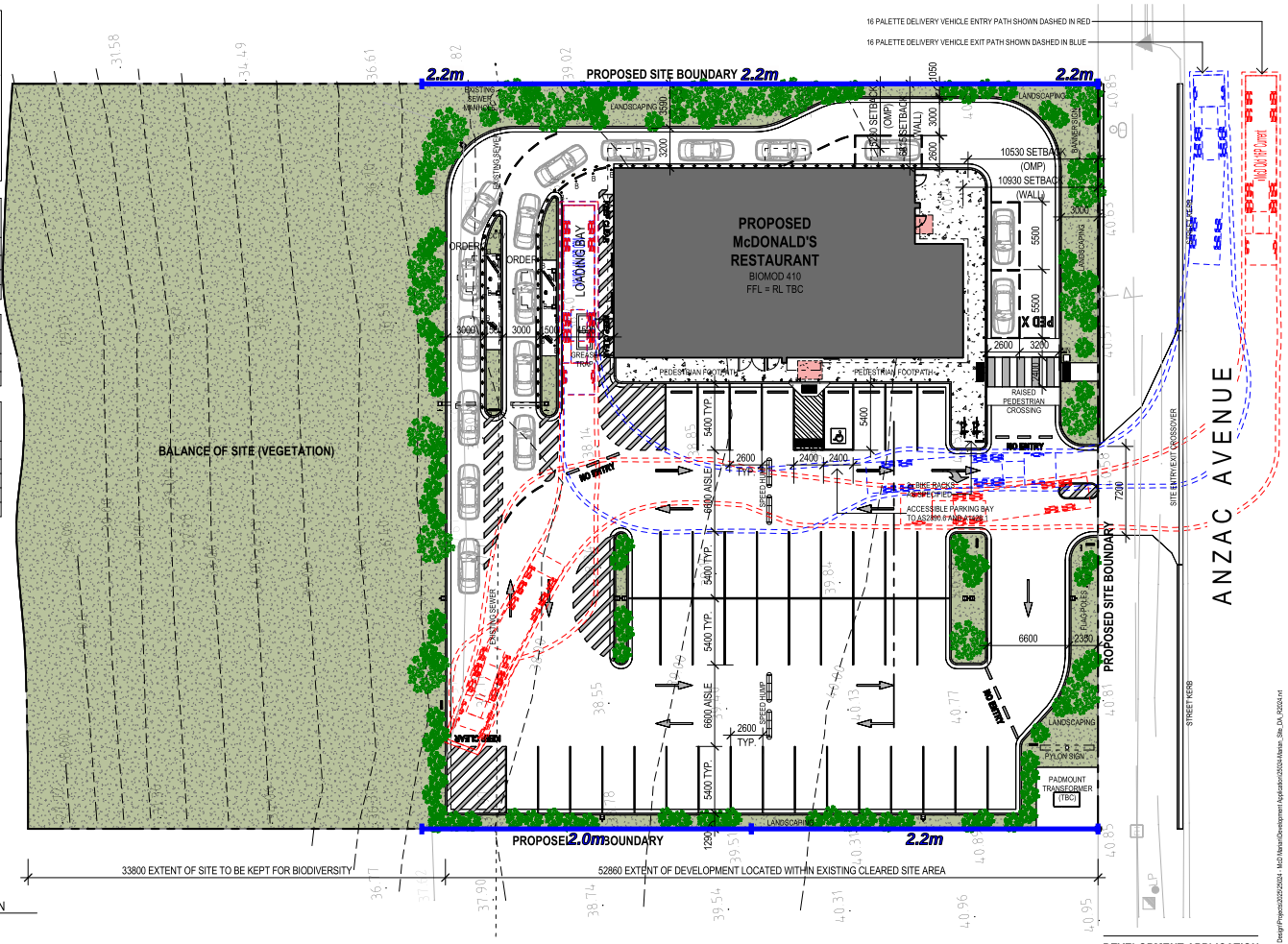
LOCAL AUTHORITY:
MACKAY REGIONAL COUNCIL

STREET ADDRESS:
213 ANZAC AVENUE, MARIAN QLD 4753

SITE AREA SCHEDULE	
IDENTITY	AREA
LOT 68 ON RP702170	5283.2 m²
LANDSCAPED AREA	2484.9m²
IMPERVIOUS AREA	2798.3m²

BUILDING GFA SCHEDULE	
DESCRIPTOR	AREA
BUILDING GFA STANDARD LAYOUT	407.0 m²

PARKING SUMMARY	
TYPE	NO.
ACCESSIBLE W/WHEEL STOP	1
SERVERY BAY (3RD WINDOW)	1
STANDARD SPACE	43
WAITING BAY	1



1 PROPOSED SITE PLAN
1 : 300

LEGEND
2.2m BARRIER HEIGHT ACOUSTIC BARRIER

0 50 100 150m

CLIENT
McDONALD'S LIMITED AUSTRALIA

PROJECT
NOISE IMPACT ASSESSMENT
PROPOSED FOOD AND DRINK OUTLET
230 ANZAC AVENUE
MARIAN QLD

TITLE
ACOUSTIC BARRIER LOCATIONS

JOB	MARIAN	FIGURE 5
JOB NO.	26017	
DATE	05/03/26	DWG NUMBER
SCALE	1:500 (A4)	26017-5
REV.		

Revisions

Issue	Description	Date	Ch'd	Int
A	DA ISSUE	27.01.2026	MJD	GB

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Drawing Notes
VEHICLE DETECTOR LOOP
HATCH DENOTES PAINTED KERB. REFER TO NOTE 6.

North

Client
McDonald's Australia Limited
ABN: 45 008 496 928
02 9875 6956
Project Manager

Architect
GT GROUP
ARCHITECTURE & DESIGN
www.gtgroup.net.au
mail@gtgroup.net.au
(07) 3268 6958

Project
McDONALD'S MARIAN

Location
213 ANZAC AVENUE
MARIAN QLD 4753

DEVELOPMENT APPLICATION

Scale	Series
As indicated @ A3	BIO MOD 410

Drawing
PROPOSED SITE PLAN

Project Number	Drawing Number	Issue
25024	A062	A

File Name D:\ZoneDrive - GT Group Building Design\Projects\2025\25024 - McD Marian\Development Application\25024 Marian - Site - DA_R25024.rvt

mwa ENVIRONMENTAL
Max Winders & Associates Pty Ltd tas MWA Environmental
Level 8, 241 Adelaide St, Brisbane. GPO BOX 3137, Brisbane Qld 4001
P 07 3002 5500 E mail@mwaenviro.com.au
W www.mwaenviro.com.au
ABN 94 010 833 084

ATTACHMENT 1

Proposed Development Plans

Marian 26017 March 2026

ARCHITECTURAL DRAWINGS

A000	A	COVER SHEET
A001	A	3D VIEWS 1 OF 2
A002	A	3D VIEWS 2 OF 2
A062	A	PROPOSED SITE PLAN
A082	A	COD UNIT DETAILS
A101	A	PROPOSED FLOOR PLAN
A102	A	ROOF PLAN
A201	A	FRONT & SIDE BUILDING ELEVATIONS
A202	A	DRIVE THRU & REAR ELEVATIONS
A205	A	FINISHES SCHEDULE
A801	A	SITE SIGNAGE PLAN
A802	A	SIGNAGE DETAILS
A803	A	SIGNAGE DETAILS
A804	A	SIGNAGE DETAILS

McDONALD'S MARIAN

DEVELOPMENT APPLICATION

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Location Plan

Client

McDonald's Australia Limited
ABN. 43 008 496 928
☎02 9875 6666

Project Manager

Architect

GT GROUP

Consultants

Project

McDONALD'S MARIAN

Location

213 ANZAC AVENUE
MARIAN QLD 4753

COVER PAGE

Project Number	Drawing Number	Issue
25024	A000	A

File Name D:\OneDrive - GT Group Building Design\Projects\2025\25024 - McD Marian\Development Application\25024-Marian_Site DA_R2024.rvt

PERSPECTIVE VIEW 1

PERSPECTIVE VIEW 2

PERSPECTIVE VIEW 3

PERSPECTIVE VIEW 4

NOTE:
RENDERED VIEWS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY.

Revisions

Issue	Description	Date	Chk	Int
A	DA ISSUE	27.01.2026	McD	GB

General Notes

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Drawing Notes

Client
McDonald's Australia Limited
ABN. 43 008 496 928
☎ 02 9875 6666
Project Manager

Architect
GT GROUP

Project
McDONALD'S MARIAN

Location
213 ANZAC AVENUE
MARIAN QLD 4753

DEVELOPMENT APPLICATION

Scale	Series	
@ A3	BIO MOD 410	
Drawing		
3D VIEWS 1 OF 2		
Project Number	Drawing Number	Issue
25024	A001	A

File Name: D:\OneDrive - GT Group Building Design\Projects\2025\25024 - McD Marian\Development Application\25024-Marian_Site_DA_R2024.rvt

PERSPECTIVE VIEW 5

PERSPECTIVE VIEW 6

PERSPECTIVE VIEW 7

PERSPECTIVE VIEW 8

NOTE:
RENDERED VIEWS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY.

Revisions				
A	DA ISSUE	27.01.2026	McD	GB
Issue	Description	Date	Chk	Int

General Notes

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Drawing Notes

Client
McDonald's Australia Limited
ABN. 43 008 496 928
☎ 02 9875 6666
Project Manager

Architect
GT GROUP

Project
McDONALD'S MARIAN

Location
213 ANZAC AVENUE
MARIAN QLD 4753

DEVELOPMENT APPLICATION

Scale	Series	
@ A3	BIO MOD 410	
Drawing		
3D VIEWS 2 OF 2		
Project Number	Drawing Number	Issue
25024	A002	A

File Name: D:\OneDrive - GT Group Building Design\Projects\2025\25024 - McD Marian\Development Application\25024-Marian_Site_DA_R2024.rvt

REAL PROPERTY DESCRIPTION

LOT 68 ON RP702170

SITE AREA: 5283.2 SQM

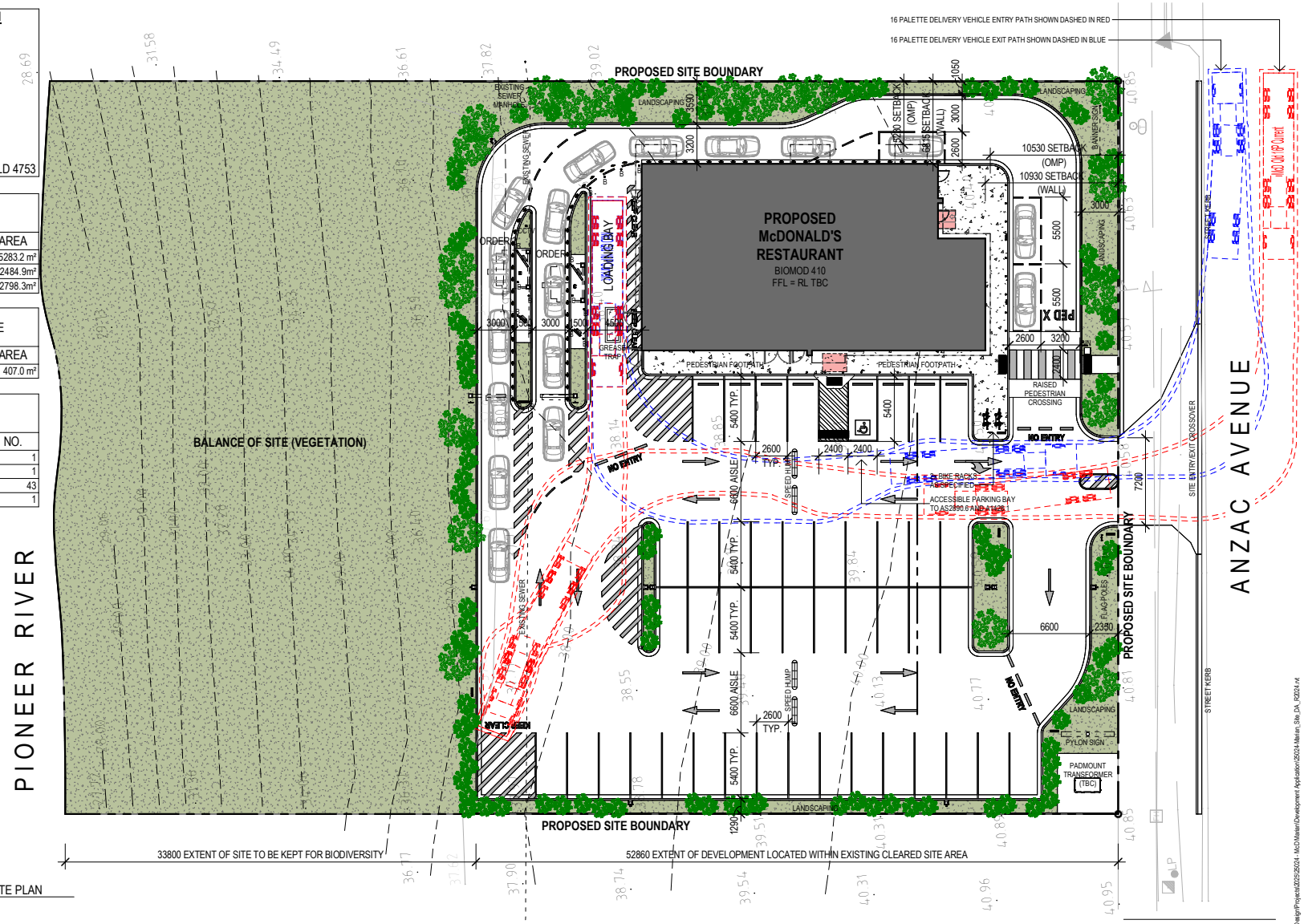
LOCAL AUTHORITY:
MACKAY REGIONAL COUNCIL

STREET ADDRESS:
213 ANZAC AVENUE, MARIAN QLD 4753

SITE AREA SCHEDULE	
IDENTITY	AREA
LOT 68 ON RP702170	5283.2 m²
LANDSCAPED AREA	2484.9m²
IMPERVIOUS AREA	2798.3m²

BUILDING GFA SCHEDULE	
DESCRIPTOR	AREA
BUILDING GFA STANDARD LAYOUT	407.0 m²

PARKING SUMMARY	
TYPE	NO.
ACCESSIBLE W/WHEEL STOP	1
SERVERY BAY (3RD WINDOW)	1
STANDARD SPACE	43
WAITING BAY	1



1 PROPOSED SITE PLAN
1 : 300

Revisions				
A	DA ISSUE	27.01.2026	McD	GB
Issue	Description	Date	Chk	Int

General Notes

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Drawing Notes

VEHICLE DETECTOR LOOP

HATCH DENOTES PAINTED KERB. REFER TO NOTE 6.

North

Client

McDonald's Australia Limited
ABN. 43 008 496 928
☎ 02 9875 6666

Project Manager

Architect

GT GROUP

Project

McDONALD'S MARIAN

Location

213 ANZAC AVENUE
MARIAN QLD 4753

DEVELOPMENT APPLICATION

Scale	Series	
As indicated @ A3	BIO MOD 410	
Drawing		
PROPOSED SITE PLAN		
Project Number	Drawing Number	Issue
25024	A062	A

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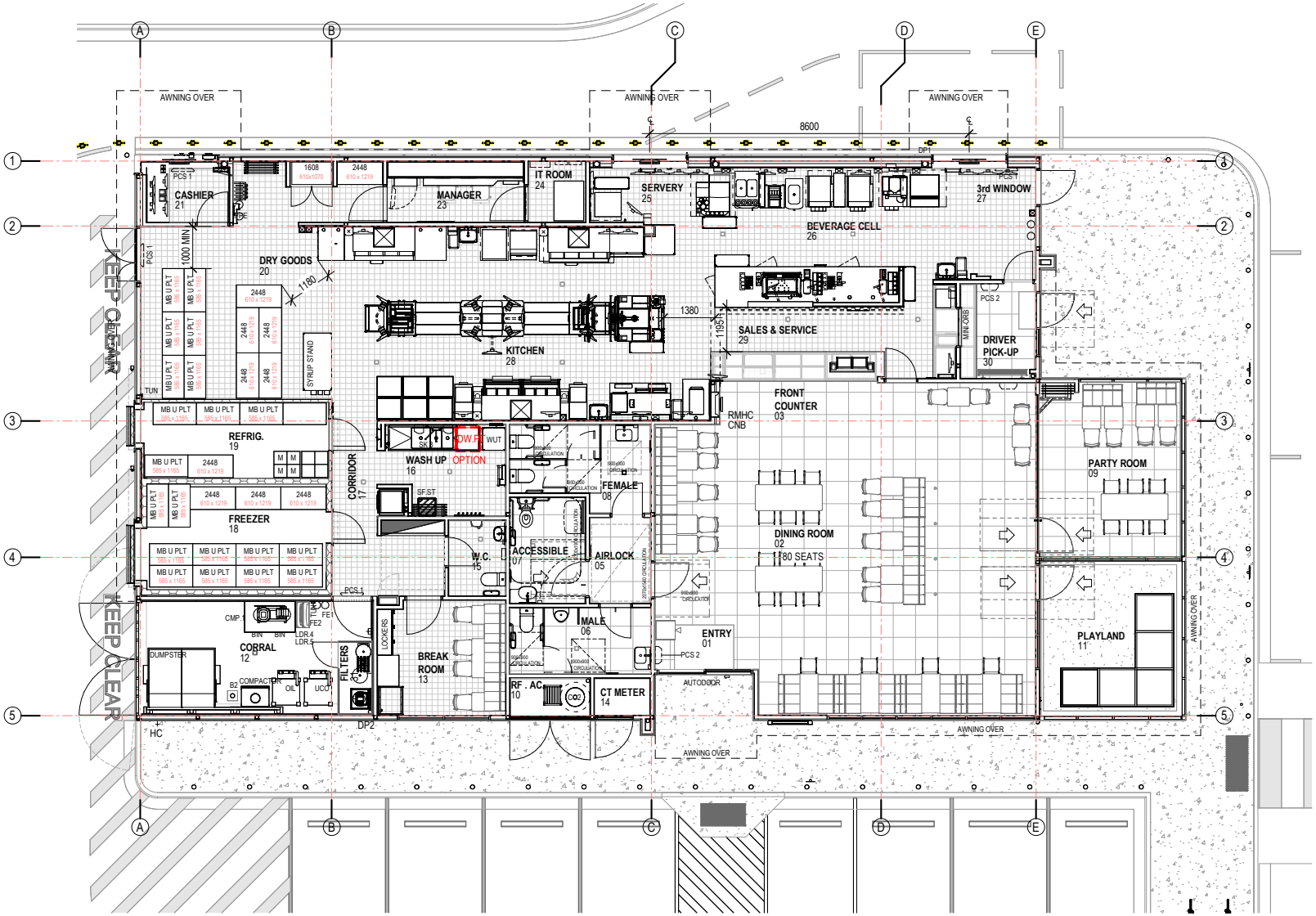

DEVELOPMENT APPLICATION

Revisions				
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Issue	Description	Date	Chk	Int

General Notes

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Drawing Notes

Client: McDonald's Australia Limited
ABN. 43 008 496 928
☎ 02 9875 6666

Project Manager

Architect: GT GROUP

Project: McDONALD'S MARIAN

Location: 213 ANZAC AVENUE MARIAN QLD 4753

Scale	Series
1 : 100 @ A3	BIO MOD 410

Drawing: PROPOSED FLOOR PLAN

Project Number	Drawing Number	Issue
25024	A101	A

FileName: D:\OneDrive - GT Group Building Design\Projects\2025\25024 - McD Marian\Development Application\25024-Marian_Site_DA_P2024.rvt

1 FRONT ELEVATION
1 : 100

2 SIDE ELEVATION
A082 1 : 100

DEVELOPMENT APPLICATION

Revisions

Issue	Description	Date	Chk	Int
A	DA ISSUE	27.01.2026	McD	GB

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Drawing Notes

1. REFER TO MASTER LEGENDS ON DA021, FINISHES LEGENDS ON DA205. SIGNAGE PLAN ON DA801

Client
McDonald's Australia Limited
ABN. 43 008 496 928
☎ 02 9875 6666
Project Manager

Architect
GT GROUP

Project
McDONALD'S MARIAN

Location
213 ANZAC AVENUE
MARIAN QLD 4753

Scale	Series
1 : 100 @ A3	BIO MOD 410

Drawing
FRONT & SIDE BUILDING ELEVATIONS

Project Number	Drawing Number	Issue
25024	A201	A

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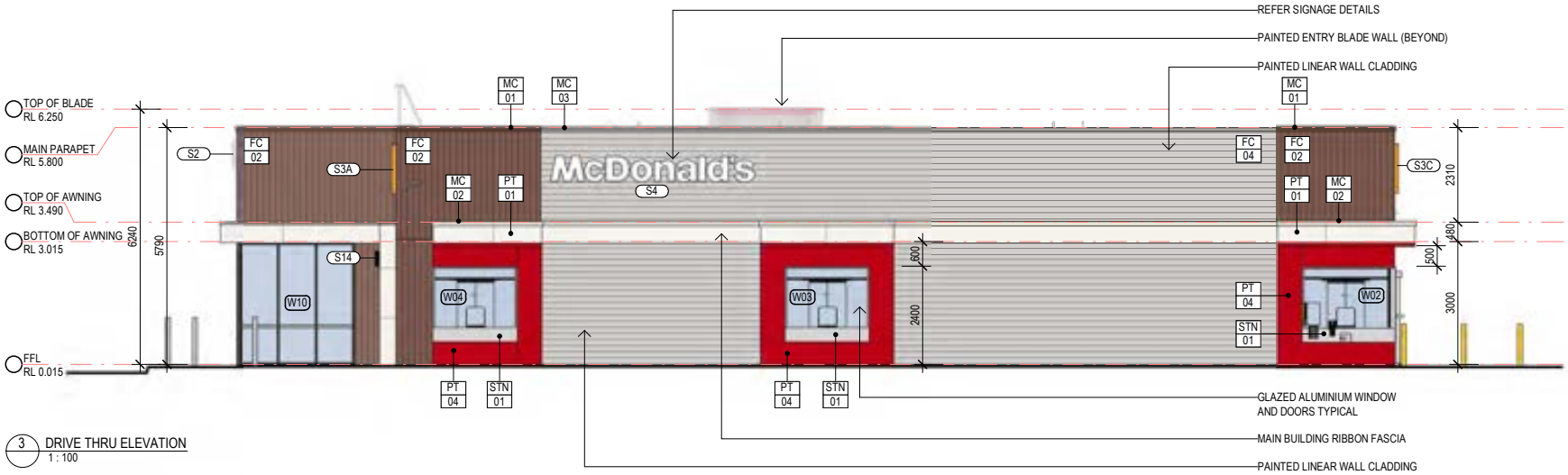
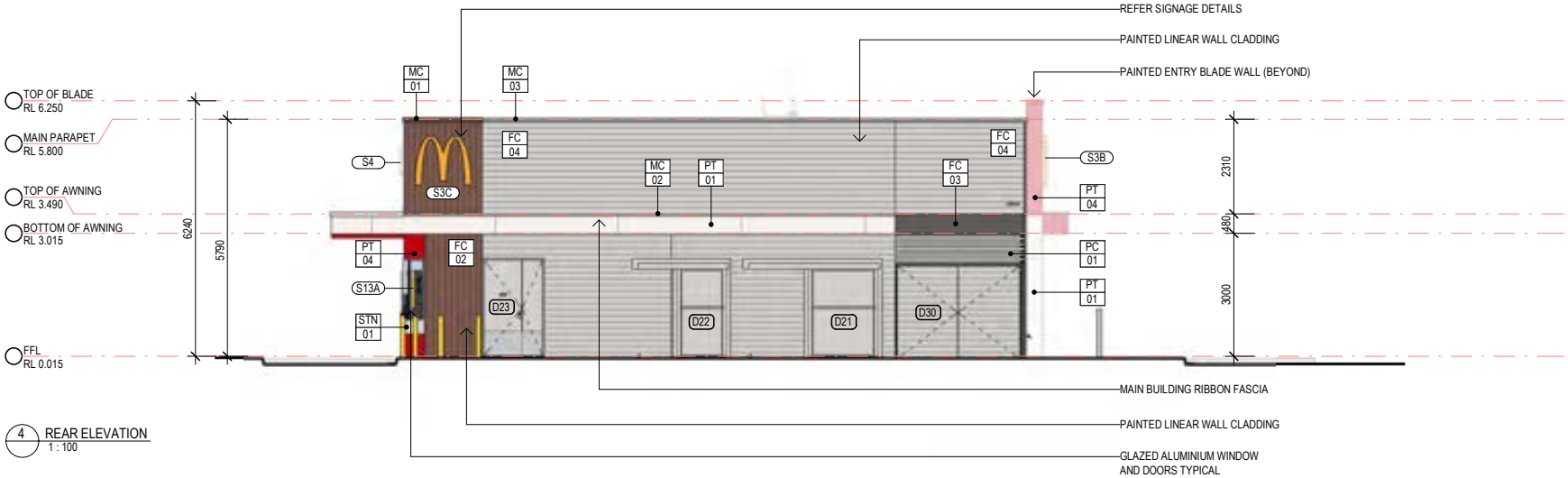


