

DEVELOPMENT SERVICES HIGHLIGHTS & SIGNIFICANT ISSUES REPORT - MONTH ENDED 31 MARCH 2010

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Purpose

To review Development Services Department highlights and performance for the month ended 31 March 2010.

Background and Discussion

Key Performance Indicators for 31 March 2010 are as follows: -

1. DEVELOPMENT ASSESSMENT

a) *Applications Received*

Description	March 2010	Actual March 2010	Average KPI's since July 2008	Target
Development Applications Received	41	-	45	-
Material Change of Use - Code	15	-	26	-
Material Change of Use - Impact	5	-	7	-
Reconfiguration of a Lot - Less than 6	11	-	8	-
Reconfiguration of a Lot - More than 6	0	-	2	-
Combined Applications	3	-	2	-
Average Acknowledgement Notice Period	5 days	100% in 10 days	93% in 10 days	85% in 10 days
Average Information Request Period	5 days	100% in 10 days	81% in 10 days	85% in 10 days
MCU and ROL requiring an information request	-	-	32%	No more than 40%
Number of Concurrence Applications Received	14	-	7	-
Notices of Appeal	0	-	1	-
Form 2 Requests (<i>Change of Approval, Change of Conditions & Extension of Currency Period</i>)	6	100% in 30 days	73% in 30 day	85% in 30 days

b) *Applications Decided - Code*

Description	March 2010	Actual March 2010	Average KPI's since July 2008	Target
Number of current MCU and ROL applications (at end of month)	56	-	129	-
Number of applications in Decision Making Period (at end of month)	13	-	39	-
Number of applications Decided	18	-	42	-
Average Number of days in Decision Making Period	10 days	100% in 40 days	87% in 40 days	85% in 40 days
Average number of days to Decide Application (lodgement to decision)	42 days	89% in 80 days	89% in 80 days	85% in 80 days

c) *Applications Decided - Impact*

Description	March 2010	Actual March 2010	Average KPI's since July 2008	Target
Number of current MCU and ROL applications (at end of month)	50	-	79	-
Number of applications in Decision Making Period (at end of month)	21	-	28	-
Number of applications Decided	6	-	8	-
Average Number of days in Decision Making Period	31 days	67% in 40 days	53% in 40 days	50% in 40 days
Average number of days to Decide Application (lodgement to decision)	110 days	100% in 230 days	77% in 230 days	85% in 230 days

d) *Negotiated Decisions*

Description	March 2010	Actual March 2010	Average KPI's since July 2008	Target
MCU and ROL with a negotiated decision request	7	23%	16%	No more than 20%
Negotiated Decision Making Period	*89 days	13% in 20 days	49% in 20 days	85% in 20 days

* 4 applications were over 100 days in the NDN period. All 4 applications involved extensive negotiations with the applicant. The NDN's were issued within 6 to 20 days on completion of the negotiations.

e) *Concurrence Agency Responses*

Description	March 2010	Actual March 2010	Average KPI's since July 2008	Target
Concurrence Agency Response	8 applications responded	63% in 10 days	86% in 10 days	85% in 10 days

f) *Town Planning Certificates*

Type	March 2010	Actual March 2010	Average KPI's since July 2008	Target
Limited	11 applications decided	91% in 5 days	96% in 5 days	85% in 5 days
Standard	1 applications decided	100% in 10 days	59% in 10 days	85% in 10 days
Full	0 applications decided	0 in 10 days	100% in 10 days	85% in 30 days

g) *Duty Planner Enquiries*

Enquiries	Number
Booked appointments (Mackay, Mirani and Sarina)	7
Email and Fax	143

2. DEVELOPMENT ENGINEERING

Description	March 2010	Actual March 2010	Average KPI's since July 2008	Target
Operational Works				
Number of current applications	55	-	50	-
Applications received	11	-	11	-
Average acknowledgement notice period	2 days	100% in 10 days	53% in 10 days	85% in 10 days
Average information request period	6 days	100% in 10 days	86% in 10 days	85% in 10 days
OW requiring an information request	6	55%	39%	No more than 50%
Applications finalised	15	-	11	-

Average days for Decision Making Period	15 days	100% in 40 days	92% in 40 days	85% in 40 days
Average days from Lodged to Decided	44 days	87% in 80 days	77% in 80 days	85% in 80 days
Survey Plans				
Applications received	19	-	16	-
Average days lodgement to signing	11 days	87% in 15 days	89% in 15 days	85% in 15 days
Applications finalised	19	-	16	-
Number of lots sealed	147	-	91	-
Minor Works				
Applications received	70	-	71	-
Applications finalised	63	-	72	-
Average days from lodged to decided	4 days	100% in 10 days	71% in 10 days	85% in 10 days

3. HEALTH & REGULATORY SERVICES

a) **Compliance**

i) *Status of Compliance Activities:*

Description	March 2010	Average KPI's since July 2008
Requests for action received for the month	67	46
Requests for action finalised for the month	76	61
Show Cause Notices issued	18	9
Enforcement Notices issued	0	2
Local Laws Notices Issued	0	2
Cases requiring on-going intervention	57	81

32 Cases currently at 'Legal Action Commenced' phase, of which 25 are intending to lodge MCU applications or engagement of Private Certifier and are pending that result.