3 DRIVE THRU ELEVATION
1 : 100



4 REAR ELEVATION
1 : 100

DEVELOPMENT APPLICATION

Revisions

Issue	Description	Date	Chk	Int
A	DA ISSUE	27.01.2026	McD	GB

General Notes

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Drawing Notes
1. REFER TO MASTER LEGENDS ON DA021, FINISHES LEGENDS ON DA205. SIGNAGE PLAN ON DA801

Client
McDonald's Australia Limited
ABN. 43 008 496 928
☎ 02 9875 6666
Project Manager

Architect
GT GROUP

Project
McDONALD'S MARIAN

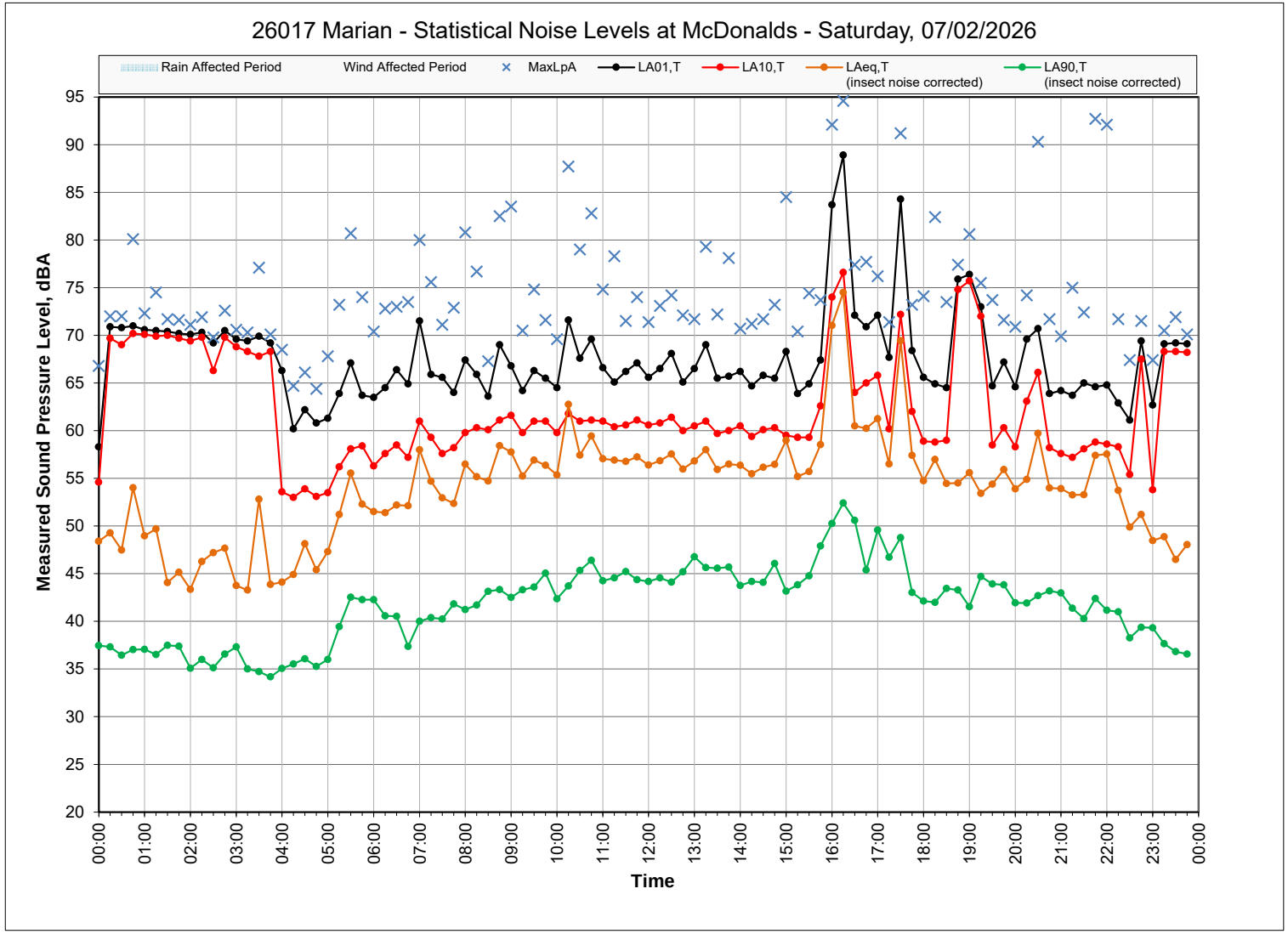
Location
213 ANZAC AVENUE
MARIAN QLD 4753

Scale: 1 : 100 @ A3
Series: BIO MOD 410
Drawing: DRIVE THRU & REAR ELEVATIONS
Project Number: 25024
Drawing Number: A202
Issue: A

File Name: D:\OneDrive - GT Group Building Design\Projects\2025\25024 - McD Marian\Development Application\25024-Marian_Site_DA_P2024.rvt

ATTACHMENT 2

Noise Datalogger Traces


26017 Marian - Statistical Noise Levels at McDonalds - Saturday, 07/02/2026
Rain Affected Period
Wind Affected Period
MaxLpA
LA01,T
LA10,T
LAeq,T (insect noise corrected)
LA90,T (insect noise corrected)
Measured Sound Pressure Level, dBA
95
90
85
80
75
70
65
60
55
50
45
40
35
30
25
20
00:00
01:00
02:00
03:00
04:00
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23:00
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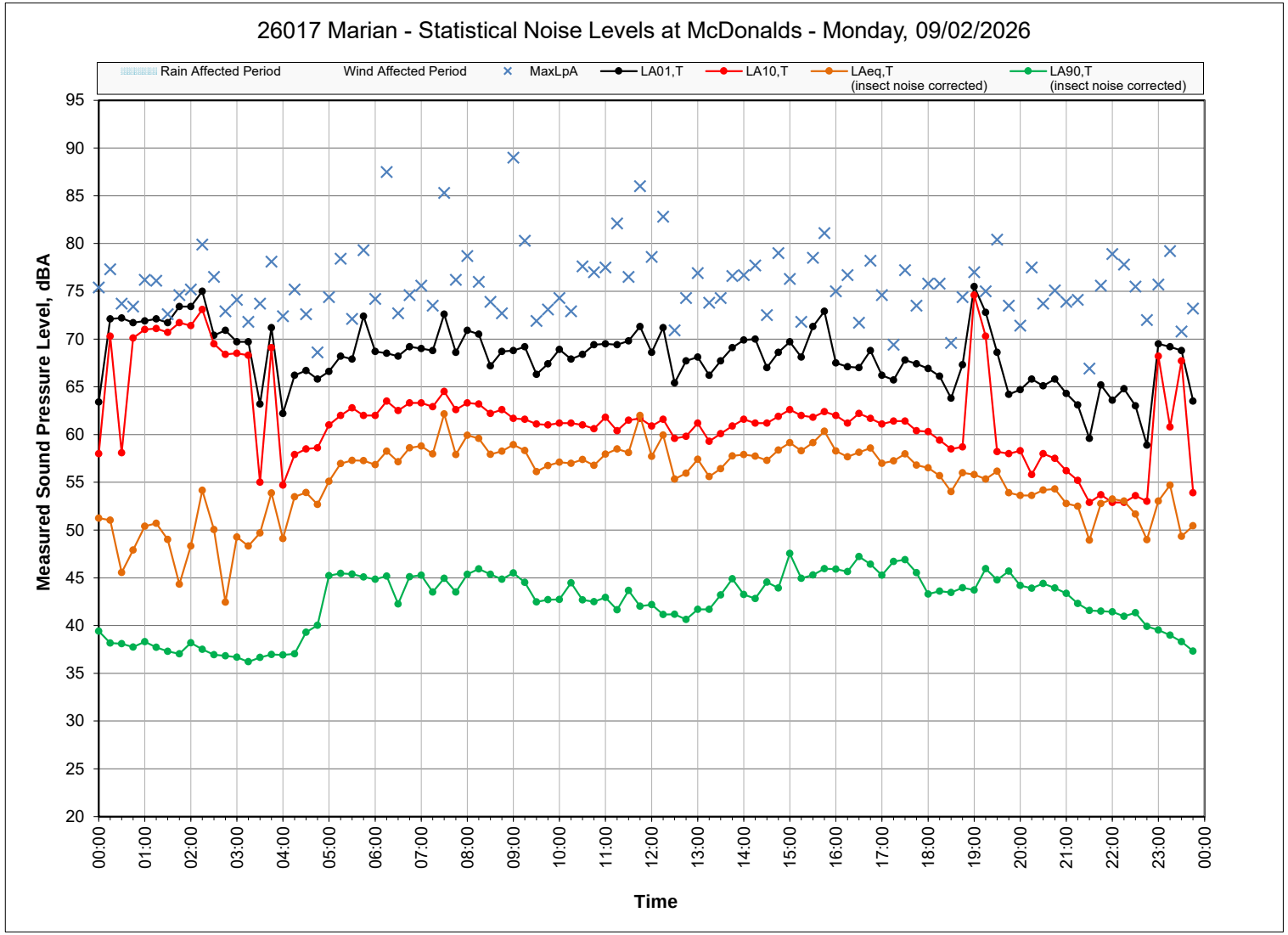
Time


26017 Marian - Statistical Noise Levels at McDonalds - Monday, 09/02/2026
Rain Affected Period
Wind Affected Period
MaxLpA
LA01,T
LA10,T
LAeq,T (insect noise corrected)
LA90,T (insect noise corrected)
Measured Sound Pressure Level, dBA
95
90
85
80
75
70
65
60
55
50
45
40
35
30
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20
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01:00
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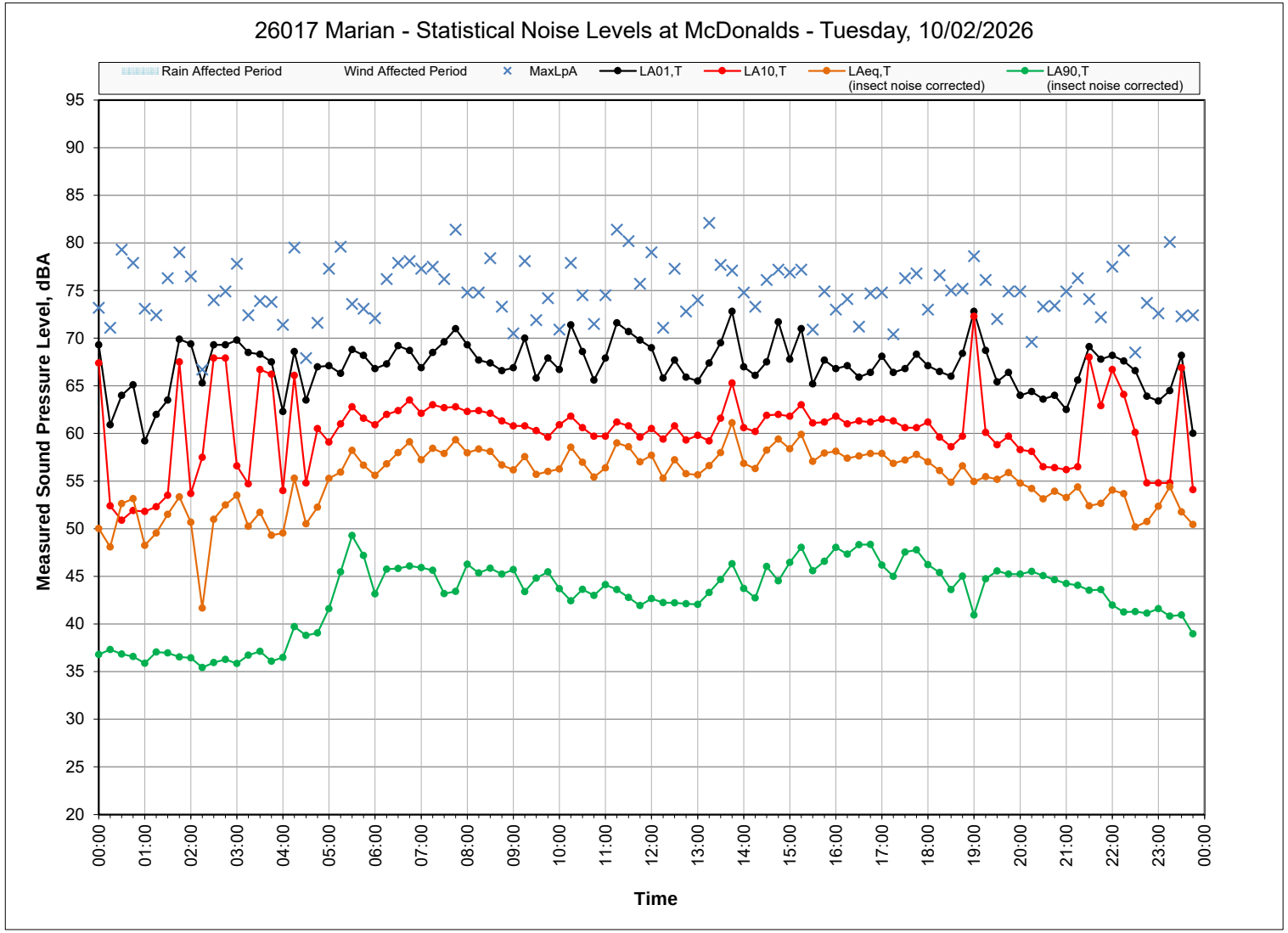
Time


26017 Marian - Statistical Noise Levels at McDonalds - Tuesday, 10/02/2026
Rain Affected Period
Wind Affected Period
MaxLpA
LA01,T
LA10,T
LAeq,T (insect noise corrected)
LA90,T (insect noise corrected)
Measured Sound Pressure Level, dBA
95
90
85
80
75
70
65
60
55
50
45
40
35
30
25
20
00:00
01:00
02:00
03:00
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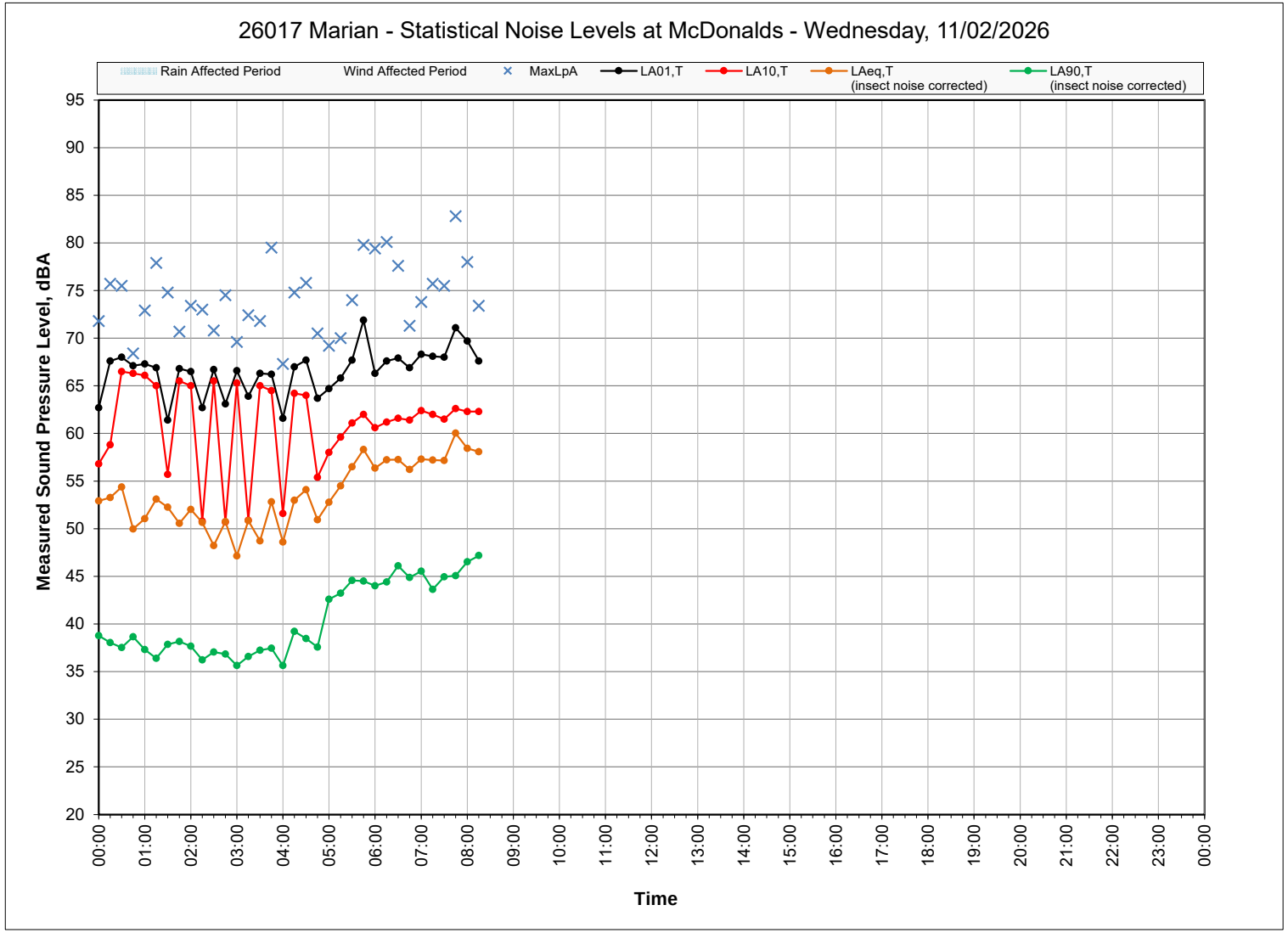
19:00
20:00
21:00
22:00
23:00
00:00
Time


26017 Marian - Statistical Noise Levels at McDonalds - Wednesday, 11/02/2026
Rain Affected Period
Wind Affected Period
MaxLpA
LA01,T
LA10,T
LAeq,T (insect noise corrected)
LA90,T (insect noise corrected)
Measured Sound Pressure Level, dBA
95
90
85
80
75
70
65
60
55
50
45
40
35
30
25
20
00:00
01:00
02:00
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18:00
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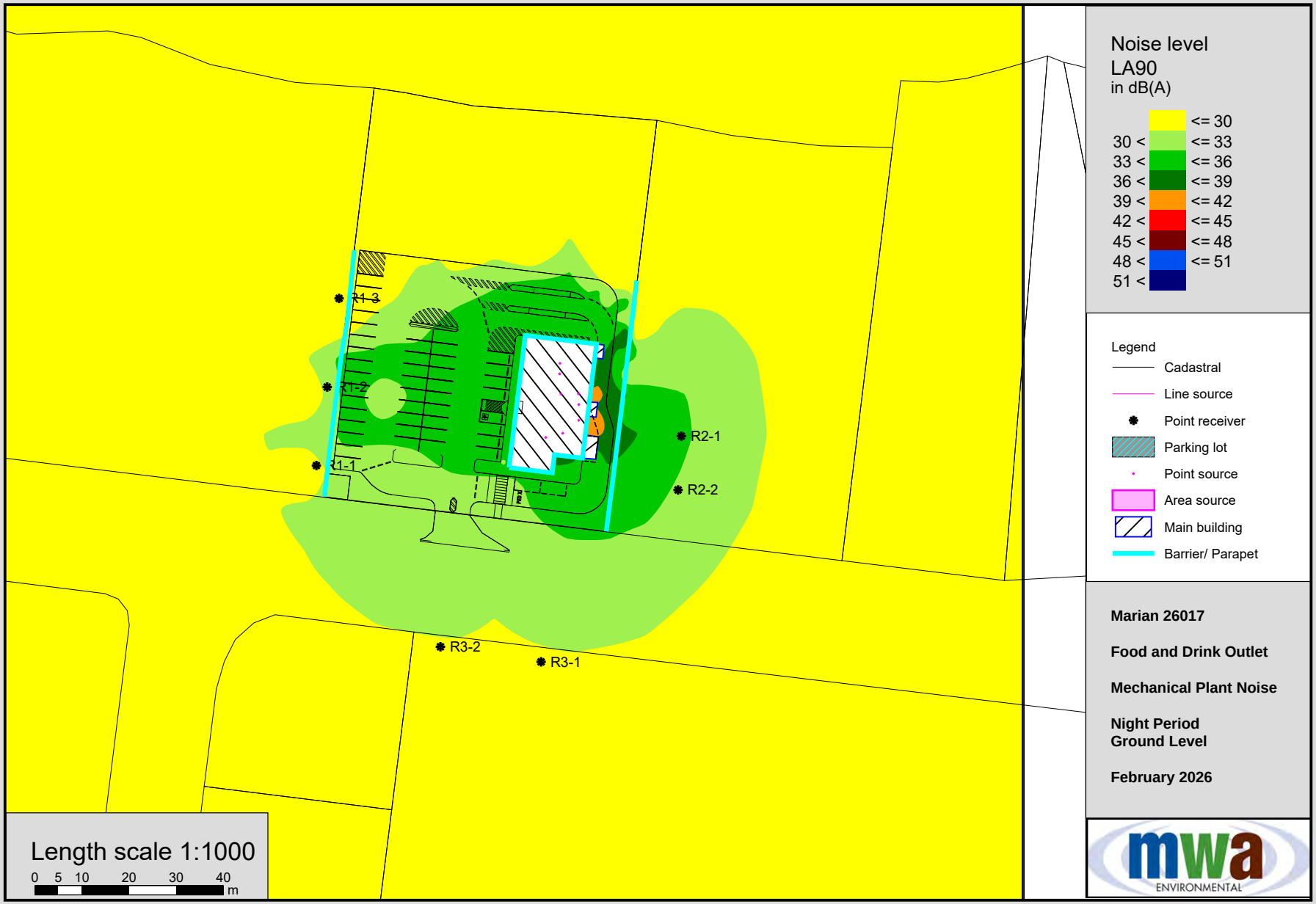
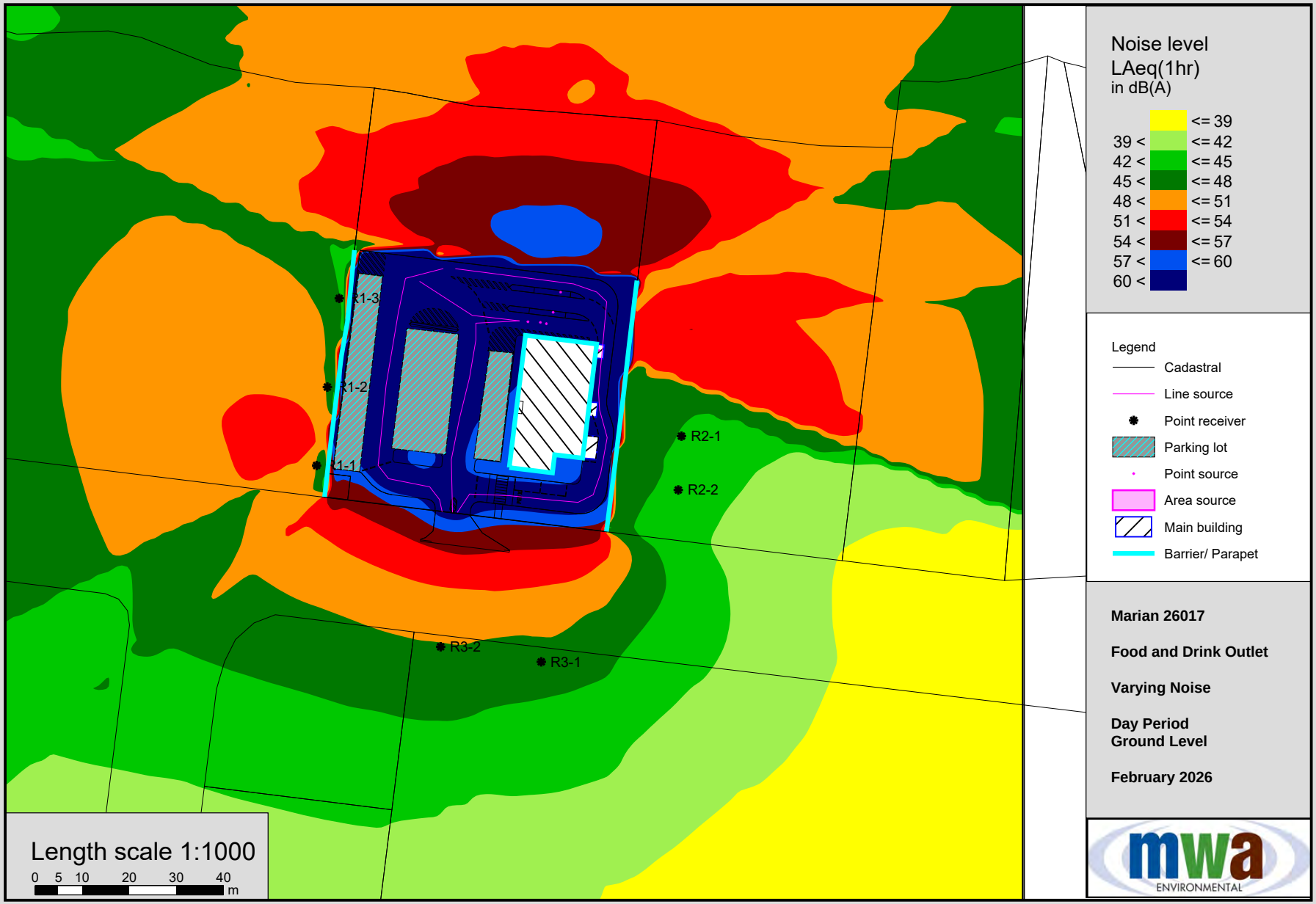
00:00
Time

ATTACHMENT 3

SoundPLAN Model Result
Overall Development Noise


R1-3
R1-2
R1-1
R2-1
R2-2
R3-2
R3-1
Noise level
LA90
in dB(A)
<= 30
30 < <= 33
33 < <= 36
36 < <= 39
39 < <= 42
42 < <= 45
45 < <= 48
48 < <= 51
51 <
Legend
Cadastral
Line source
Point receiver
Parking lot
Point source
Area source
Main building
Barrier/ Parapet
Marian 26017
Food and Drink Outlet
Mechanical Plant Noise
Night Period
Ground Level
February 2026
Length scale 1:1000
0 5 10 20 30 40
m
mwa
ENVIRONMENTAL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in dB(A)
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42 < <= 45
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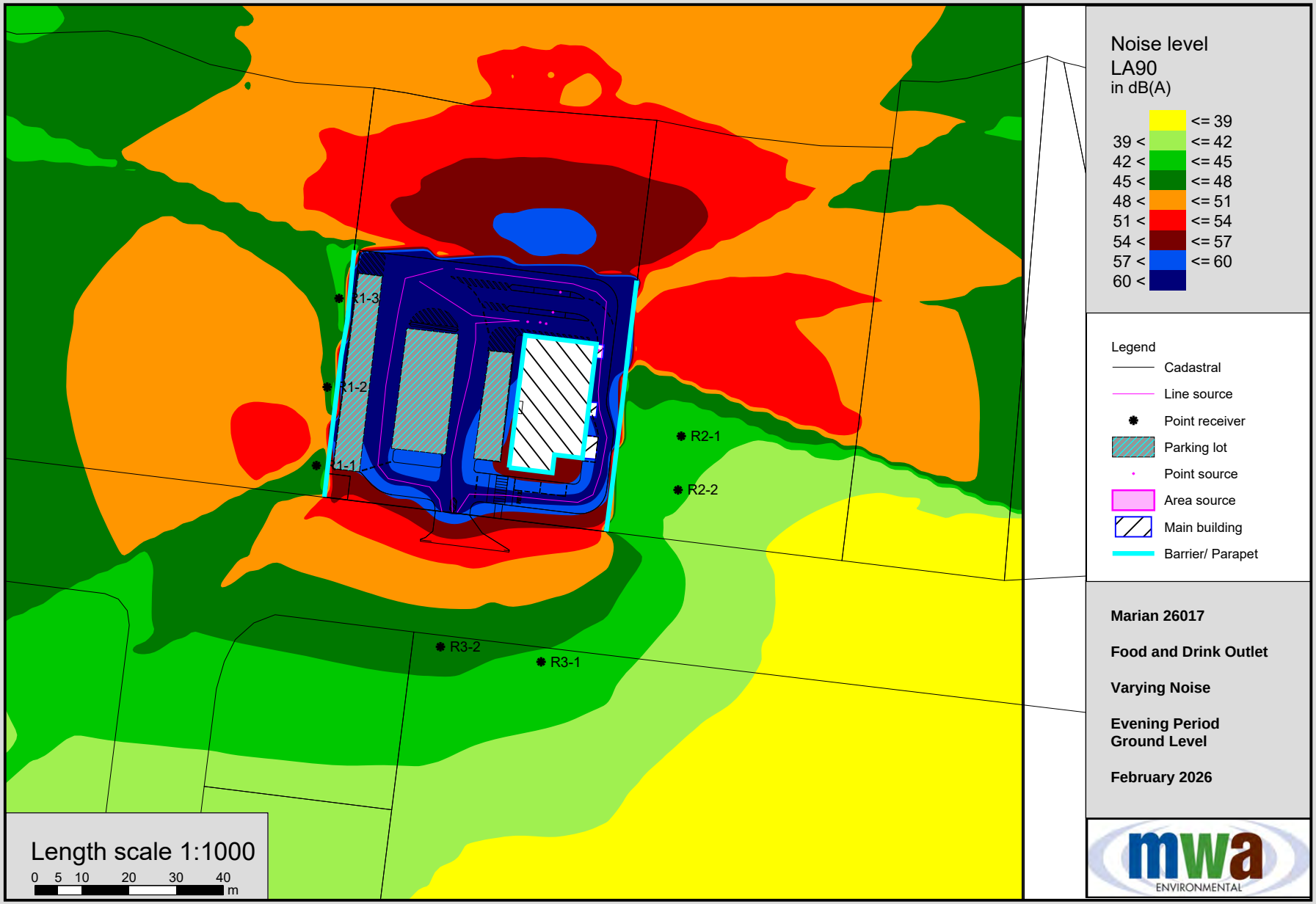
60 <
Legend
Cadastral
Line source
Point receiver
Parking lot
Point source
Area source
Main building
Barrier/ Parapet
R1-3
R1-2
R1-1
R2-1
R2-2
R3-2
R3-1
Length scale 1:1000
0 5 10 20 30 40
m
Marian 26017
Food and Drink Outlet
Varying Noise
Day Period
Ground Level
February 2026
mwa
ENVIRONMENTAL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in dB(A)
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42 < <= 45
45 < <= 48
48 < <= 51
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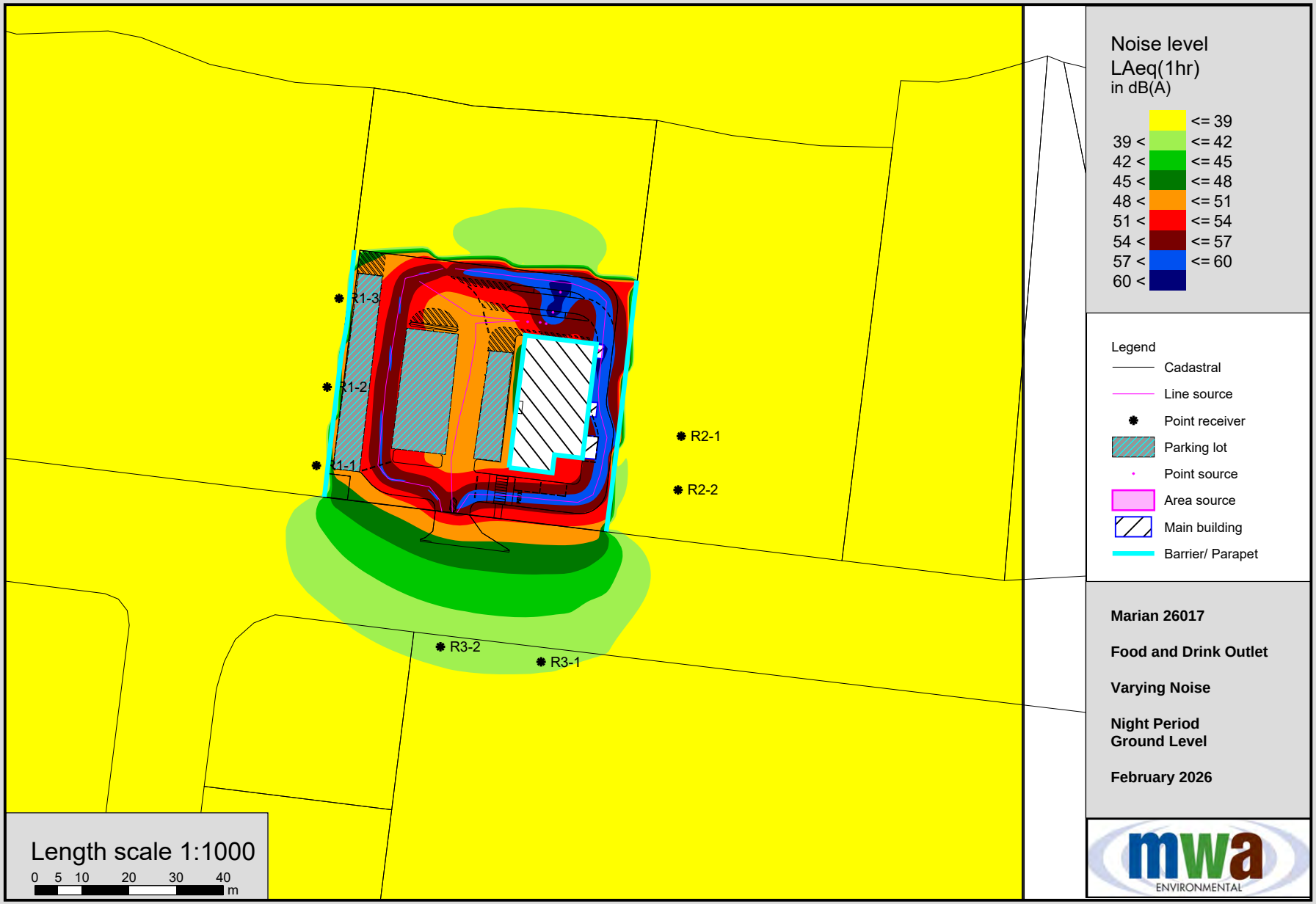
54 < <= 57
57 < <= 60
60 <
Legend
Cadastral
Line source
Point receiver
Parking lot
Point source
Area source
Main building
Barrier/ Parapet
R1-3
R1-2
R1-1
R2-1
R2-2
R3-2
R3-1
Length scale 1:1000
0 5 10 20 30 40
m
Marian 26017
Food and Drink Outlet
Varying Noise
Evening Period
Ground Level
February 2026
mwa
ENVIRONMENTAL


R1-3
R1-2
R1-1
R2-1
R2-2
R3-2
R3-1
Noise level
LAeq(1hr)
in dB(A)
<= 39
39 < <= 42
42 < <= 45
45 < <= 48
48 < <= 51
51 < <= 54
54 < <= 57
57 < <= 60
60 <
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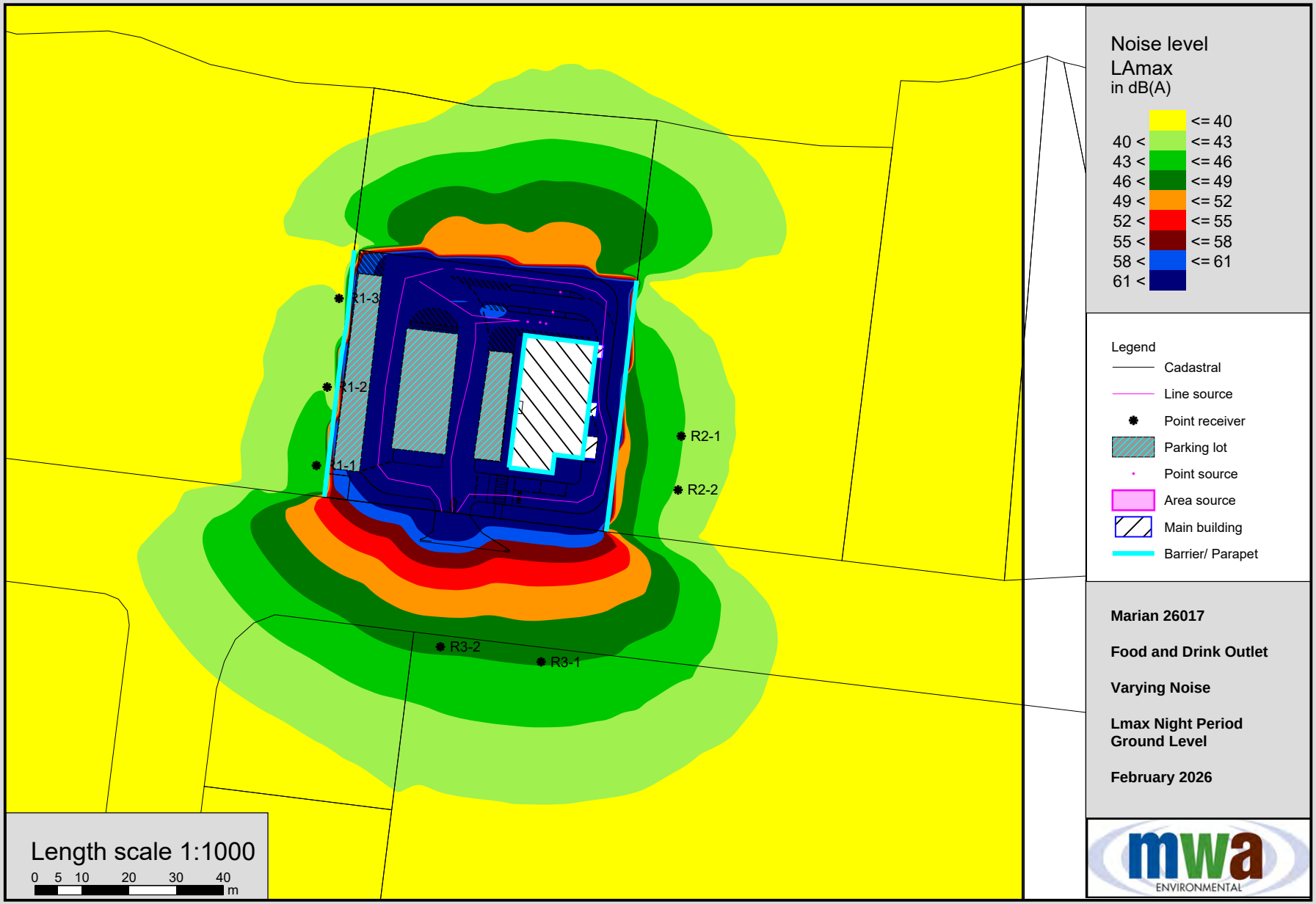
Varying Noise
Night Period
Ground Level
February 2026
Length scale 1:1000
0 5 10 20 30 40
m
mwa
ENVIRONMENTAL


R1-3
R1-2
R1-1
R2-1
R2-2
R3-2
R3-1
Length scale 1:1000
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LAmax
in dB(A)
<= 40
40 < <= 43
43 < <= 46
46 < <= 49
49 < <= 52
52 < <= 55
55 < <= 58
58 < <= 61
61 <
Legend
Cadastral
Line source
Point receiver
Parking lot
Point source
Area source
Main building
Barrier/ Parapet
Marian 26017
Food and Drink Outlet
Varying Noise
Lmax Night Period
Ground Level
February 2026
mwa
ENVIRONMENTAL

STORMWATER MANAGEMENT PLAN

230 Anzac Avenue, Marian, QLD

McDonald's Australia Ltd

L+R ENGINEERS MANAGERS SCIENTISTS

AMENDMENT REQUIRED
Refer to Decision Notice
Mackay
DA-2026-44
31-Jul-26

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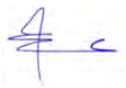
Revision	Date	Description	Author	Verifier	Approver
A	09/02/2026	Draft issue for review	NH	AA	AA
B	23/02/2026	Issue for approval	NH	AA	AA

Authorised by: Abbas Alkamachay, for and on behalf of Lambert and Rehbein (SEQ) Pty Ltd



Position: Principal Civil Engineer

RPEQ No.: 31054

1. Introduction

Lambert & Rehbein (SEQ) Pty Ltd has been commissioned by McDonald's Australia Ltd. to prepare a Stormwater Management Plan for the proposed McDonald's Restaurant located at 213 Anzac Avenue, Marian, QLD, on land formally known as Lot 68 on RP702170. The site is located within the Mackay Regional Council Local Government Area.

The proposed development will involve a Development Application for a McDonald's restaurant. The layout plans prepared by GT Group Building Design are enclosed in Appendix A of this report to illustrate the proposed development.

The aim of this conceptual stormwater management plan is to identify any stormwater detention requirements and an appropriate level of stormwater quality improvement that achieves the Water Quality Objectives (WQOs) as detailed in this report.

This report has been compiled to address the stormwater quality and quantity requirements of the Mackay Regional Council, the Queensland Urban Drainage Manual (QUDM), the Queensland DILGP State Planning Policy 2017, the Environmental Protection Act 1994 and the associated Environmental Protection (Water) Policy, 2009.

2. Site Description

The subject site is located at 213 Anzac Avenue, Marian, legally described as Lot 68 on RP within the Mackay Regional Council. The site has an approximate area of 5291 m² with ge of approximately 60.4 m to Anzac Avenue.

Figure 1 *Subject Site Locality*

Source: Nearmap (Jan 2026)

The site presents a gently sloping topography, falling approximately 12 m from the frontage of property at Anzac Avenue to the rear at the Pioneer River in a South-North direction. Existing surface levels range from approximately RL 40.68m to RL 28.69 m AHD, based on the available survey information.

The site is currently vacant and contains notable site features including significant trees and large vegetation at the rear of the site. A sewerage main and associated structures traverses the site through the middle portion of the site.

A review of available planning and environmental information indicates that the site is partially affected by constraints such as flooding, overland flood, and Environmentally Significant Vegetation.

3. Existing Drainage Conditions

Stormwater runoff from the site currently sheet flows downstream and ultimately discharge to the lowest point of the site at Pioneer River.

No formal stormwater quality treatment measures currently exist on the site. No formal stormwater structures currently exist on the site.

3.1. Lawful Point of Discharge

The site currently falls north, and discharge into Pioneer River along the northern boundary. As such, the lawful point of discharge has been identified as the existing Pioneer River along the northern boundary.

Existing runoff along Anzac Avenue sheet flows east, the road currently poses a one-way cross fall (south-north), towards the north verge. Existing runoff is flowing directly to the site since there is not a kerb and channel in place. it is observed an existing gully pit further east from the site capturing existing flows from the road and directing them to Pioneer River, through pipes and structures.

4. Stormwater Management Strategy

4.1. Stormwater Quantity

Based on the findings of the flood impact assessment prepared by Storm Flood, the proposed development is not expected to result in adverse impacts to downstream flood behaviour. The site is located within the lower extent of the catchment and discharges directly to the downstream waterway, where flood behaviour is primally controlled by regional riverine flooding rather than local site runoff.

Accordingly, onsite stormwater detention is not required for the development. Stormwater quantity management is therefore limited to the safe conveyance of flows to the lawful point of discharge.

4.2. Stormwater Quality

4.2.1. Stormwater Quality Assessment

The proposed development is assessable against the assessment benchmarks of the State Planning Policy (2017) Water Quality Objectives. This requires the development to provide stormwater quality treatment to ensure that the development runoff achieves pollutant reduction in accordance with **Table 4-1** below.

Table 4-1 *Operational Phase Water Quality Objectives*

Pollutant	WQO Percentage Load Reductions
Total Suspended Solids (TSS)	75%
Total Phosphorous (TP)	60%
Total Nitrogen (TN)	35%
Gross Pollutants (GP)	90%

4.2.2. Potential Water Quality Impacts

4.2.21.Construction Phase

Potential exists during the construction phase of development for sediment (from exposed soil areas and stockpiles) to become mobilised by stormwater. This results in suspended solids entering waterways. Suspended solids can also potentially enter waterways as a result of spillages from construction and plant operations.

Table 4-2 below details the typical stormwater pollutants which may be generated during the construction phase of a development.

Table 4-2 *Typical Construction Phase Pollutants*

Pollutant	Sources
Litter	Paper, construction packaging, food packaging, cement bags and off-cuts.
Sediment	Unprotected exposed soils and stockpiles during earthworks and building.
Hydrocarbons	Fuel and oil spills and leaks from construction equipment.
Toxic Materials	Cement slurry, asphalt prime, solvents, cleaning agents and wash waters.
pH altering substances	Cement slurry and wash waters.

Stormwater quality during the construction phase of the development should be addressed in a detailed Erosion and Sediment Control Plan. The plan should address construction phase erosion and sediment control issues in accordance with the International Erosion Control Association (IECA) Best Practice Erosion and Sediment Control guidelines. The Erosion and Sediment Control Plan should also be in accordance with Mackay Regional Council guidelines.

The following measures should be implemented prior to the commencement of construction:

- Education of all site workers in sediment and erosion procedures.
- Specified storage areas for construction materials and plant that are surrounded by bunds to prevent any spillages from escaping; and
- Construction of silt fences and catch drains adjacent to the downstream boundaries to divert runoff to temporary sediment basins.

The following measures should be implemented during the construction phase of the project:

- Staging the development to minimise large, exposed areas of soil;
- Silt fences should be erected downstream of all disturbed areas; and
- All erosion and sediment control devices should be regularly inspected and maintained following storm events.
- However, the most effective course of action will be to minimise the construction footprint and stabilise the site as soon as possible with the ultimate building and landscaped furnishes.

4.2.22. Operational Phase

During the operational phase of the development, the following impacts have been identified in relation to stormwater runoff and water quality of the receiving waterways:

- Potential exists for gross pollutants, which include human derived litter, coarse sediment, and vegetation, to affect the drainage capacity of stormwater systems. Gross pollutants may physically affect the downstream waterway habitats and organisms such as entangling birds and aquatic animals. Gross pollutants are also typically unsightly and reduce the visual amenity of the site;

- Sediment can become mobilised by stormwater as suspended solids from the erosion of exposed soil areas, un-mulched garden beds, sediment deposited on car park and hardstand areas by vehicles and by atmospheric deposition of sediment. Suspended solids can be used as a transport medium resulting in nutrients and heavy metals making their way into waterways. Suspended solids can also block stormwater systems leading to local flooding and can also affect receiving waterways physically through increased turbidity and smothering of aquatic flora and fauna; and
- Nutrients can enter waterways in stormwater runoff through many sources including detergents used in car washing, fertilisers from landscaping and lawn areas, nitrous oxide deposition from vehicle exhausts and organic waste. High nutrient levels can lead to eutrophication of the receiving waterways resulting in algal blooms (toxic in some cases) and excessive macrophyte growth.

Implementation of the appropriate Stormwater Quality Improvement Devices would ensure that stormwater discharge from the site would adhere to Mackay Regional Council's requirements and state planning objectives.

4.2.23.Stormwater Quality Assessment

The effectiveness of the proposed stormwater quality treatment train was assessed using MUSIC Version 6.3. MUSIC is a software tool that simulates stormwater runoff quality from different sources and the effectiveness of treatment measures.

The MUSIC modelling program simulates the quantity and quality of stormwater runoff from catchment sizes which range from a single house lot up to 100 km2. The program reports on the pollution uptake efficiencies of a wide range of treatment measures.

The model can be used to generate both pollutant concentrations and long-term pollutant loads and is recognised as the most appropriate modelling software for the planning of stormwater treatment measures for urban catchments. The model can generate pollutant loads and event mean concentrations for TSS, TP and TN. Current versions are limited to modelling only these pollutants together with gross pollutants. Other pollutants can be substituted, such as heavy metals or oils and greases, however long-term statistical data on the generation of these pollutants is required.

4.2.24. General Music Modelling Approach

MUSIC modelling was conducted generally in accordance with the Healthy Waterways Water by Design "MUSIC Modelling Guidelines, Version 3.0, 2018". The MUSIC guidelines suggest that the time step of each model should match the time of concentration of the smallest source node and the smallest detention time of any treatment devices. As WSUD principles are to be applied, a six (6) minute time step was adopted to match the range of treatments incorporated and the low time of concentrations expected from the Catchment.

Rainfall data and mean monthly Potential Evapotranspiration data was sourced from the Bureau of Meteorology for Mackay (Stn. Number: 33119) from 1991 to 2000. This data was applied to all modelling scenarios and is summarised in **Table 4-3** below:

Table 4-3 *MUSIC Model Hydrological Parameters*

PARAMETER	DESCRIPTION
Meteorological Data	Bureau of Meteorology for Mackay (Stn. Number: 33119) from 01st January 1991 to 31st December 2000
Source Node	Commercial – Road, Roof, Ground
Modelling Time Step	6 minutes
Drainage Link	No Routing
Pollutant Concentration	Commercial – Road, Roof, Ground

The MUSIC model defaults of k and C* assist in the definition of treatment performance and are based on research and judgement by academics and industry leaders assisting the eWater Cooperative Research Centre. The k constant is used in a first order kinetic model to simulate the removal of pollutants within the treatment system. C* values represent the background concentrations of pollutants for end of line treatment measures. All modelling for this study has used the default values for k and C*.

4.2.25. Development Site Catchments

MUSIC models the rainfall-runoff and pollutant generation processes within a source node with unique pollutant export parameters for each different land use type. As required by the Healthy Waterways Water by Design "MUSIC Modelling Guidelines, Version 3.0, 2018", the proposed development was modelled using a "split catchment approach", where each surface of the development is separated based on its land use. The development layout utilised in the modelling is shown below in **Figure 4.1**.

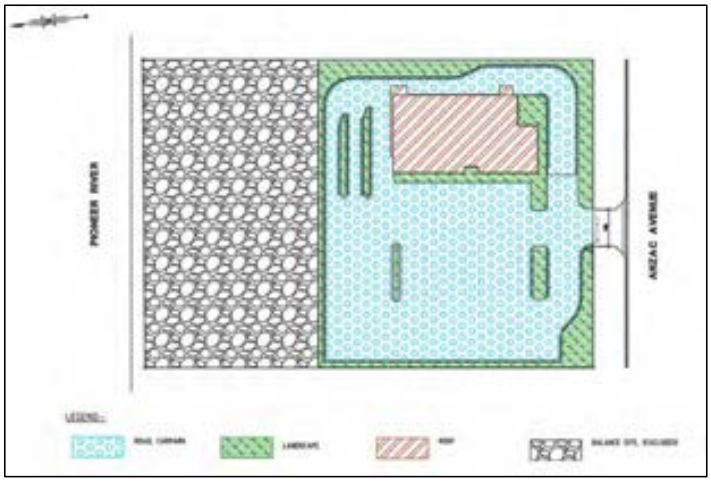


Figure 4.1. Development layout for MUSIC modelling

It is noted that the northern portion of the site was omitted from the MUSIC model as it is expected to generate similar pollutants post-development as pre-developed conditions. Due to the topography, it is unlikely that significant development can occur in this area. A breakdown of the catchments is presented in **Table 4-4.**

Table 4-4 *Development Catchment Area*

TREATMENT	CATCHMENT AREA (HA)				TOTAL (HA)
	ROOF	ROAD	GROUND	LANDSCAPE	
TREATED	0.04	0.22	0.014	0.05	0.32
EXCLUDED (BALANCE SITE)	-	-	-	0.21	0.21
TOTAL	0.04	0.22	0.014	0.26	0.53

*Northern Balance Site area (0.21 ha) was omitted from the model

Given the nature of the proposed development, the identified sub catchments were modelled with Commercial Urban source node parameters as per the Healthy Waterways Water by Design "MUSIC Modelling Guidelines, Version 3.0, 2018". These parameters are presented Error! Reference source not found. and **Table 4-6** below:

Table 4-5 *MUSIC Rainfall-Runoff Parameters*

POLLUTANT	LAND USE			
	Urban Residential	Rural Residential	Industrial	Commercial Urban
Rainfall Threshold (mm)	1	1	1	1
Soil Storage Capacity (mm)	500	98	18	18
Initial Storage (%)	10	10	10	10
Field Capacity (mm)	200	80	80	80
Infiltration Capacity Coefficient a	211	84	243	243
Infiltration Capacity Exponent b	5.0	3.3	0.60	0.60
Initial Depth (mm)	50	50	50	50
Daily Recharge Rate (%)	28	100	0	0
Daily Baseflow Rate (%)	27	22	31	31
Daily Deep Seepage Rate (%)	0	0	0	0

Source: Healthy Waterways Water by Design "MUSIC Modelling Guidelines, Version 3.0, 2018"

Table 4-6 *Pollutant Export Parameters Adopted in the MUSIC model*

POLLUTANT			LAND USE					
			Urban Residential		Industrial		Commercial Urban	
			Mean	Std Dev	Mean	Std Dev	Mean	Std Dev
Total Suspended Solids	Roof	Base Flow	N/A	N/A	N/A	N/A	N/A	N/A
		Storm Flow	1.30	0.39	1.30	0.44	1.30	0.38
	Road	Base Flow	1.0	0.34	0.78	0.45	0.78	0.39
		Storm Flow	2.43	0.39	2.43	0.44	2.43	0.38
	Ground	Base Flow	1.0	0.34	0.78	0.45	0.78	0.39
		Storm Flow	2.18	0.39	1.92	0.44	2.16	0.38
Total Phosphorous	Roof	Base Flow	N/A	N/A	N/A	N/A	N/A	N/A
		Storm Flow	-0.89	0.31	-0.89	0.36	-0.89	0.34
	Road	Base Flow	-0.97	0.31	-1.11	0.48	-0.6	0.50
		Storm Flow	-0.30	0.31	-0.30	0.36	-0.3	0.34
	Ground	Base Flow	-0.97	0.31	-1.11	0.48	-0.6	0.50
		Storm Flow	-0.47	0.31	-0.59	0.36	-0.39	0.34
Total Nitrogen	Roof	Base Flow	N/A	N/A	N/A	N/A	N/A	N/A
		Storm Flow	0.26	0.23	0.25	0.32	0.37	0.34
	Road	Base Flow	0.20	0.20	0.14	0.20	0.32	0.30
		Storm Flow	0.26	0.23	0.25	0.32	0.37	0.34
	Ground	Base Flow	0.20	0.20	0.14	0.20	0.32	0.30
		Storm Flow	0.26	0.23	0.25	0.32	0.37	0.34

Note: Parameters are shown as Log_{10} of Concentration in mg/L

Source: Healthy Waterways Water by Design "MUSIC Modelling Guidelines, Version 3.0, 2018"

4.2.26. Selection of Stormwater Treatment Train

It is proposed to capture the majority of the site and convey polluted runoff to the proposed filter chamber near the proposed retaining wall at the northern side of the development. It is noted that portions of the site will maintain un-treated thus the treatable catchment will be over-treated to achieve the required objectives. Furthermore, the Environmental Protection Zone to the rear has been excluded from this model as the area will remain undisturbed. For details of the proposed stormwater quality treatment train, refer to **Table 4-7** below and the detailed stormwater drainage plans enclosed in **Appendix B**.

Table 4-7 *Stormwater Quality Treatment Devices Details*

TREATMENT DEVICE ADOPTED	DETAILS
• Pre-treatment Filters	• 3 x Atlan storm sacks to be installed in grated inlet
• Main Treatment	• 4 x Atlan Filter cartridges inside a single structure

4.2.3. Stormwater Quality Modelling Results

The predicted MUSIC pollutant concentrations are provided in **Table 4-8.**

Table 4-8 *MUSIC Model Results*

POLLUTANTS	POLLUTANT CONCENTRATION		WATER QUALITY OBJECTIVES	REDUCTION ACHIEVED
	INITIAL	RESIDUAL		
Total Suspended Solids (TSS)	1360 kg/yr	265 kg/yr	75%	80.6%
Total Phosphorous (TP)	2.58 kg/yr	0.628 kg/yr	60%	75.7%
Total Nitrogen (TN)	13.8 kg/yr	5.97 kg/yr	35%	56.9%
Gross Pollutants (GP)	73.9 kg/yr	0 kg/yr	90%	100%

(Refer to **Appendix C** for MUSIC Model Output Details).

As shown above, MUSIC predicts that the proposed treatment train will meet the State Planning Policy water quality objectives for key pollutants including TSS, TP, TN and GP. A copy of the model output is attached in **Appendix C.**

5. Operational Management and Maintenance Plan

The primary purpose of the stormwater treatment train is to filter out and prevent pollutants from entering our waterways. Like any effective filtration system, periodically these pollutants must be removed to restore the system to its full efficiency and effectiveness. Maintenance requirements and frequency are dependent on the pollutant load characteristics of each site. Maintenance must be performed in accordance with Atlan Stormwater's Operations & Maintenance Manual enclosed in **Appendix E** to ensure the ongoing effectiveness of the proposed treatment devices.

Should an alternative equivalent mechanical treatment system be proposed during construction then the body corporate should be provided with manufacturer's guidelines on the ongoing maintenance of the alternative system, including:

- Regular collection of any litter builds up in trash racks;
- Routine inspection of mechanical treatment devices to identify areas of obvious increase in sediment deposition or general damage to the systems;
- Replacement of cartridges will be required if the available treatment capacity is reduced by 25% (primarily due to accumulation of sediment) or if the system fails to drain adequately following tilling of the surface; and
- Removal of sediment or blockages that impede the conveyance of stormwater flows.

6. Conclusion

Lambert & Rehbein (SEQ) Pty Ltd has been commissioned by McDonald's Australia Ltd. to prepare a Stormwater Management Plan for the proposed McDonald's Restaurant located at 213 Anzac Avenue, Marian, QLD, on land formally known as Lot 68 on RP702170. The site is located within the Mackay Regional Council Local Government Area.

The proposed development will involve a Development Application for a McDonald's restaurant. The layout plans prepared by GT Group Building Design are enclosed in Appendix A of this report to illustrate the proposed development.

The aim of this conceptual stormwater management plan is to identify any stormwater detention requirements and an appropriate level of stormwater quality improvement that achieves the Water Quality Objectives (WQOs) as detailed in this report.

This report has been compiled to address the stormwater quality and quantity requirements of the Mackay Regional Council, the Queensland Urban Drainage Manual (QUDM), the Queensland DILGP State Planning Policy 2017, the Environmental Protection Act 1994 and the associated Environmental Protection (Water) Policy, 2009.

Lambert & Rehbein considers that the stormwater treatment measures detailed in this report will satisfy the Macky Regional Council (MRC) Stormwater management requirements for the development.

Appendix A

Proposed Layout Plans

REAL PROPERTY DESCRIPTION

LOT 68 ON RP702170

SITE AREA: 5283.2 SQM

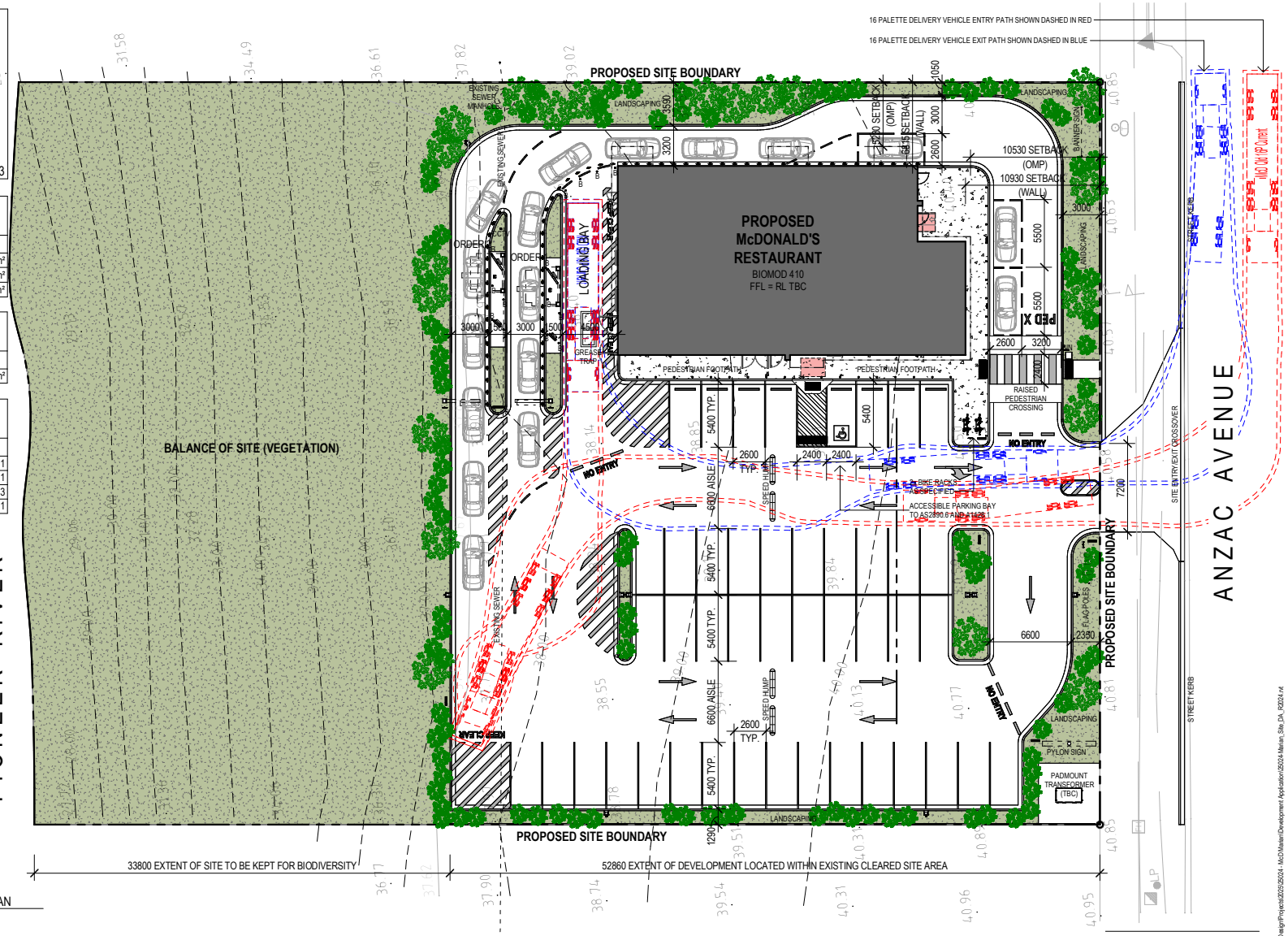
LOCAL AUTHORITY:
MACKAY REGIONAL COUNCIL

STREET ADDRESS:
213 ANZAC AVENUE, MARIAN QLD 4753

SITE AREA SCHEDULE	
IDENTITY	AREA
LOT 68 ON RP702170	5283.2 m²
LANDSCAPED AREA	2484.9m²
IMPERVIOUS AREA	2798.3m²

BUILDING GFA SCHEDULE	
DESCRIPTOR	AREA
BUILDING GFA STANDARD LAYOUT	407.0 m²

PARKING SUMMARY	
TYPE	NO.
ACCESSIBLE W/WHEEL STOP	1
SERVERY BAY (3RD WINDOW)	1
STANDARD SPACE	43
WAITING BAY	1



1 PROPOSED SITE PLAN
1 : 300

Revisions				
A	DA ISSUE	27.01.2026	McD	GB
Issue	Description	Date	Chk	Int

General Notes

Do not scale this drawing. The drawing shows design intent only. All dimensions to be checked on site prior to construction or production. Construction details to be confirmed by contractor/manufacturer. This is a computer generated drawing. Do not amend by hand. Figure dimensions are to be used. Contact architect for clarification if dimensions are not clear. All dimensions are in millimeters. All discrepancies and omissions on site must be reported to the architect for their comments or approval prior to commencing work.

Drawing Notes

VEHICLE DETECTOR LOOP

HATCH DENOTES PAINTED KERB. REFER TO NOTE 6.

North

Client

McDonald's Australia Limited
ABN. 43 008 496 928
02 9875 6666

Project Manager

Architect

GT GROUP

Project

McDONALD'S MARIAN

Location

213 ANZAC AVENUE
MARIAN QLD 4753

DEVELOPMENT APPLICATION

Scale	Series
As indicated @ A3	BIO MOD 410

Drawing

PROPOSED SITE PLAN

Project Number	Drawing Number	Issue
25024	A062	A

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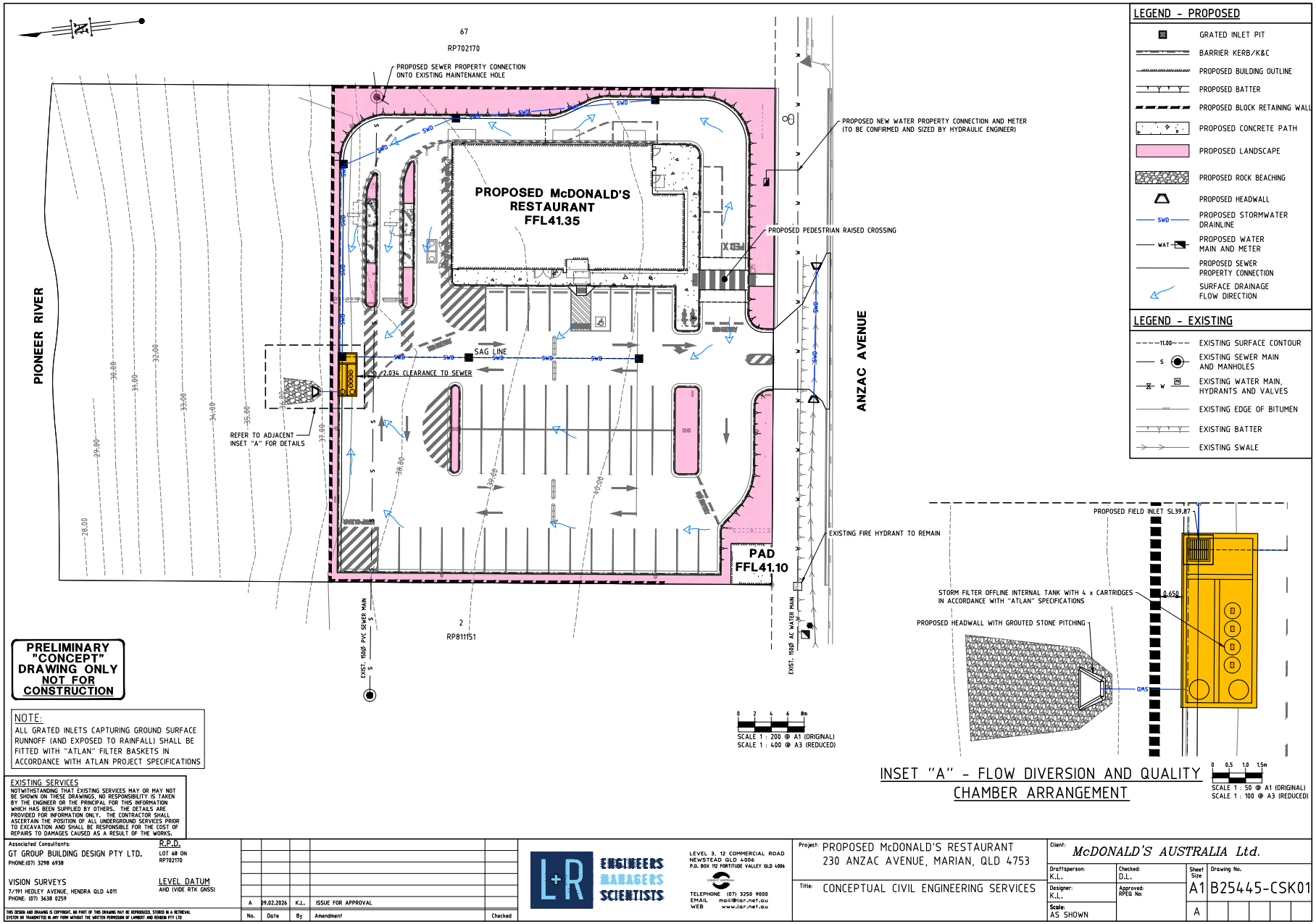
Appendix B

Concept Civil Engineering Servicing Plan


67
RP702170
PROPOSED SEWER PROPERTY CONNECTION ONTO EXISTING MAINTENANCE HOLE
PROPOSED McDONALD'S RESTAURANT FFL41.35
PROPOSED NEW WATER PROPERTY CONNECTION AND METER (TO BE CONFIRMED AND SIZED BY HYDRAULIC ENGINEER)
PROPOSED PEDESTRIAN RAISED CROSSING
PIONEER RIVER
ANZAC AVENUE
SAG LINE
2.034 CLEARANCE TO SEWER
REFER TO ADJACENT INSET "A" FOR DETAILS
PAD FFL41.10
EXISTING FIRE HYDRANT TO REMAIN
EXIST. 150Ø PVC SEWER MAIN
EXIST. 150Ø AC WATER MAIN
2
RP811151
LEGEND - PROPOSED
GRATED INLET PIT
BARRIER KERB/K&C
PROPOSED BUILDING OUTLINE
PROPOSED BATTER
PROPOSED BLOCK RETAINING WALL
PROPOSED CONCRETE PATH
PROPOSED LANDSCAPE
PROPOSED ROCK BEACHING
PROPOSED HEADWALL
PROPOSED STORMWATER DRAINLINE
PROPOSED WATER MAIN AND METER
PROPOSED SEWER PROPERTY CONNECTION
SURFACE DRAINAGE FLOW DIRECTION
LEGEND - EXISTING
EXISTING SURFACE CONTOUR
EXISTING SEWER MAIN AND MANHOLES
EXISTING WATER MAIN, HYDRANTS AND VALVES
EXISTING EDGE OF BITUMEN
EXISTING BATTER
EXISTING SWALE
PRELIMINARY "CONCEPT" DRAWING ONLY NOT FOR CONSTRUCTION
NOTE:
ALL GRATED INLETS CAPTURING GROUND SURFACE RUNNOFF (AND EXPOSED TO RAINFALL) SHALL BE FITTED WITH "ATLAN" FILTER BASKETS IN ACCORDANCE WITH ATLAN PROJECT SPECIFICATIONS
EXISTING SERVICES
NOTWITHSTANDING THAT EXISTING SERVICES MAY OR MAY NOT BE SHOWN ON THESE DRAWINGS, NO RESPONSIBILITY IS TAKEN BY THE ENGINEER OR THE PRINCIPAL FOR THIS INFORMATION WHICH HAS BEEN SUPPLIED BY OTHERS. THE DETAILS ARE PROVIDED FOR INFORMATION ONLY. THE CONTRACTOR SHALL ASCERTAIN THE POSITION OF ALL UNDERGROUND SERVICES PRIOR TO EXCAVATION AND SHALL BE RESPONSIBLE FOR THE COST OF REPAIRS TO DAMAGES CAUSED AS A RESULT OF THE WORKS.
SCALE 1 : 200 @ A1 (ORIGINAL)
SCALE 1 : 400 @ A3 (REDUCED)
PROPOSED FIELD INLET SL39.87
STORM FILTER OFFLINE INTERNAL TANK WITH 4 x CARTRIDGES IN ACCORDANCE WITH "ATLAN" SPECIFICATIONS
PROPOSED HEADWALL WITH GROUTED STONE PITCHING
INSET "A" - FLOW DIVERSION AND QUALITY CHAMBER ARRANGEMENT
SCALE 1 : 50 @ A1 (ORIGINAL)
SCALE 1 : 100 @ A3 (REDUCED)
Associated Consultants:
GT GROUP BUILDING DESIGN PTY LTD.
PHONE:(07) 3298 6938
R.P.D.
LOT 68 ON RP702170
VISION SURVEYS
7/191 HEDLEY AVENUE, HENDRA QLD 4011
PHONE: (07) 3638 0259
LEVEL DATUM
AHD (VIDE RTK GNSS)
A 09.02.2026 K.L. ISSUE FOR APPROVAL
No. Date By Amendment Checked
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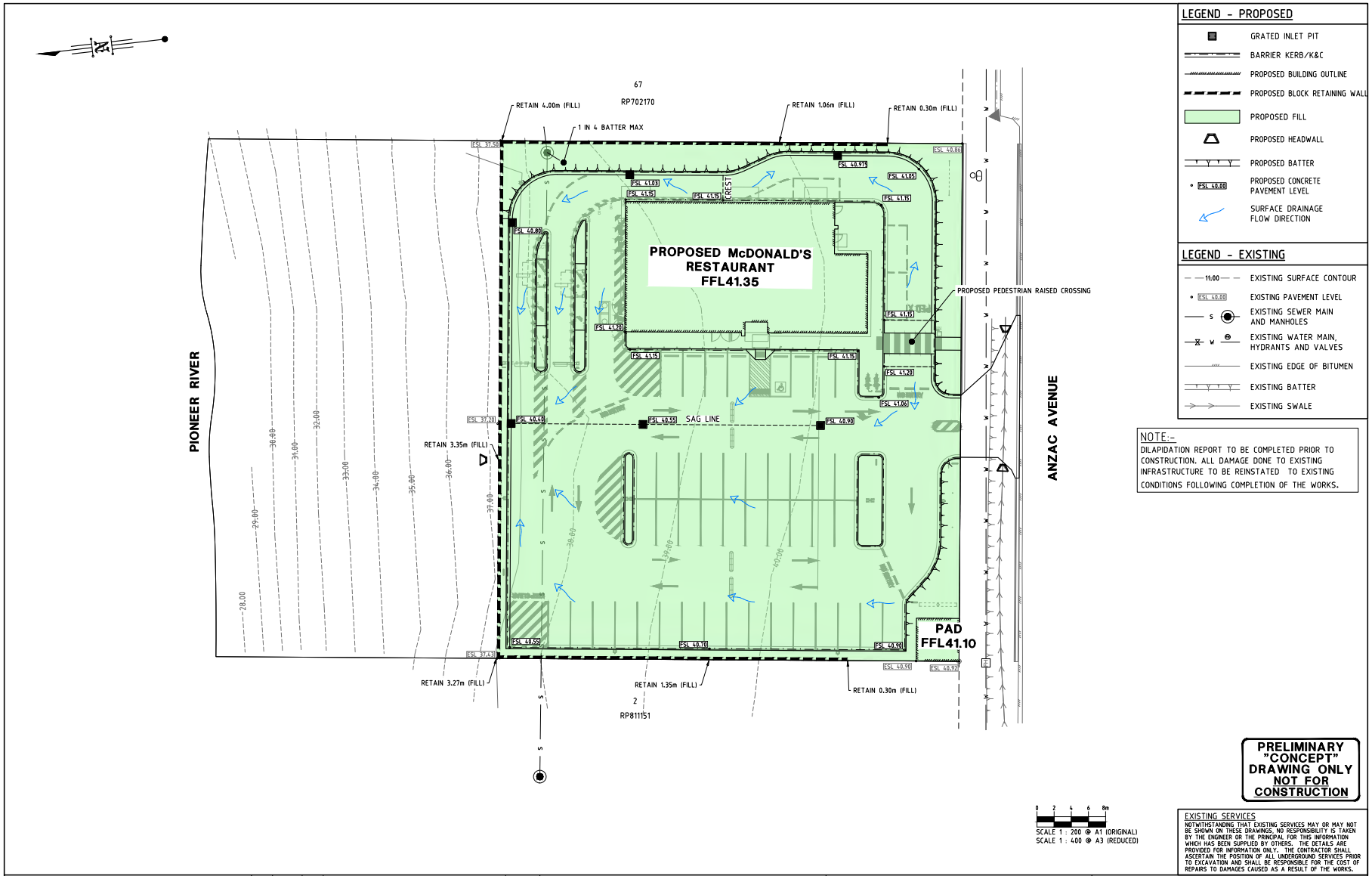
L+R ENGINEERS MANAGERS SCIENTISTS
LEVEL 3, 12 COMMERCIAL ROAD NEWSTEAD QLD 4006
P.O. BOX 112 FORTITUDE VALLEY QLD 4006
TELEPHONE (07) 3250 9000
EMAIL mail@lar.net.au
WEB www.lar.net.au
Project: PROPOSED McDONALD'S RESTAURANT 230 ANZAC AVENUE, MARIAN, QLD 4753
Title: CONCEPTUAL CIVIL ENGINEERING SERVICES
Client: McDONALD'S AUSTRALIA Ltd.
Draftsperson: K.L.
Designer: K.L.
Scale: AS SHOWN
Checked: D.L.
Approved: RPEQ No:
Sheet Size A1
Drawing No. B25445-CSK01
A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RP702170
RETAIN 4.00m (FILL)
1 IN 4 BATTER MAX
RETAIN 1.06m (FILL)
RETAIN 0.30m (FILL)
PIONEER RIVER
PROPOSED McDONALD'S RESTAURANT FFL41.35
CREST
SAG LINE
PROPOSED PEDESTRIAN RAISED CROSSING
ANZAC AVENUE
PAD FFL41.10
RETAIN 3.35m (FILL)
RETAIN 3.27m (FILL)
RETAIN 1.35m (FILL)
RETAIN 0.30m (FILL)
2
RP811151
LEGEND - PROPOSED
GRATED INLET PIT
BARRIER KERB/K&C
PROPOSED BUILDING OUTLINE
PROPOSED BLOCK RETAINING WALL
PROPOSED FILL
PROPOSED HEADWALL
PROPOSED BATTER
PROPOSED CONCRETE PAVEMENT LEVEL
SURFACE DRAINAGE FLOW DIRECTION
LEGEND - EXISTING
EXISTING SURFACE CONTOUR
EXISTING PAVEMENT LEVEL
EXISTING SEWER MAIN AND MANHOLES
EXISTING WATER MAIN, HYDRANTS AND VALVES
EXISTING EDGE OF BITUMEN
EXISTING BATTER
EXISTING SWALE
NOTE:-
DILAPIDATION REPORT TO BE COMPLETED PRIOR TO CONSTRUCTION. ALL DAMAGE DONE TO EXISTING INFRASTRUCTURE TO BE REINSTATED TO EXISTING CONDITIONS FOLLOWING COMPLETION OF THE WORKS.
PRELIMINARY "CONCEPT" DRAWING ONLY NOT FOR CONSTRUCTION
SCALE 1 : 200 @ A1 (ORIGINAL)
SCALE 1 : 400 @ A3 (REDUCED)
EXISTING SERVICES
NOTWITHSTANDING THAT EXISTING SERVICES MAY OR MAY NOT BE SHOWN ON THESE DRAWINGS, NO RESPONSIBILITY IS TAKEN BY THE ENGINEER OR THE PRINCIPAL FOR THIS INFORMATION WHICH HAS BEEN SUPPLIED BY OTHERS. THE DETAILS ARE PROVIDED FOR INFORMATION ONLY. THE CONTRACTOR SHALL ASCERTAIN THE POSITION OF ALL UNDERGROUND SERVICES PRIOR TO EXCAVATION AND SHALL BE RESPONSIBLE FOR THE COST OF REPAIRS TO DAMAGES CAUSED AS A RESULT OF THE WORKS.
Associated Consultants:
GT GROUP BUILDING DESIGN PTY LTD.
PHONE:(07) 3298 6938
VISION SURVEYS
7/191 HEDLEY AVENUE, HENDRA QLD 4011
PHONE: (07) 3638 0259
R.P.D.
LOT 68 ON RP702170
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A 09.02.2026 K.L. ISSUE FOR APPROVAL
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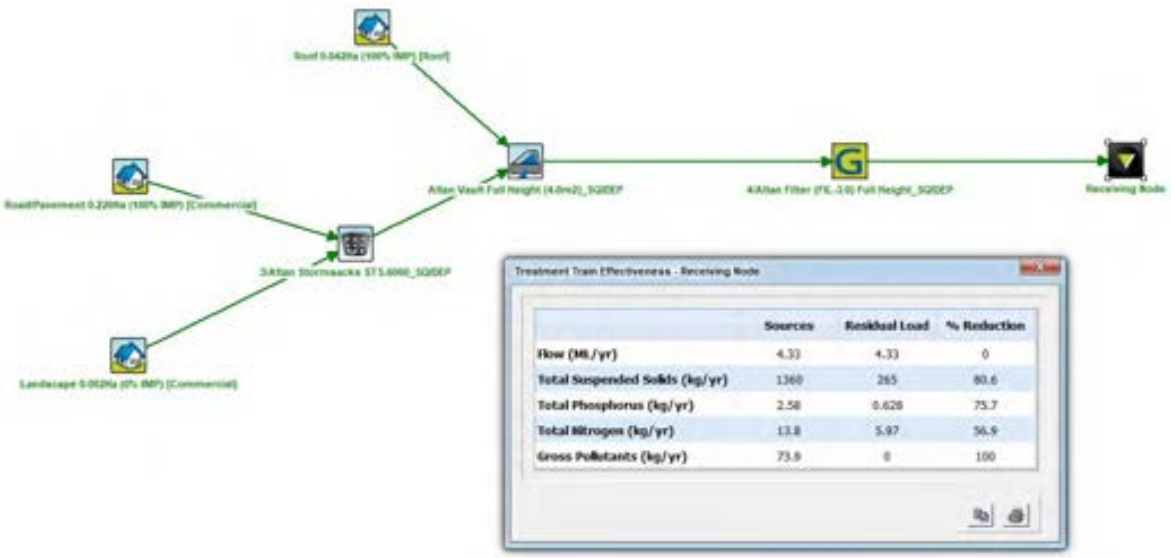
P.O. BOX 112 FORTITUDE VALLEY QLD 4006
TELEPHONE (07) 3250 9000
EMAIL mail@lar.net.au
WEB www.lar.net.au
Project: PROPOSED McDONALD'S RESTAURANT 230 ANZAC AVENUE, MARIAN, QLD 4753
Title: CONCEPTUAL BULK EARTHWORKS LAYOUT PLAN
Client: McDONALD'S AUSTRALIA Ltd.
Draftsperson: K.L.
Designer: K.L.
Scale: AS SHOWN
Checked: D.L.
Approved: RPEQ No:
Sheet Size A1
Drawing No. B25445-CSK02
A

Appendix C

MUSIC Modelling Layout and Results


Treatment Train Effectiveness - Receiving Node
Sources
Residual Load
% Reduction
Flow (ML/yr) 4.33 4.33 0
Total Suspended Solids (kg/yr) 1360 265 80.6
Total Phosphorus (kg/yr) 2.58 0.628 75.7
Total Nitrogen (kg/yr) 13.8 5.97 56.9
Gross Pollutants (kg/yr) 73.9 0 100

Appendix D

Atlan Stormwater Operations & Maintenance Manual

OPERATION & MAINTENANCE MANUAL

AtlanFilter

atlan.com.au

Atlan STORMWATER

CONTENTS

Introduction..... 3
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System Configuration.....7
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Maintenance Procedure.....11
General Cleaning.....12
Cartridge Recycling and Replacement 13
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Site Exit and Clean Up 16

INTRODUCTION

Understanding how to correctly and safely maintain the AtlanFilter is essential for the preservation of the filter's condition and its operational effectiveness. The AtlanFilter is a highly engineered stormwater filtration device designed to remove sediments, heavy metals, nitrogen and phosphorus from stormwater runoff.

The filters can be housed in either a concrete or fibreglass structure that evenly distributes the flow between cartridges.

Flow through the filter cartridges is gravity driven and self-regulating, which makes the AtlanFilter system a low maintenance, high performance stormwater treatment device.

This guide will provide the necessary steps that are to be taken to correctly and efficiently ensure the life of the AtlanFilter product.

Figure 1 - AtlanFilters in a concrete chamber / vault

FEATURES

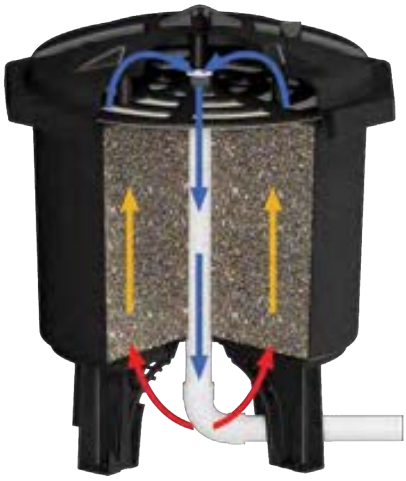


Figure 2 - Diagram of water flow through the AtlanFilter

The AtlanFilter has a patented design that facilitates influent flow over the entire surface area of the media, providing consistent pollutant removal within a small footprint.

The AtlanFilter provides highly effective media filtration using gravity flow conditions, without the need for moving parts or floating valves. This eliminates the risk of mechanical failure, such as stuck valves and seizing components during its service life. This provides highly robust treatment performance.

Hydraulic head provided by a suitably sized weir in the filter vault forces stormwater through the filter media via the inlet ports underneath the filter cartridge.

Refer to the table below for minimum head required for the AtlanFilter cartridges to assist in sizing the weir.

The water to be treated enters the AtlanFilter cartridge via an upwards direction as the water level builds up around the AtlanFilter. This 'up flow' reduces the amount of sediment that could enter the media cartridge, as the sediment is allowed to drop to the vault floor under gravity. Any remaining sediment in the water is introduced through the filter media under hydraulic pressure and is filtered.

Water is filtered through the media, where dissolved and particulate Total Nitrogen and Total Phosphorus are removed via reaction with the media, in addition to the removal of Total Suspended Solids / sediment.

AtlanFilter Media Self-Backwash feature

A one-way air release valve located at the top of the filter cartridge allows air to escape as the cartridge fills up with water. This creates a siphonic flow condition as the air is completely evacuated from inside the AtlanFilter cartridge. Siphonic flow conditions are maintained until such time the water level outside of the cartridge falls beneath the inlet ports underneath the filter. At this moment, the water level inside the AtlanFilter cartridge is higher than the surrounding water level.

The water inside the AtlanFilter cartridge is then expelled upon the break of the siphon, and the water flows down and out of the inlet ports under gravity, onto the vault floor.

This is a highly effective backwash of the media and allows the expulsion of a high proportion of sediment out from the AtlanFilter media. The expelled sediment can be removed either manually or with a vacuum from the vault floor.

This backwash effect allows the media to remain highly conductive and is the key to the industry leading longevity of the AtlanFilter cartridge system, which does not need replacement for at least 5 years, and typically will achieve up to 5-8 years of service (depending on catchment loading), subject to the AtlanFilter being regularly maintained in accordance with this guideline and in accordance with the specific needs of the catchment.

Figure 3 - Typical Outlet Weir Wall

FEATURES

Self Supporting Feet

Each AtlanFilter cartridge stands on 4 feet, which negates the need for the construction of a false floor in the vault. The feet are bolted to the vault floor with the supplied stainless steel angles and M10 bolts. The feet allow a clear height from the vault floor up to the inlet ports of 240mm. The absence of a false floor allows plenty of room for backwashed sediment to evacuate from underneath the cartridges and thereby avoid blocking the inlet ports to the AtlanFilter from sediment buildup. It is for this reason that Atlan recommended the sediment buildup not exceed 150mm above the vault floor, so as to avoid blocking the inlet ports of the AtlanFilter. Blockage of the inlet ports due to sediment accumulation in the vault floor will cause the AtlanFilter to go into bypass and be ineffective. Hence it is important to keep up to date with monitoring and maintaining the AtlanFilter vault.

Figure 5 - Underside of the AtlanFilter showing the screened inlet ports and the connection for the outlet pipe in the middle.

Figure 4 - AtlanFilter feet.

Figure 6 - the top of the AtlanFilter showing the location of the one way air valve.

SIZES

Atlan Stormwater manufactures two height cartridges for varying site constraints as shown below. Each cartridge is designed to treat stormwater at a flow rate of 1.5 litres per second and 3.0 litres per second for the half height cartridge (model no. FIL-1.5) and full-height cartridge (model no. FIL-3.0) respectively.

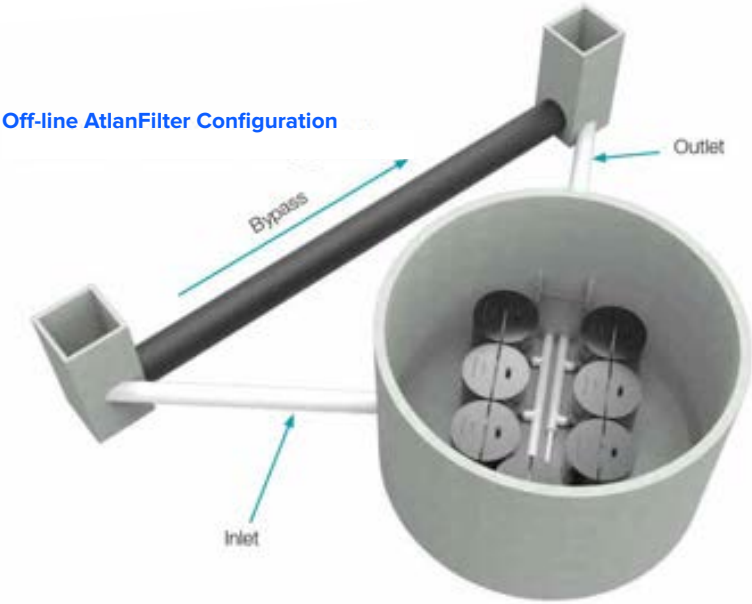
ATLANFILTER	STANDARD HEIGHT FIL-3.0	STANDARD HEIGHT - SHORT LEGS FIL-3.0.SF	HALF HEIGHT FIL-1.5	HALF HEIGHT - SHORT LEGS FIL-1.5.SF
Overall height	850mm	750mm	615mm	515mm
Diameter	726mm	726mm	726mm	726mm
Minimum head required	850mm	750mm	550mm	450mm
Treatment flow rate	3.0L/s	3.0L/s	1.5 L/s	1.5 L/s
Filter outlet diameter	50mm	50mm	50mm	50mm

SYSTEM CONFIGURATION

AtlanFilter cartridges are installed in concrete or fibreglass tanks commonly referred to as 'vaults'. The vault selection and configuration are based on site characteristics and/or constraints; computational stormwater quality modelling; and selected AtlanFilter models. Typical AtlanFilter system configurations are shown below.

In-line AtlanFilter Configuration

Off-line AtlanFilter Configuration



HEALTH AND SAFETY

A. Personal health & safety

When carrying out the necessary installation operations of the AtlanFilter all contractors and staff personnel must comply with all current workplace health and safety legislation.

The below measures should be adhered to as practically as possible.

- Comply with all applicable laws, regulations and standards.
- All those involved are informed and understand their obligations in respect of the workplace health and safety legislation.
- Ensure responsibility is accepted by all employees to practice and promote a safe and healthy work environment.

B. Personal protective equipment/safety equipment

When carrying out the necessary installation operations of the AtlanFilter, wearing the appropriate personal protective equipment and utilising the adequate safety equipment is vital to reducing potential hazards.

Personal protective equipment / safety equipment in this application includes:

- Eye protection
- Safety apron
- Fluorescent safety vest
- Form of skin protection
- Puncture resistant gloves
- Steel capped safety boots
- Ear muffs
- Hard hat/s
- Sunscreen

C. Confined space

In the event access is required into the vault, confined space permits will be required which is not covered in this Guide. Typical equipment required for confined space entry include:

- Harness
- Gas detector
- Tripod
- Spotter

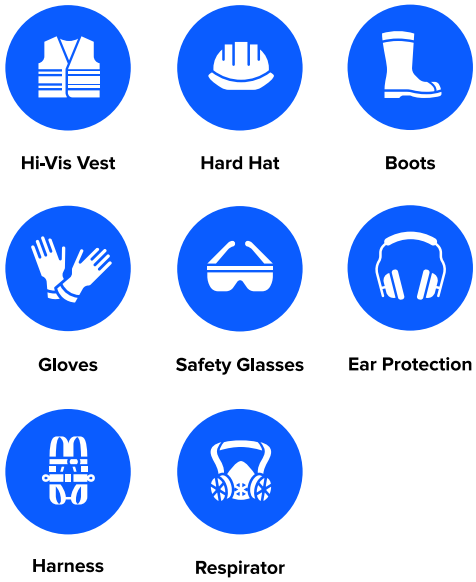
D. Traffic Control

It is not uncommon for Atlan Filter cartridges to be installed underneath trafficable areas. Minimum traffic control measures will need to be put in place in accordance with traffic control plans set out by respective local and state road authorities.

Vaults are to be treated as confined space.

Entry by permit only.

Monitor weather conditions prior to operation maintenance. Do not enter a vault during an episode of heavy rain as this can create a risk of drowning.



MAINTENANCE FREQUENCY

The AtlanFilter's design allows for a greater life span when frequently maintenance. Maintenance is broken up into three categories which include:

- Standard inspection
- General cleaning
- Cartridge replacement.

Standard Inspection

Standard inspections are conducted at regular four month intervals. At this time, an approved trained maintenance officer or Atlan representative shall undertake all measures outlined in Maintenance Procedure, Standard Inspection.

General Cleaning

At the end of each standard inspection, trigger measures will identify if general cleaning is required.

General cleaning will need to be executed immediate during standard inspections if the follow triggers are satisfied:

- Build-up of debris/pollutants within the vault greater than 150mm;
- Accumulation of debris/pollutants on the outlet chamber of the AtlanFilter vault;
- After large storm events, tidal or flooding impacts at the request of the owner;

Cartridge Replacement

Stormwater treatment is dependent on the effectiveness of the AtlanFilter cartridge system. As the AtlanFilter ages, pollutants will inundate the cartridge and ultimately reduce the treatment flow rate. At this point, a AtlanFilter flow test apparatus will be utilities to determine if replacement cartridges are required.

Based on the [site] concept modelling (MUSIC) and previous industry experience, we estimate the life of the AtlanFilter to be between 5 - 8 years (depending on catchment loading). As a minimum requirement, each AtlanFilter cartridge should be replaced within 10 years.

The life cycle of the AtlanFilter can be impacted if standard inspections and general maintenance is not undertaken in accordance with this operation and maintenance Guide.

Other factors that will affect the above life cycle of the AtlanFilter include:

- Installation of cartridge system during construction phase and impacted by construction sediment loads;
- Neglecting to install pre-treatment using an industry approved GPT or a surface inlet pit trash bag such as the Atlan StormSack.
- Unforeseen environmental hazards affecting the AtlanFilter functionality.

MAINTENANCE PROCEDURES

Stormwater pollutants captured and retained by the AtlanFilter system need to be periodically removed to ensure environmental values are upheld. All associated maintenance works is heavily dependent on the site's operational activities and generated stormwater pollutants. To ensure the longevity of the installed AtlanFilter treatment system, it is imperative that the procedures detailed in this Guide are followed and all appropriate measures are actioned immediately.

Standard inspection

The standard inspection requires personal experience of Atlan products to visual inspection the vault and filter conditions.

Confined space requirements may not be required if a full inspection and assessment of each AtlanFilter can be achieved at surface level without being deemed a confined space entry.

The standard inspection requires personal experience of Atlan products to visual inspection the vault and filter conditions.

Confined space requirements may not be required if a full inspection and assessment of each AtlanFilter can be achieved at surface level without being deemed a confined space entry.

Site Inspection Procedures

1. Implement pre-start safety measures

Ensure that the area in which operational works are to be carried out is cordoned off, to prevent unauthorised access. Adequate safety barriers must be erected.

Area in which work is to be carried out must be clean, safe and hazard free. (Refer to figure 4.)

2. Set-up gantry tripod above manhole

Assemble and position the gantry above the manhole safely and as practically as possible. Attach the winch or chain block to the gantry for lifting the Atlan Filters.

Perform safety procedures ie. Attach harnesses etc. (if confined space).

3. Open manhole lid

Once you have set up the Gantry and ensured that the area is safe to operate in, you can proceed to open the manhole lid, using lid lifters.

4. Conduct gas tests

(If tank is classed confined space)

Once the lids have been removed to a safe distance to prevent tripping, you must then proceed to conduct gas tests. Perform necessary gas tests according to the confined space regulations.

5. Once confined space has been deemed safe to operate in, enter tank safely

Once you have carried out the required gas test and the work area is deemed safe, you may then enter the pit via a ladder or winch system to assess the work area you will be operating in. Ensure all confined space

6. AtlanFilter system assessment

Perform a review of the AtlanFilter system using the AtlanFilter assessment report/checklist. Sign off and forward a copy of the report to property manager and Atlan representative.

7. Reinstate AtlanFilter system and disposal

At the completion of the site inspection, ensure the site is reinstated back to its initial state and all pollutants are removed from the site in line with pollutant disposal procedures.

8. Sign off and forward a copy of the report to property manager and Atlan representative

GENERAL CLEANING

Vacuum out of Filter tank, removal, and disposal of pollutants at the completion of a standard inspection, general cleaning may be deemed necessary immediately or scheduled for a future date. Steps undertaken for general cleaning should be in general accordance with the procedure outlined below but not limited.

1. Implement pre-start safety measures

Ensure that the area in which operational works are to be carried out is cordoned off, to prevent unauthorised access. Adequate safety barriers must be erected.

Area in which work is to be carried out must be clean, safe and hazard free. (Refer to figure 4.)

2. Set-up gantry tripod above manhole

Assemble and position the gantry above the manhole safely and as practically as possible. Attach the winch or chain block to the gantry for lifting the AtlanFilters.

Perform safety procedures ie. attach harnesses etc. (if confined space).

3. Open manhole lid

Once you have sent up the Gantry and ensured that the area is safe to operate in, you can proceed to open the manhole lid, using lid lifters.

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Once you have carried out the required gas test and the work area is deemed safe, you may then enter the pit via a ladder or winch system to assess the work area you will be operating in. Ensure all confined space

6. AtlanFilter system assessment

Perform a review of the AtlanFilter system using the AtlanFilter assessment report/checklist.

7. Pollutant removal from tank

Perform clean-up using a licenced vacuum truck contractor or wet/dry vacuum, depending on level of sediment built up and/or tank size.

8. Reinstate AtlanFilter system and disposal

At the completion of the site inspection, ensure the site is reinstated back to its initial state and all pollutants are removed from the site in line with pollutant disposal procedures.

9. Sign off and forward a copy of the report to property manager and Atlan representative

CARTRIDGE RECYCLING AND REPLACEMENT

AtlanFilter cartridges can be swapped out for new cartridges. The spent AtlanFilter cartridges can be collected from site and sent to Atlan Stormwater's facilities, where the spent media will be removed from the cartridge in factory conditions and disposed of in accordance with environmental regulations.

The AtlanFilter cartridge will be recharged with new media, thereby recycling and repurposing the cartridge.

AtlanFilter replacement procedures may vary depending on the configuration of the AtlanFilters, the type of vault and engineers' specs. Replacement instructions for manhole AtlanFilter systems and precast vault AtlanFilter systems are contained in this section.

At the completion of a standard inspection, AtlanFilter replacement may be deemed necessary immediately or scheduled for a future date. Steps undertaken for cartridge replacement should be in general accordance with the procedure outlined below but not limited.

1. Implement pre-start safety measures

Ensure that the area in which operational works are to be carried out is cordoned off, to prevent unauthorised access. Adequate safety barriers must be erected.

Area in which work is to be carried out must be clean, safe and hazard free.

2. Set-up gantry tripod above manhole

Assemble and position the gantry above the manhole safely and as practically as possible. Attach the winch or chain block to the gantry for lifting the AtlanFilters.

Perform safety procedures ie. attach harnesses etc. (if confined space).

3. Open manhole lid

Once you have sent up the gantry and ensured that the area is safe to operate in, you can proceed to open the manhole lid, using lid lifters.

4. Conduct gas tests

(If tank is classed confined space)

Once the lids have been removed to a safe distance to prevent tripping, you must then proceed to conduct gas tests. Perform necessary gas tests according to the confined space regulations.

5. Once confined space has been deemed safe to operate in, enter tank safely

Once you have carried out the required gas test and the work area is deemed safe, you may then enter the pit via a ladder or winch system to assess the work area you will be operating in. Ensure all confined space procedures are followed.

6. Remove exhausted cartridges

Disconnect all internal pipe work from inside the vault. Unbolt anti-floatation measures and remove cartridges from the vault using Gantry Tripod method.

7. Pollutant removal

Using a wet/dry vacuum or sucker truck, suck out all the residual pollutant from the vault.

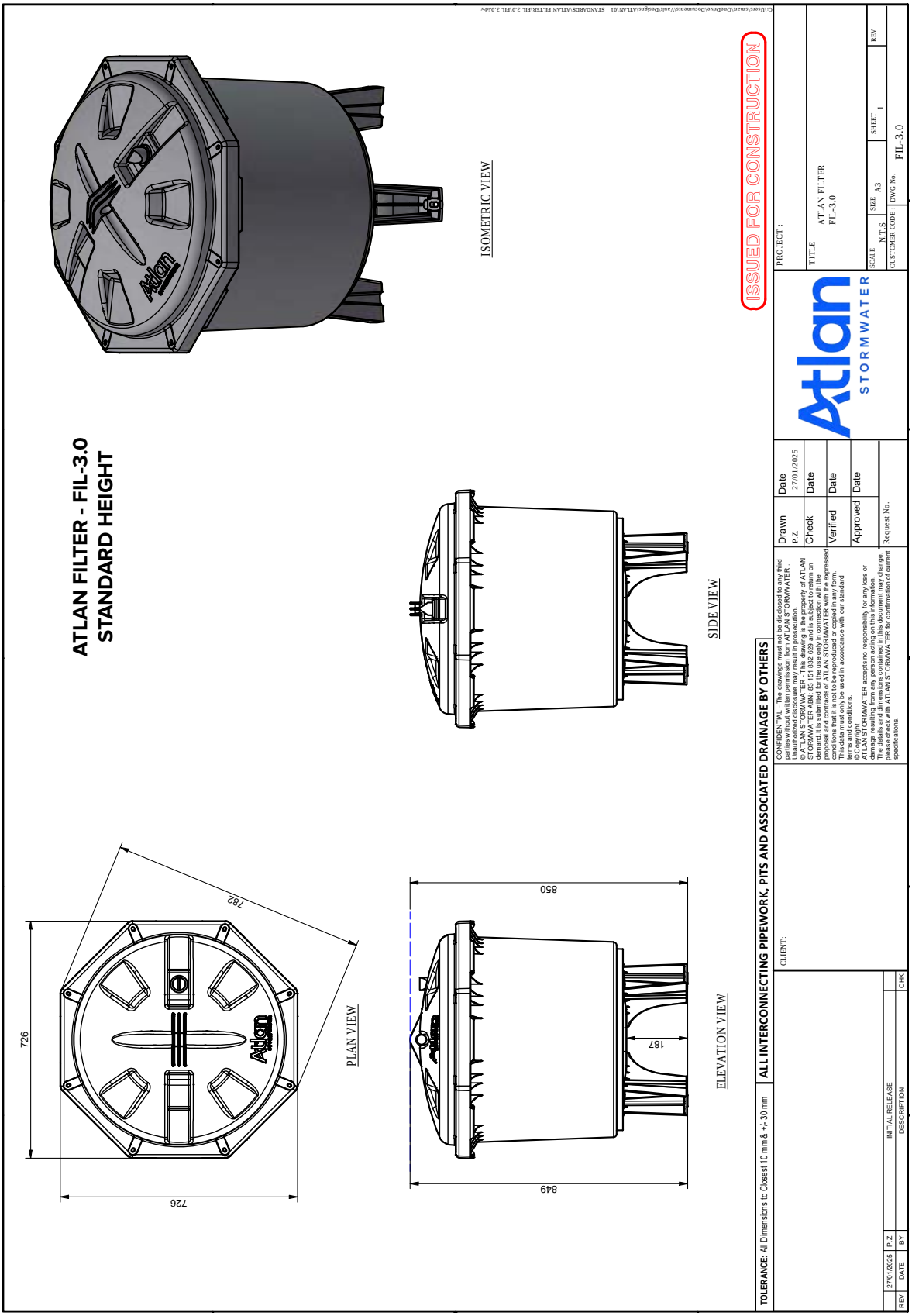
8. Install pipework and AtlanFilters

Please refer to the below standard install diagrams for the AtlanFilters. Then refer to your site specific drawings, as site requirements may require something different to the standard layout. Lower filters into tank, position into place, connect filter outlet pipework with the supplied fittings.

9. Install anti–floatation system

Please refer to the detailed drawings showing how the anti-floatation (anchor) bars are to be installed.

10. Sign off and forward a copy of the report to property manager and Atlan representative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SIDE VIEW
PLAN VIEW
ELEVATION VIEW
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726
850
849
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TOLERANCE: All Dimensions to Closest 10 mm & +/- 30 mm
ALL INTERCONNECTING PIPEWORK, PITS AND ASSOCIATED DRAINAGE BY OTHERS
CLIENT:
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Approved Date
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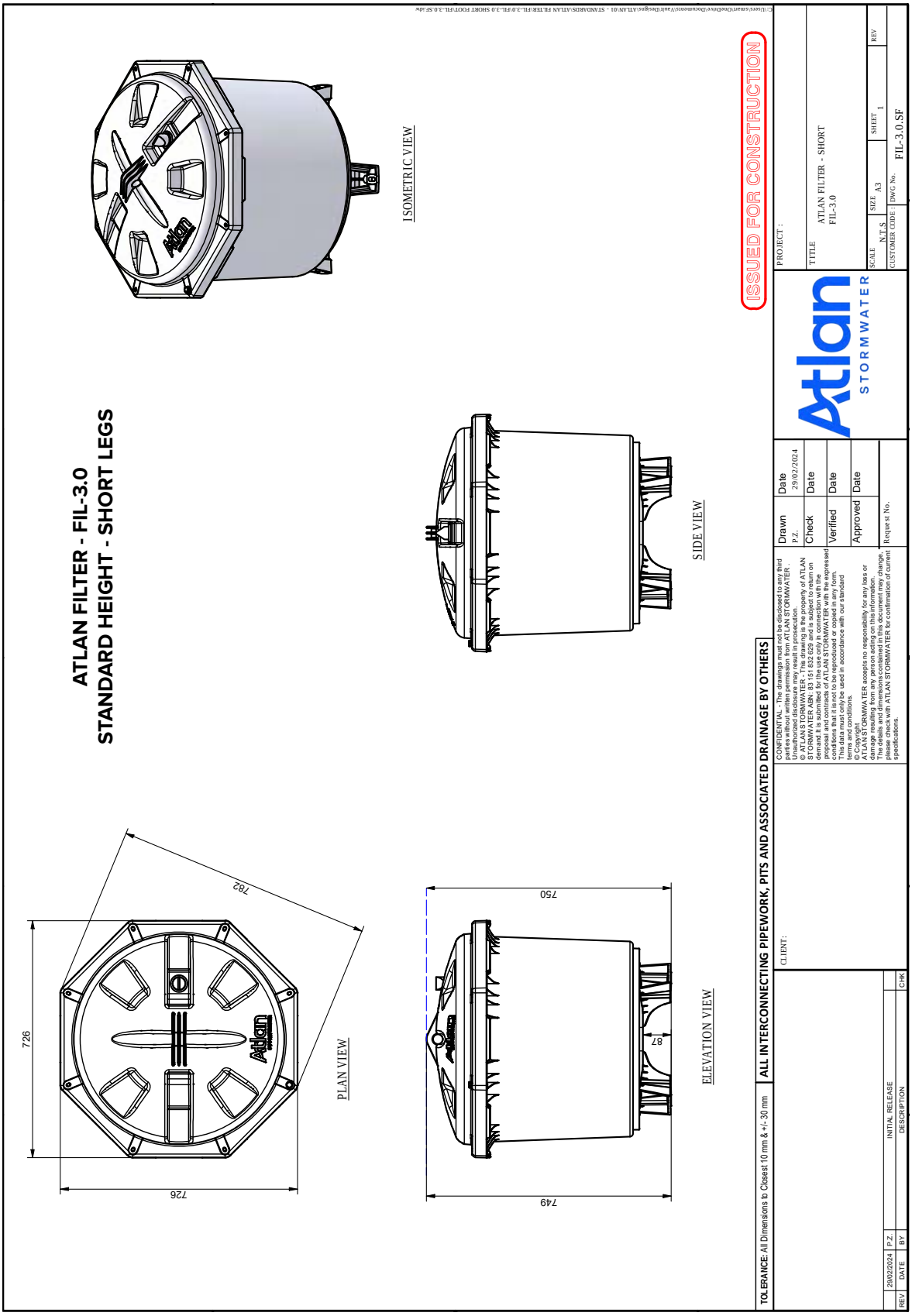
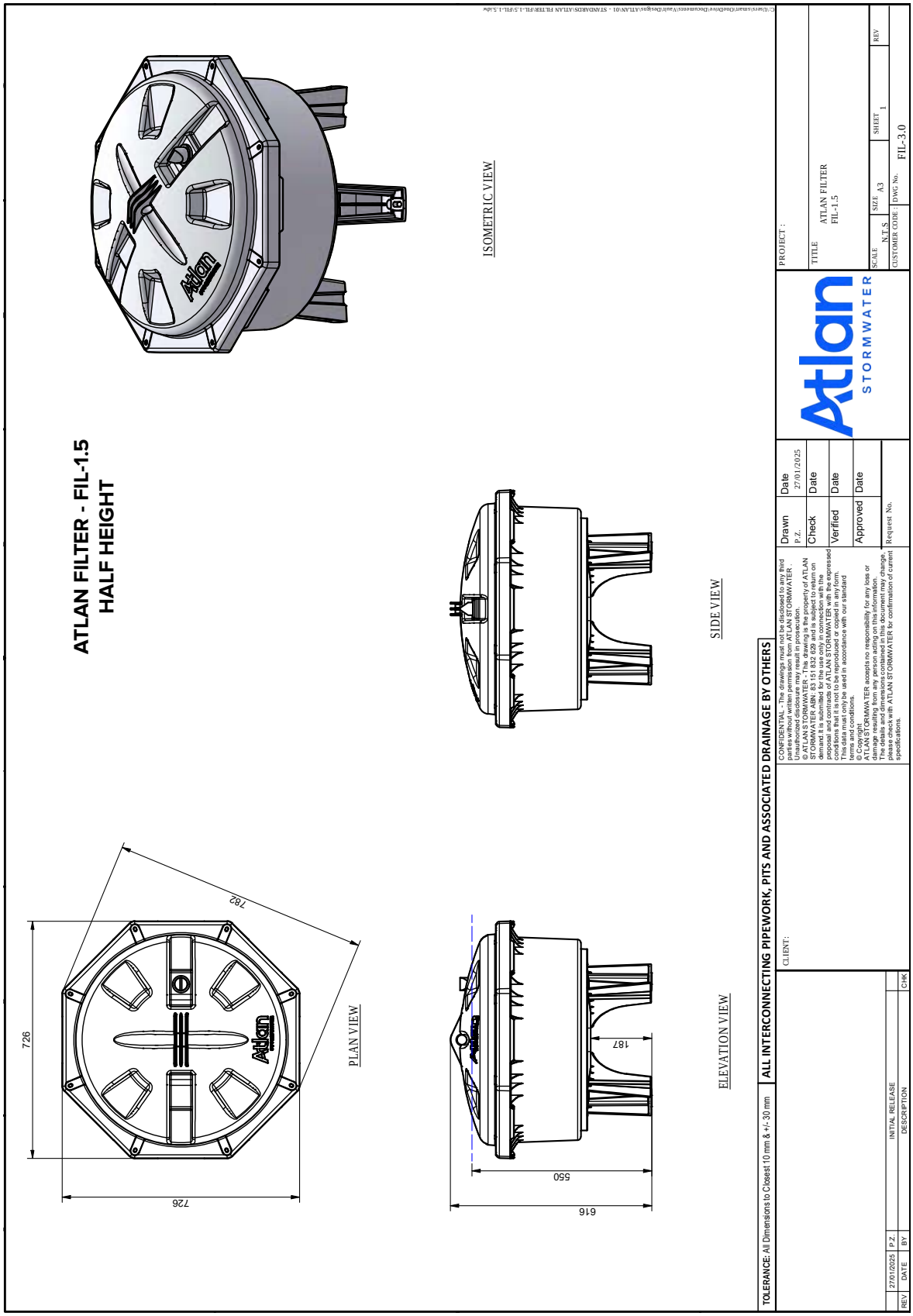


14 OEM **AtlanFilter**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PLAN VIEW
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SIDE VIEW
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550
187
TOLERANCE: All Dimensions to Closest 10 mm & +/- 30 mm
ALL INTERCONNECTING PIPEWORK, PITS AND ASSOCIATED DRAINAGE BY OTHERS
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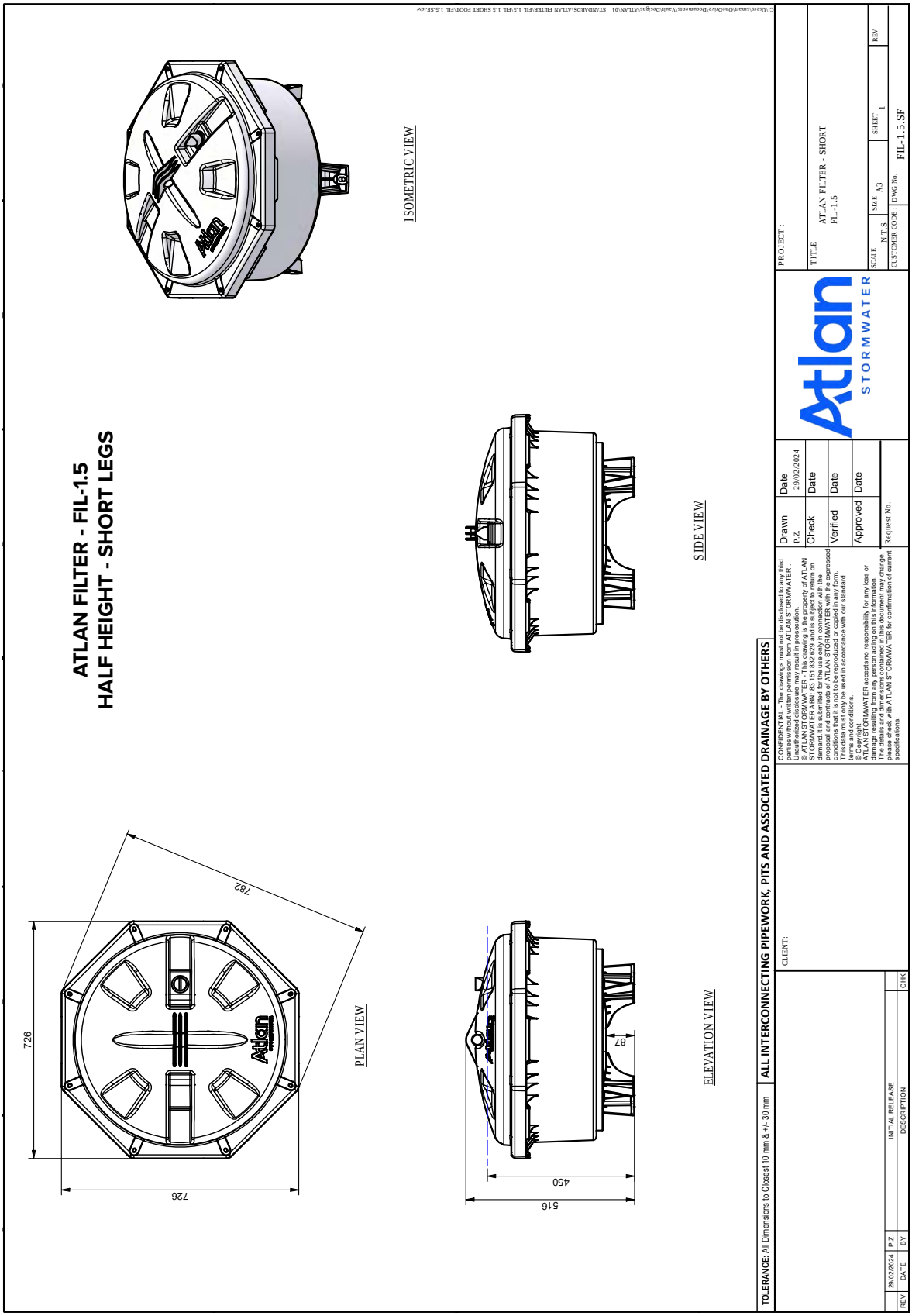
Drawn P.Z. Date 27/01/2025
Check Date
Verified Date
Approved Date
Request No.
Atlan STORMWATER
PROJECT :
TITLE ATLAN FILTER FIL-1.5
SCALE N.T.S
SIZE A3
SHEET 1
REV
CUSTOMER CODE:
DWG No. FIL-3.0
REV DATE BY DESCRIPTION CHK
27/01/2025 P.Z. INITIAL RELEASE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SIDE VIEW
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Check Date
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Request No.
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PROJECT :
TITLE ATLAN FILTER - SHORT FIL-1.5
SCALE N.T.S
SIZE A3
SHEET 1
REV
CUSTOMER CODE :
DWG No. FIL-1.5.SF
REV DATE BY DESCRIPTION CHK
29/02/2024 P.Z. INITIAL RELEASE

SITE EXIT & CLEAN UP

At the end of the scheduled maintenance, approved contractors or Atlan maintenance crew are required to reinstate the site to pre-existing conditions. Steps included but limited to are:

- Ensure all access covers are securely inserted back into their frames;
- Remove and dispose collected pollutants from the site in accordance with local regulator authorities;
- Retrieve all traffic control measures and maintenance tools; and
- Return all exhausted and/or damaged Atlan products to Atlan Stormwater to begin recycling program.

Joy in water

'We believe clean waterways are a right not a privilege and we work to ensure a Joy in Water experience for you, with your children and grandchildren.'

Andy Hornbuckle

Atlan
STORMWATER

P 02 8705 0255
sales@atlan.com.au
100 Silverwater Rd,
Silverwater NSW 2128
atlan.com.au

1125

REFERRAL AGENCY RESPONSE
Planning Act 2016

REFERRAL AGENCY RESPONSE

State Assessment Referral Agency

Pursuant to s56 of the *Planning Act 2016*, the State Assessment Referral Agency advises that it has no objections to Mackay Regional Council issuing a Development Permit, as per the enclosed Referral Agency Response.

RA6-N

DELIVERING FOR QUEENSLAND | Queensland Government

Department of State Development, Infrastructure and Planning

SARA reference: 2603-51381 SRA
Council reference: DA-2026-44
Applicant reference: P0063403

30 June 2026

Chief Executive Officer
Mackay Regional Council
PO Box 41
MACKAY QLD 4740
development.services@mackay.qld.gov.au

Dear Sir/Madam

SARA referral agency response—Material Change of Use for Food and Drink Outlet at 230 Anzac Avenue, Marian

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 23 March 2026.

Response

Outcome:	Referral agency response – with conditions
Date of response:	30 June 2026
Conditions:	The conditions in **Attachment 1** must be attached to any development approval
Advice:	Advice to the applicant is in **Attachment 2**
Reasons:	The reasons for the referral agency response are in **Attachment 3**

Development details

Description:	Development permit for Material change of use for Food and Drink Outlet
SARA role:	Referral agency
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1—Material change of use of premises near a state transport corridor (Planning Regulation 2017)
SARA reference:	2603-51381 SRA

Far North Queensland regional office
Ground Floor, Cnr Grafton and Hartley Street, Cairns
PO Box 2358, Cairns QLD 4870

2603-51381 SRA

Assessment manager:	Mackay Regional Council
Street address:	230 Anzac Avenue, Marian
Real property description:	Lot 68 on RP702170
Applicant name:	Blackfriars Developments Pty Ltd C/- Urbis Ltd
Applicant contact details:	L32, 300 George Street BRISBANE QLD 4000 rgumina@urbis.com.au
State-controlled road access permit:	This referral included an application for a road access location, under section 62A(2) of *Transport Infrastructure Act 1994*. Below are the details of the decision: • Approved • Reference: TMR26-049485 • Date: 25 June 2026 If you are seeking further information on the road access permit, please contact the Department of Transport and Main Roads at Mackay.Whitsunday.IDAS@tmr.qld.gov.au.
Human Rights Act 2019 considerations:	A consideration of the 23 fundamental human rights protected under the *Human Rights Act 2019* has been undertaken as part of this decision. It has been determined that this decision does not limit human rights.

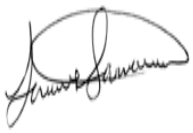
Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules). Copies of the relevant provisions are in **Attachment 4**.

A copy of this response has been sent to the applicant for their information.

For further information please contact Poppy Ellis-Southwell, Principal Planning Officer, on (07) 5644 3214 or via email CairnsSARA@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Javier Samanes
Manager

cc Blackfriars Developments Pty Ltd C/- Urbis Ltd, rgumina@urbis.com.au

enc Attachment 1 - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 - Representations about a referral agency response provisions
Attachment 5 - Documents referenced in conditions

2603-51381 SRA

Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copies of the documents referenced below are found at Attachment 5)

No.	Conditions	Condition timing
Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1—Material change of use of premises near a state transport corridor (Planning Regulation 2017)—The chief executive administering the *Planning Act 2016* nominates the Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:		
1.	Any excavation, filling/backfilling/compaction, retaining structures and other works involving ground disturbance must not encroach or de-stabilise the state-controlled road including all transport infrastructure or the land supporting this infrastructure, or cause similar adverse impacts.	At all times.
2.	(a) Stormwater management of the development must not cause worsening to the operating performance of the state-controlled road, such that any works on the land must not: (i) create any new discharge points for stormwater runoff onto the state-controlled road (ii) concentrate or increase the velocity of flows to the state-controlled road (iii) interfere with and/or cause damage to the existing stormwater drainage on the state-controlled road (iv) surcharge any existing culvert or drain on the state-controlled road (v) reduce the quality of stormwater discharge onto the state-controlled road (vi) impede or interfere with any overland flow or hydraulic conveyance from the state-controlled road (vii) reduce the floodplain immunity of the state-controlled road. (b) Submit RPEQ certification with supporting documentation to the Mackay Office of the Department of Transport and Main Roads at Mackay.Whitsunday.IDAS@tmr.qld.gov.au, confirming that the development has been designed in accordance with part (a) of this condition. (c) Submit RPEQ certification with supporting documentation to the Mackay Office of the Department of Transport and Main Roads at Mackay.Whitsunday.IDAS@tmr.qld.gov.au, confirming that the development has been constructed in accordance with parts (a) and (b) of this condition.	(a) At all times. (b) Prior to obtaining development approval for operational work or building work, whichever occurs first. (c) Within 20 business days of the completion of works.
3.	(a) Road access is to be located generally in accordance with the Proposed Type CHR Intersection Plan, prepared by L+R, figure no. B25417-SK-004 and revision A, as amended in red by SARA.	(a) At all times. (b) and (c) Prior to the

	(b) Provide road access works comprising a Channelised Right Turn (CHR) treatment (at the road access location referred to in part (a) of this condition) generally in accordance with the Proposed Type CHR Intersection Plan, prepared by L+R, figure no. B25417-SK-004 and revision A, as amended in red by SARA. (c) Design and construct the road access works, referred to in part (b) of this condition, in accordance with (i) The Department of Transport and Main Roads' *Road Planning and Design Manual, 2nd Edition*. (ii) The Department of Transport and Main Roads' Policies and Technical Specifications. (iii) The Department of Transport and Main Roads' Standard Drawings Roads. (iv) Austroads Guide to Road Design.	commencement of use.

Attachment 2—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the *Planning Act 2016*, its regulation or the State Development Assessment Provisions (SDAP) (version 3.5). If a word remains undefined it has its ordinary meaning.
Road works approval	
2.	Under section 33 of the *Transport Infrastructure Act 1994,* written approval is required from the Department of Transport and Main Roads to carry out works on a state-controlled road. Please contact the Department of Transport and Main Roads at mackay.whitsunday.idas@tmr.qld.gov.au to make an application for road works approval. The approval must be obtained prior to commencing any works on the state-controlled road reserve. The approval process will require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). Further information and application forms are available at the following web site: https://www.tmr.qld.gov.au/Community-and-environment/Planning-and-development/Other-matters-requiring-approval
Pavement design	
3.	Please contact the Department of Transport and Main Roads at mackay.whitsunday.IDAS@tmr.qld.gov.au to determine pavement design at the time of detailed design of the intersection.

Attachment 3—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for the SARA's decision are:

- SARA assessed the development against the following code of the State Development Assessment Provisions (SDAP), version 3.5:
  - State code 1: Development in a state-controlled road environment (State code 1).
- The development complies with the assessment benchmarks of State code 1 of SDAP in that the development:
  - does not increase the likelihood or frequency of accidents, fatalities or serious injury for users of a state-controlled road;
  - does not adversely impact the structural integrity or physical condition of state-controlled roads, road transport infrastructure, public passenger transport infrastructure or active transport infrastructure;
  - does not adversely impact the function and efficiency of state-controlled roads or future state-controlled roads;
  - does not adversely impact the state's ability to plan, construct, maintain, upgrade or operate state-controlled roads, future state-controlled roads or road transport infrastructure;
  - does not significantly increase the cost to the state to plan, construct, upgrade or maintain state-controlled roads, future state-controlled roads or road transport infrastructure;
  - maintains or improves access to public passenger transport infrastructure or active transport infrastructure;
  - does not adversely impact the state's ability to operate public passenger services on state-controlled roads.

Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP (version 3.5), as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- section 58 of the *Human Rights Act 2019.*

Our ref TMR26-049485
Your ref P0063403
Enquiries Ross Young

Queensland Government

25 June 2026

Department of
Transport and Main Roads

Decision Notice – Permitted Road Access Location

(s62(1) *Transport Infrastructure Act 1994*)

This is not an authorisation to commence work on a state-controlled road[1]

Development application reference number ., lodged with Mackay Regional Council involves constructing or changing a vehicular access between Lot 68RP702170, the land the subject of the application, and Mackay Eungella Road (532), a State-controlled Road.

In accordance with section 62A(2) of the *Transport Infrastructure Act 1994* (TIA), this development application is also taken to be an application for a decision under section 62(1) of TIA.

Applicant Details

Name and address	Blackfriars Developments Pty Ltd Level 32 300 George Street Brisbane QLD 4000

Application Details

Address of Property	230 Anzac Avenue, Marian QLD 4753
Real Property Description	68RP702170
Aspect/s of Development	Development Permit for Material Change of Use for MCU - Food and Drink Outlet

Decision (given under section 67 of TIA)

It has been decided to approve the application, subject to the following conditions:

No.	Conditions of Approval	Condition Timing
Road Access Location		
A. General		
1	(a) Road access is to be located generally in accordance with the *Proposed Type CHR Intersection Plan prepared by L+R, reference B25417-SK-004 revision A*, as amended in red. (b) Provide road access works comprising a Channelised Right Turn (CHR) treatment at the road access location referred to in part (a) of this condition) generally in accordance with the *Proposed Type CHR Intersection Plan prepared by L+R, reference B25417-SK-004 revision A*, as amended in red.	(a) At all times. (b) Prior to the commencement of use.

[1] Please refer to the further approvals required under the heading 'Further approvals'.

Program Delivery and Operations
Mackay\Whitsunday District
2 / 44 Nelson St, Mackay QLD 4740
PO Box 62, Mackay QLD 4740

Telephone +61 (07) 4951 8532
Website www.tmr.qld.gov.au
Email Mackay.Whitsunday.IDAS@tmr.qld.gov.au
ABN: 39 407 690 291

Reasons for the decision

The reasons for this decision are as follows:

a) To maintain the safety and efficiency of the State-controlled Road.

Please refer to **Attachment A** for the findings on material questions of fact and the evidence or other material on which those findings were based.

Information about the Decision required to be given under section 67(2) of TIA

1. There is no guarantee of the continuation of road access arrangements, as this depends on future traffic safety and efficiency circumstances.

2. In accordance with section 70 of the TIA, the applicant for the planning application is bound by this decision. A copy of section 70 is attached as **Attachment B**, as required, for information.

Further information about the decision

1. In accordance with section 67(7) of TIA, this decision notice:
   a) starts to have effect when the development approval has effect; and
   b) stops having effect if the development approval lapses or is cancelled; and
   c) replaces any earlier decision made under section 62(1) in relation to the land.

2. In accordance with section 485 of the TIA and section 31 of the *Transport Planning and Coordination Act 1994* (TPCA), a person whose interests are affected by this decision may apply for a review of this decision only within 28 days after notice of the decision was given under the TIA. A copy of the review provisions under TIA and TPCA are attached in **Attachment C** for information.

3. In accordance with section 485B of the TIA and section 35 of TPCA a person may appeal against a reviewed decision. The person must have applied to have the decision reviewed before an appeal about the decision can be lodged in the Planning and Environment Court. A copy of the Appeal Provisions under TIA and TPCA is attached in **Attachment C** for information.

Further approvals

The Department of Transport and Main Roads also provides the following information in relation to this approval:

1. **Road works approval:** Under section 33 of the *Transport Infrastructure Act 1994,* written approval is required from the Department of Transport and Main Roads to carry out works on a state-controlled road.
   Please contact the Department of Transport and Main Roads at mackay.whitsunday.idas@tmr.qld.gov.au to make an application for road works approval. The approval must be obtained prior to commencing any works on the state-controlled road reserve. The approval process will require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). Further information and application forms are available at the following web site:
   Other matters requiring approval (Department of Transport and Main Roads)

If further information about this approval or any other related query is required, please contact Ross Young, Principal Officer (Corridor & Land Management) by email at Mackay.Whitsunday.IDAS@tmr.qld.gov.au or on (07) 4951 8532.

Yours sincerely

for Gavin Hill
A/District Director

Attachments: Attachment A – Decision evidence and findings
Attachment B - Section 70 of TIA
Attachment C - Appeal Provisions
Proposed Type CHR Intersection Plan prepared by L+R, reference B25417-SK-004 revision A, amended in red.

Attachment A

Decision Evidence and Findings

Findings on material questions of fact:

- The traffic generation volumes warrant a CHR / AUL intersection configuration.
- It is acknowledged that an AUL treatment and shared path cannot be contained within the road reserve and would require land from adjacent property that is not part of the application. An AUL treatment will also interfere with the pedestrian crossing.
- The left turn movement is considered low risk in the constrained 60 kph zone and TMR will accept that the AUL treatment does not need to be provided.
- Provision of a 1.5m shoulder on the northern side of Mackay Eungella Road and a CHR treatment consistent with a 70 kph design speed is required.
- This will require relocating the kerb and channel (including part of the existing adjacent kerb and channel) closer to the development frontage.

Evidence or other material on which findings were based:

Title of Evidence / Material	Prepared by	Date	Reference no.	Version/Issue
Town Planning Report	Urbis	March 2026	P0063403	FINAL
Proposed Site Plan	GT Group	27.01.2026	25024 A062	A
Traffic Impact Assessment	L+R	25/02//2026	B25417TR001	A
Civil Engineering Services Report	L+R	24/02/2026	B25445CR001	B
Stormwater Management Plan	L+R	23/02/2026	B25445CR002	B
Response to Information Request	Urbis	8 June 2026	-	-
Amended Proposed Site Plan	GT Group	12.05.2026	25024 A062	D
Traffic Engineering Response	L+R	5 June 2026	B25417TL002	A
State Development Assessment Provisions	DSDILGP	12 December 2025	-	3.5
Guide to Traffic Impact Assessment (GTIA)	DTMR	December 2018	-	-
Road Planning and Design Manual 2nd Edition Volume 3 – Guide to Road Design	DTMR	October 2022	-	-
Austroads Guide to Traffic Management	Austroads	2020	Part 6	-
Austroads Guide to Road Design	Austroads	2023	Part 4A	-
Vehicular access to state-controlled roads policy (version 1.0).	DTMR	July 2019	-	Version 1.0
Digital Video Recording Viewer	DTMR	21/03/2022	-	5.0
eDAM Interactive Map	DTMR	-	-	-

Attachment B

Section 70 of TIA

Transport Infrastructure Act 1994
Chapter 6 Road transport infrastructure
Part 5 Management of State-controlled roads

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70 Offences about road access locations and road access works, relating to decisions under s 62(1)

(1) This section applies to a person who has been given notice under section 67 or 68 of a decision under section 62(1) about access between a State-controlled road and adjacent land.

(2) A person to whom this section applies must not—

(a) obtain access between the land and the State-controlled road other than at a location at which access is permitted under the decision; or

(b) obtain access using road access works to which the decision applies, if the works do not comply with the decision and the noncompliance was within the person's control; or

(c) obtain any other access between the land and the road contrary to the decision; or

(d) use a road access location or road access works contrary to the decision; or

(e) contravene a condition stated in the decision; or

(f) permit another person to do a thing mentioned in paragraphs (a) to (e); or

(g) fail to remove road access works in accordance with the decision.

Maximum penalty—200 penalty units.

(3) However, subsection (2)(g) does not apply to a person who is bound by the decision because of section 68.

Attachment C

Appeal Provisions

Transport Infrastructure Act 1994
Chapter 16 General provisions

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485 Internal review of decisions

(1) A person whose interests are affected by a decision described in schedule 3 (the ***original decision***) may ask the chief executive to review the decision.

(2) The person is entitled to receive a statement of reasons for the original decision whether or not the provision under which the decision is made requires that the person be given a statement of reasons for the decision.

(3) The *Transport Planning and Coordination Act 1994*, part 5, division 2—

(a) applies to the review; and

(b) provides—

(i) for the procedure for applying for the review and the way it is to be carried out; and

(ii) that the person may apply to QCAT to have the original decision stayed.

485B Appeals against decisions

(1) This section applies in relation to an original decision if a court (the appeal court) is stated in schedule 3 for the decision.

(2) If the reviewed decision is not the decision sought by the applicant for the review, the applicant may appeal against the reviewed decision to the appeal court.

(3) The Transport Planning and Coordination Act 1994, part 5, division 3—

(a) applies to the appeal; and

(b) provides—

(i) for the procedure for the appeal and the way it is to be disposed of; and

(ii) that the person may apply to the appeal court to have the original decision stayed.

(4) Subsection (5) applies if—

(a) a person appeals to the Planning and Environment Court against a decision under section 62(1) on a planning application that is taken, under section 62A(2), to also be an application for a decision under section 62(1); and

(b) a person appeals to the Planning and Environment Court against a decision under the Planning Act on the planning application.

(5) The court may order—

(a) the appeals to be heard together or 1 immediately after the other; or

(b) 1 appeal to be stayed until the other is decided.

(6) Subsection (5) applies even if all or any of the parties to the appeals are not the same.

(7) In this section—

original decision means a decision described in schedule 3.

reviewed decision means the chief executive's decision on a review under section 485.

31 Applying for review

(1) A person may apply for a review of an original decision only within 28 days after notice of the original decision was given to the person under the transport Act.

(2) However, if—

(a) the notice did not state the reasons for the original decision; and

(b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1)

the person may apply within 28 days after the person is given the statement of the reasons.

(3) In addition, the chief executive may extend the period for applying.

(4) An application must be written and state in detail the grounds on which the person wants the original decision to be reviewed.

32 Stay of operation of original decision

(1) If a person applies for review of an original decision, the person may immediately apply for a stay of the decision to the relevant entity.

(2) The relevant entity may stay the original decision to secure the effectiveness of the review and any later appeal to or review by the relevant entity.

(3) In setting the time for hearing the application, the relevant entity must allow at least 3 business days between the day the application is filed with it and the hearing day.

(4) The chief executive is a party to the application.

(5) The person must serve a copy of the application showing the time and place of the hearing and any document filed in the relevant entity with it on the chief executive at least 2 business days before the hearing.

(6) The stay—

(a) may be given on conditions the relevant entity considers appropriate; and

(b) operates for the period specified by the relevant entity; and

(c) may be revoked or amended by the relevant entity.

(7) The period of a stay under this section must not extend past the time when the chief executive reviews the original decision and any later period the relevant entity allows the applicant to enable the applicant to appeal against the decision or apply for a review of the decision as provided under the QCAT Act.

(8) The making of an application does not affect the original decision, or the carrying out of the original decision, unless it is stayed.

(9) In this section—

relevant entity means—

(a) if the reviewed decision may be reviewed by QCAT—QCAT; or

(b) if the reviewed decision may be appealed to the appeal court—the appeal court.

35 Time for making appeals

(1) A person may appeal against a reviewed decision only within—

(a) if a decision notice is given to the person—28 days after the notice was given to the person; or

(b) if the chief executive is taken to have confirmed the decision under section 34(5)—56 days after the application was made.

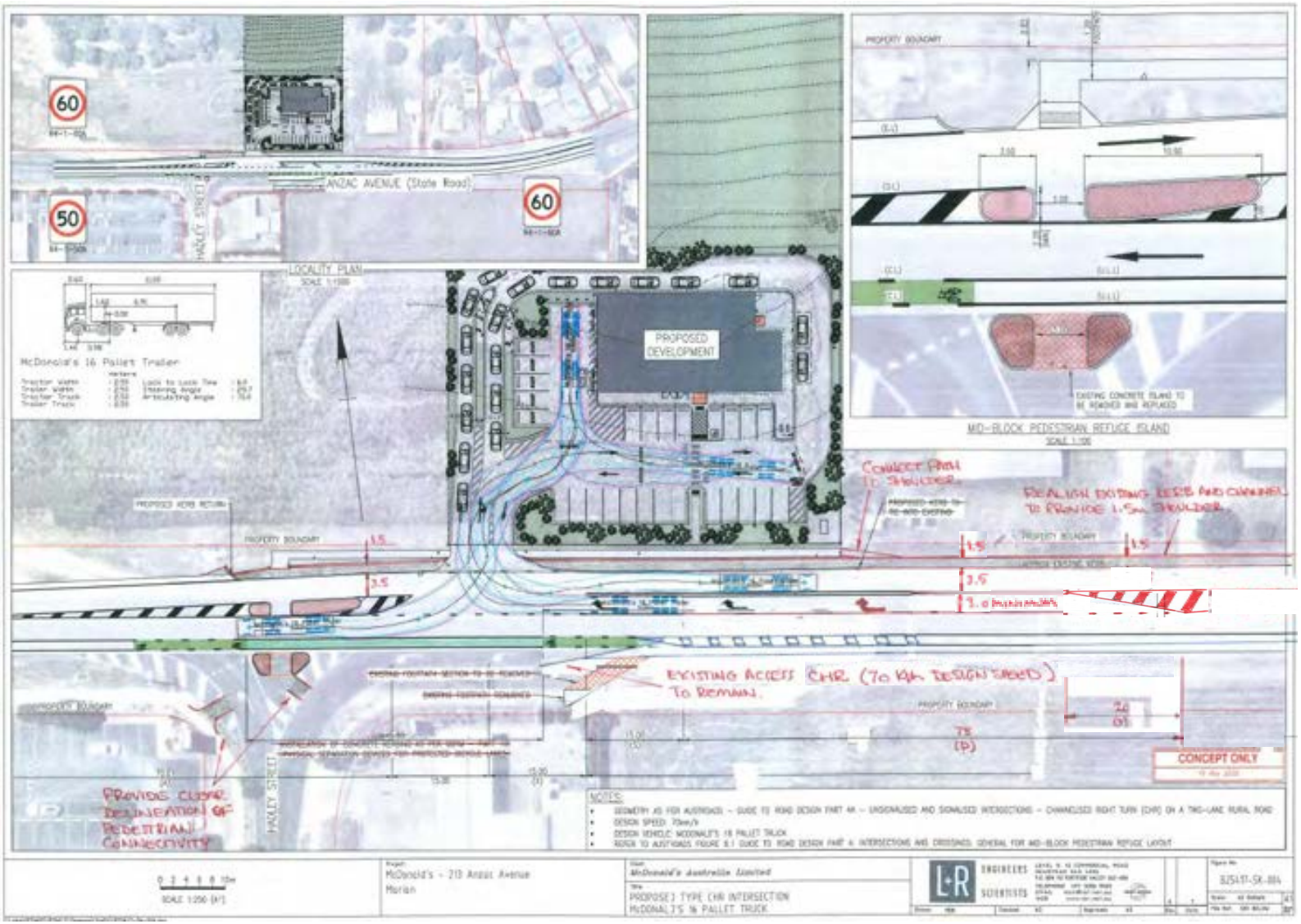
(2) However, if—

(a) the decision notice did not state the reasons for the decision; and

(b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1)(a);

the person may apply within 28 days after the person is given a statement of the reasons.

(3) Also, the appeal court may extend the period for appealing.


ANZAC AVENUE (State Road)
HALLY STREET
LOCALITY PLAN
McDonald's 16 Pallet Trailer
PROPOSED DEVELOPMENT
PROPERTY BOUNDARY
MID-BLOCK PEDESTRIAN REFUGE ISLAND
EXISTING ACCESS CHR (70 KPH DESIGN SPEED) TO REMAIN.
PROVIDE CLEAR DELINEATION OF PEDESTRIAN CONNECTIVITY
CONCEPT ONLY
NOTES
McDonald's - 210 Anzac Avenue
Mirian
McDonald's Australia Limited
PROPOSED TYPE CHR INTERSECTION
McDONALD'S 16 PALLET TRUCK
L·R ENGINEERS SURVEYORS
SZ5417-SK-004

Attachment 4—Representations about a referral agency response provisions

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Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules[1] regarding **representations about a referral agency response**

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.

28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—

(a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or

(b) the Minister has given the concurrence agency a direction under section 99 of the Act; or

(c) the applicant has given written agreement to the change to the referral agency response.[2]

28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.

28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—

(a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and

(b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

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1 Pursuant to Section 68 of the *Planning Act 2016*

2 In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

Part 7: Miscellaneous

30 Representations about a referral agency response

30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.[3]

[3] An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.

Attachment 5—Documents referenced in conditions

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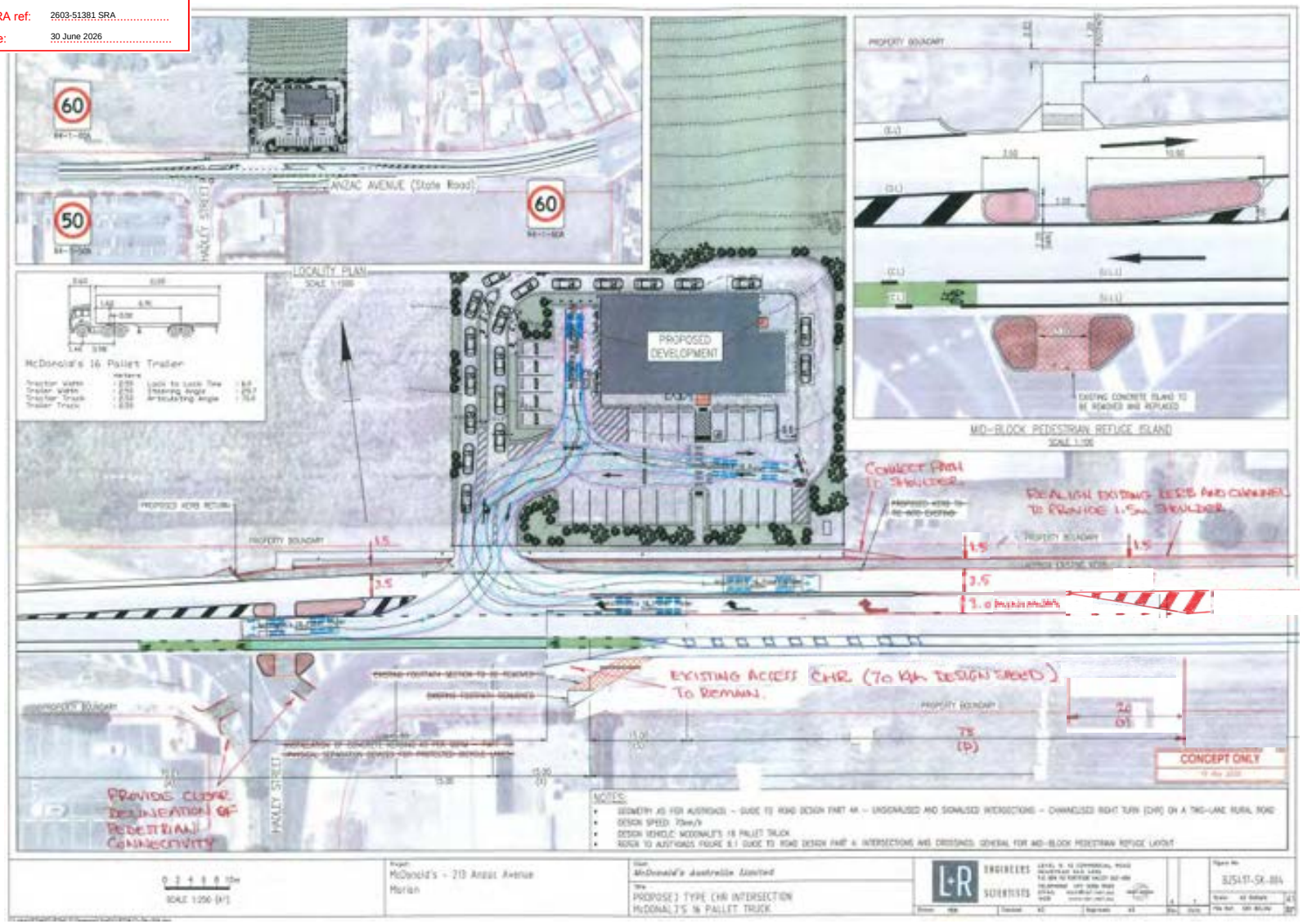
PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2603-51381 SRA

Date: 30 June 2026



STATEMENT OF REASONS
Planning Act 2016

STATEMENT OF REASONS

Application Number:	DA-2026-44
Proposal:	Material Change of Use - Development Permit for Food and Drink Outlet
Property Address:	230 Anzac Avenue, MARIAN QLD 4753
Property Description:	Lot 68 on RP702170

The following information is provided in accordance with s63(5) of the *Planning Act 2016* and must be published on the assessment manager's website.

The above development application was approved in full with conditions.

Reasons for the Decision
The reasons for this decision are:

a) The application was properly made and followed the process set out in the Development Assessment Rules in effect at the time the application was properly made.
b) The application was assessed against the applicable Assessment Benchmarks identified in this Statement.
c) The assessment manager found that, subject to the reasons listed below and the imposition of development conditions contained in the Decision Notice, the development generally complied with the relevant Assessment Benchmarks applicable to the development identified in this Statement.

Assessment Benchmarks	
State Planning Policy – July 2017	Water Quality
Mackay Region Planning Scheme 2017 Version 4.1	Biodiversity overlay code Extractive resources and high impact activities Overlay code Flood and coastal hazards overlay code Landscape character and image corridor overlay code Landslide hazard overlay code Marian centre local plan code Mixed use zone code Centre activities code General development requirements code Healthy waters code Local Government Infrastructure Plan

Compliance with benchmarks	
Benchmark reference	**Reasons for approval despite non-compliance with benchmark**
PO5 & PO7 Landscape Character and Image Corridor Overlay Code	The non-compliances are minor and can be appropriately managed by conditions. A reduced landscape buffer is accepted due to site constraints,

STATEMENT OF REASONS
Planning Act 2016

	subject to enhanced landscaping to maintain visual amenity to Anzac Avenue. Proposed signage is not approved as part of this permit and will require separate approval, ensuring future signage is assessed against the relevant requirements.
PO3 & PO4 Centre Activities Code	The proposal is supported by an Economic Needs and Demand Assessment, which demonstrates a local need for the Food and Drink Outlet and concludes the use will not detrimentally compromise the role, function or viability of nearby or designated centres. The use provides a local convenience service.
PO1, PO2, PO8, PO13 & PO20 Mixed Use Zone Code	The proposal is considered acceptable having regard to the broader mixed use precinct, as it does not prevent future residential or mixed use development on adjoining land and provides a compatible convenience use. Economic, amenity and river interface impacts are appropriately managed through conditions, including acoustic attenuation, landscaping, lighting controls and provision of an outdoor eating area oriented toward the Pioneer River.
PO18 General Development Requirements Code	The proposal provides 26 on-site car parking spaces against the 28 spaces required by AO4.1. The shortfall of two spaces is minor, and the parking layout has been assessed to provide safe, convenient and functional parking for customers and staff ensuring the development's parking demand can be adequately accommodated on site.

For more information on the Statement of Reasons about the decision please refer to the state government fact sheet Fact Sheet - Statement of Reasons.

NOTICE OF INTENTION TO COMMENCE USE

NOTICE OF INTENTION TO COMMENCE USE

Please complete and return this form to Council when you are ready to start your business or have an opening date.

It is a condition of your approval that this form is completed and returned to Council.

Application Number:	DA-2026-44
Proposal:	Material Change of Use - Development Permit for Food and Drink Outlet
Date of Approval:	31 July 2026
Address:	230 Anzac Avenue, MARIAN QLD 4753
Property Description:	Lot 68 on RP702170

I am hereby notifying you of my intention to commence the approved use on

_____
Date

Applicant: Blackfriars Developments Pty Ltd

Address: C/- URBIS LTD, LEVEL 32, 300 George St, BRISBANE QLD 4000

_____
Signature of Applicant

_____
Date

Please return this form via email to development.services@mackay.qld.gov.au

INFRASTRUCTURE CHARGES NOTICE
Planning Act 2016

INFRASTRUCTURE CHARGES NOTICE

Planning Act 2016 and Local Government Act 2009

Application Number:	DA-2026-44
Applicant Name:	Blackfriars Developments Pty Ltd
Applicant Address:	C/- URBIS LTD LEVEL 32 300 George St, BRISBANE QLD 4000

LAND TO WHICH THE LEVIED CHARGE APPLIES

Property Address:	230 Anzac Avenue, MARIAN QLD 4753
Property Description:	Lot 68 on RP702170

DEVELOPMENT TO WHICH THE CHARGE APPLIES

Planning Scheme:	Mackay Region Planning Scheme 2017 Version 4.1
Development:	The levied charge applies to the following development type: Material Change of Use - Development Permit for Food and Drink Outlet

AMOUNT OF THE LEVIED CHARGE

The levied charge has been calculated in accordance with section 5 of the Mackay Regional Council – Adopted Charges Resolution – 2 March 2026, the *Planning Act 2016* and the *Planning Regulation 2017.*

NET LEVIED CHARGE AMOUNT - $88,755.86 (total amount owing + Annual adjustments)

LEVIED CHARGE CALCULATION – Material Change of Use – Non-Residential

Adopted Infrastructure Charge Category	Adopted Infrastructure Charge	Demand Units	No. of Demand Units	Gross Levied Charge Amount
Commercial (retail)	$235.75	M² Gross Floor Area (GFA)	407m²	$95,950.25
	$13.10	M² Impervious Area	2,250.1m²	$29,476.31
		Gross Levied Charge Amount Total		$125,426.56

INFRASTRUCTURE CHARGES NOTICE
Planning Act 2016

APPLIED CREDIT CALCULATION

Adopted Infrastructure Charge Category	Credit Unit	Value of Credit Unit	No. of Credit Units	Applied Credit Amount
Residential	3 or more bedroom dwelling	$36,670.70	1	$36,670.70
		Applied Credit Amount Total		$36,670.70

NET LEVIED CHARGE SUMMARY

Gross Levied Charge Amount Total	Applied Credit Amount Total	Net Levied Charge Amount
$125,426.56	$36,670.70	$88,755.86

OFFSETS AND REFUNDS

No offsets or refunds are applicable to this application or calculation of applicable levied charges.

NET LEVIED CHARGE AMOUNT - $88,755.86 (total amount owing + Annual adjustments)

ADJUSTMENTS TO THE LEVIED CHARGE

The amount of the levied charge is subject to automatic increases in accordance with section 6 (Automatic Increase Provision) of the Council's Adopted Charges Resolution – 2 March 2026.

The automatic increase is worked out using the PPI (Road & Bridge Construction Index – Queensland, index 3101), adjusted to the 3-yearly PPI moving average quarterly percent change, for the period:

1) starting on the day the levied charge was levied; and
1) ending on the day the levied charge is paid.

DUE DATE FOR PAYMENT OF LEVIED CHARGE

Payment of the total levied charge must be made before the change happens. To remove any doubt, payments may be staged in accordance with staging detailed in the levied charge above.

INFRASTRUCTURE CHARGES NOTICE
Planning Act 2016

PAYMENT DETAILS

Payment of the levied charge must be made to Mackay Regional Council. Payment can be made by one of the following methods:

Electronic Funds Transfer (EFT) *(online bank transfers only)*	Submit a Development Services EFT Payment Request form to obtain payment details
In Person *(cash, cheque, EFTPOS)*	Visit one of Council's Customer Service Centres: 1) Mackay – Sir Albert Abbot Administration Building – 73 Gordon Street, Mackay 1) Mirani – 20 Victoria Street, Mirani, or 2) Sarina – 65 Broad Street, Sarina.
Phone *(credit card only)*	Phone 1300 622 529
Post *(cheque only)*	Post a cheque with a cover letter referencing DA-2026-44 to: Mackay Regional Council, PO Box 41, Mackay, QLD 4740
Council does not offer Bpay for this payment and does not accept American Express or Diners Club credit cards.	

GOODS AND SERVICES TAX

The federal government has determined that rates and utility charges levied by a local government is GST free and accordingly, no GST is included in this infrastructure charges notice.

FAILURE TO PAY LEVIED CHARGE

In accordance with section 144(1) of the *Planning Act 2016*, a levied charge under this infrastructure charges notice is, for the purpose of its recovery, taken to be rates of the local government. Compound annual interest is to be applied on an overdue levied charge.

LAPSING OF INFRASTRUCTURE CHARGES NOTICE

In accordance with section 119(11) of the *Planning Act 2016*, this infrastructure charges notice will lapse if the development approval to which it relates stops having effect.

APPEAL RIGHTS

In accordance with section 121(3)(b) of the *Planning Act 2016*, an extract from the *Planning Act 2016* is attached stating any appeal rights the recipient has relating to this Infrastructure Charges Notice.

APPEAL RIGHTS

Planning Act 2016 and Planning Regulation 2017

Chapter 6 Dispute resolution

Part 1 Appeal Rights

229 Appeals to tribunal or P&E Court

1) Schedule 1 of the *Planning Act 2016* states –
   a) Matters that may be appealed to –
      i) either a tribunal or the P&E Court; or
      ii) only a tribunal; or
      iii) only the P&E Court; and
   b) The person-
      i) who may appeal a matter (**the *appellant***); and
      ii) who is a respondent in an appeal of the matter; and
      iii) who is a co-respondent in an appeal of the matter; and
      iv) who may elect to be a co-respondent in an appeal of the matter.

(Refer to Schedule 1 of the *Planning Act 2016*)

2) An appellant may start an appeal within the appeal period.
3) The ***appeal period*** is –
   a) for an appeal by a building advisory agency – 10 business days after a decision notice for the decision is given to the agency; or
   b) for an appeal against a deemed refusal – at any time after the deemed refusal happens; or
   c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises – 20 business days after a notice us published under section 269(3)(a) or (4); or
   d) for an appeal against an infrastructure charges notice – 20 business days after the infrastructure charges notice is given to the person; or
   e) for an appeal about a deemed approval of a development application for which a decision notice has not been given – 30 business days after the applicant gives the deemed approval notice to the assessment manager; or
   f) for any other appeal – 20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note – See the P&E Court Act for the court's power to extend the appeal period.

4) Each respondent and co-respondent for an appeal may be heard in the appeal.
5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
6) To remove any doubt. It is declared that an appeal against an infrastructure charges notice must not be about-
   a) the adopted charge itself; or
   b) for a decision about an offset or refund-
      i) the establishment cost of trunk infrastructure identified in a LGIP; or
      ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

APPEAL RIGHTS
Planning Act 2016

230 Notice of appeal

1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that-
   a) is in the approved form; and
   b) succinctly states the grounds of the appeal.
2) The notice of appeal must be accompanied by the required fee.
3) The appellant or, for an appeal to a tribunal, the registrar must, within the service period, give a copy of the notice of appeal to –
   a) the respondent for the appeal; and
   b) each co-respondent for the appeal; and
   c) for an appeal about a development application under schedule 1, table 1, item 1 – each principal submitter for the development application; and
   d) for and appeal about a change application under schedule 1, table 1, item 2 – each principal submitter for the change application; and
   e) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph © or (d); and
   f) for an appeal to the P&E Court – the chief executive; and
   g) for an appeal to a tribunal under another Act – any other person who the registrar considers appropriate.
4) The *service period* is –
   a) if a submitter or advice agency started the appeal in the P&E Court – 2 business days after the appeal has started; or
   b) otherwise – 10 business days after the appeal is started.
5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.

231 Other appeals

1) Subject to this chapter, schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
3) A person who, but for subsection (1) could have made an application under the Judicial Review Act 1991 in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
4) In this section –
   decision includes-
   a) conduct engaged in for the purpose of making a decision; and
   b) other conduct that relates to the making of a decision; and
   c) the making of a decision or failure to make a decision; and
   d) a purported decision; and
   e) a deemed refusal.

   non-appealable, for a decision or matter, means the decision or matter-
   a) is final and conclusive; and
   b) may not be challenged, appealed against, reviewed, quashed, set aside, or called into question in any other way under the Judicial Review Act 1991 or otherwise, whether by the Supreme Court, another court, a tribunal or another entity; and

APPEAL RIGHTS
Planning Act 2016

c) is not subject to any declaratory, injunctive, or other order of the Supreme Court, another court, a tribunal or another entity on any ground.

232 Rules of the P&E Court

1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
2) However, the P&E Court may hear and decide an appeal even if the person has not complied with the rules of the P&E Court.

APPEAL RIGHTS
Planning Act 2016

Chapter 4 Infrastructure

Part 2 Provisions for local governments

125 Representations about infrastructure charges notice

1) During the appeal period for the infrastructure charges notice, the recipient may make representations to the local government about the infrastructure charges notice.
2) The local government must consider the representations.
3) If the local government—
   a) agrees with a representation; and
   b) decides to change the infrastructure charges notice; the local government must, within 10 business days after making the decision, give a new infrastructure charges notice (a negotiated notice) to the recipient.
4) The local government may give only 1 negotiated notice.
5) A negotiated notice—
   a) must be in the same form as the infrastructure charges notice; and
   b) must state the nature of the changes; and
   c) replaces the infrastructure charges notice.
6) If the local government does not agree with any of the representations, the local government must, within 10 business days after making the decision, give a decision notice about the decision to the recipient.
7) The appeal period for the infrastructure charges notice starts again when the local government gives the decision notice to the recipient. [s 126] *Planning Act 2016* Chapter 4 Infrastructure Page 142 Current as at 10 June 2022 Authorised by the Parliamentary Counsel

126 Suspending relevant appeal period

1) If the recipient needs more time to make representations, the recipient may give a notice suspending the relevant appeal period to the local government.
2) The recipient may give only 1 notice.
3) If the representations are not made within 20 business days after the notice is given, the balance of the relevant appeal period restarts.
4) If representations are made within the 20 business days and the recipient gives the local government a notice withdrawing the notice of suspension, the balance of the relevant appeal period restarts the day after the local government receives the notice of withdrawal.

13. TENDERS

14. CONSIDERATION OF NOTIFIED MOTIONS

15. PUBLIC PARTICIPATION

16. LATE BUSINESS

17. CONFIDENTIAL REPORTS

17.1. Approved Concessions Under the Facilitating Development in the Mackay Region Policy - July 2026

Confidential

Confidential Report to be forwarded separately.

Reason for Confidentiality

This report is **CONFIDENTIAL** in accordance with the Section 254J (3) (g) of the *Local Government Regulation 2012* which permits the meeting to be closed to the public to discuss a matter relating to negotiations relating to a commercial matter involving the Council for which a public discussion would be likely to prejudice the interests of the Council.

17.2. Approved Sponsorship Under the Invest Mackay Events and Conference Attraction Program - July 2026

Confidential

Confidential Report to be forwarded separately.

Reason for Confidentiality

This report is **CONFIDENTIAL** in accordance with the Section 254J (3) (g) of the *Local Government Regulation 2012* which permits the meeting to be closed to the public to discuss a matter relating to negotiations relating to a commercial matter involving the Council for which a public discussion would be likely to prejudice the interests of the Council.

17.3. 2026-27 Confidential Fees & Charges

Confidential

Confidential Report to be forwarded separately.

Reason for Confidentiality

This report is **CONFIDENTIAL** in accordance with the Section 254J (3) (g) of the *Local Government Regulation 2012* which permits the meeting to be closed to the public to discuss a matter relating to **negotiations relating to a commercial matter involving the Council for which a public discussion would be likely to prejudice the interests of the Council.**

18. MEETING CLOSURE

19. FOR INFORMATION ONLY