ii) *Governance Development*

Description	March 2010	March 2009	Average per month since July 2008
Building applications lodged by certifiers	319	174	231
Value of Building Works	\$80,993,336	\$26,663,192	\$40,103,387
Number of Detached dwellings	111	38	69
Number of Attached Dwellings	4	7	13
Building Application Audits (<i>Audits of building files by Building Surveyor & Plumbing Inspector</i>)	15	0	18
Final inspections (<i>Building inspections of aged Council files</i>)	8	2	

Issuance of Certificate of Classifications (<i>Research/inspections of Council building files leading to issuance</i>)	12	5	-
Building Records Searches (A database search of approved structures on properties)	60	46	48

- Two MCU audits conducted – one resulting in identification of outstanding contributions exceeding \$128,000.00
- Additional details provided above include Certificate of Classifications and Building Inspections properties older than 1998. Council obliged to undertake this work as Council has carriage of these matters. There is an increase of C of C issuance, due to changes in fire regulations applied by QFRS. These are a fee for service activity.
- Compliance approached property owner in regard to previously unresolved sign Nebo Rd. Success achieved in structure being removed.

b) Local Laws

i) Complaints

Category	March 2010	March 2009	Average per Month since July 2008	Average Days to Finalise Complaint since July 2008
Abandoned Vehicles	29	45	27	13
Dogs Barking	42	21	33	27
Dogs Aggressive	66	53	43	16
Dogs Straying	148	134	117	10
Dogs Excessive numbers/unregistered	35	8	9	18
Parking Issues	23	0	9	29
Livestock/Poultry/Birds	42	17	27	13
Untidy and Overgrown	137	223	62	12
Miscellaneous	16	9	14	17
Infringements Issued	25	4	-	-

ii) Parking

Description	March 2010	Average per Month since July 2008	% Unpaid Over 90 Days since July 2008
Number of Infringements	941	639	21
Machine Faults Received	47	39	

- Introduction of permanent parking patrol staff has resulted in increase of fines issued.
- Parking fines issued amount to \$54,400.00 in possible revenue.

iii) *Dog Registrations*

Registrations	Number
Total Registrations at beginning of month	13,443
New Registrations for this Month	210

c) *Environmental Health*

i) *Complaints*

Type	March 2010	March 2009	Average per Month since July 2008
Illegal Camping	0	2	4
Malodours	3	3	4
Mosquito	5	14	11
Noise	5	11	7
Nuisances	1	4	7
Overgrown Land/Untidy Properties	153	158	73
Vermin Control	3	1	2

ii) *Inspections - Licensed Premises*

Premises Type	Routine Work Inspection	Complaint Inspections
Caravan Parks	4	1
Flammable Liquids	1	0
Food	135	18
Accommodation	24	2
Swimming Pools	21	2
Skin Penetration	2	0

iii) *Annual Registered Inspections - Licensed Premises*

Premises	Premises Inspected March 2010	Premises Inspected March 2009	Total No. of Licensed Premises
Caravan Parks	5	23	22
Flammable Liquids	1	15	129
Food	153	319	549
Footpath Dining	0	0	15
Accommodation	26	28	67

Swimming Pools	23	36	73
Vendors	0	9	12
Skin Penetration	2	3	7

d) Environmental Protection

i) Environmentally Relevant Activity Registrations

Categories	Enquiries	Inspections	Complaints
Chemical Storage	0	3	0
Abrasive Blasting	2	0	0
Boiler Making or Engineering	2	1	0
Motor Vehicle Workshop	4	16	0
Printing	0	1	0
Surface Coating	1	0	0
Concrete Batching	1	1	0
Wooden Product Manufacturing	0	2	0
Boat Maintenance/Repair	0	1	0

ii) Inspections - Registered Premises

Premises	Premises Inspected March 2010	Premises Inspected March 2009	Total No. of Licensed Premises
Poultry Farming	0	0	1
Asphalt Manufacturing	0	0	1
Chemical Storage	3	3	63
Plastic Product Manufacturing	0	1	6
Abrasive Blasting	0	1	15
Boiler Making or Engineering	1	2	110
Metal Forming	0	0	12
Metal Recovery	0	1	8
Motor Vehicle Workshop	16	22	202
Printing	1	1	7
Surface Coating	0	0	17
Concrete Batching	1	1	12
Wooden Product Manufacturing	2	2	29
Boat Maintenance/Repair	1	1	6

iii) *Complaints - Environmental Harm or Nuisance*

Categories	Inspections	Total Infringements / Notices
Water	3	5

e) *Vector Control*

Sites Inspected	Sites Treated	Hectares Treated
165	125	4,895 ha

f) *Pest Management*

i) *Declared Weeds*

Plants:	Enquiries	Inspection
Parthenium Weed	3	3
Giant Rats Tail Grass	13	12
Sicklepod	13	11
Tobacco Weed	1	1
Singapore Daisy	4	4
Lantana	2	0
Water Hyacinth	1	1
Water Lettuce	1	0
Other Plant	3	3

ii) *Declared Animals*

Animals	Enquiries	Traps
Dingo/Wild Dog	11	4
Feral Pig	6	2

4. STRATEGIC PLANNING

a) *Waterways & Open Space*

PROJECT	PROGRESS	PLANNED ACTIVITIES
i) Stormwater Studies		
Kellys Road Catchment Stormwater Trunk Infrastructure Study	– Valuation and reporting on the potential land acquisition for both drainage easements and development.	– Some progress made on land acquisition.
McCreadys Creek South Trunk Stormwater Infrastructure Study	– Successful consultant appointed – WRM.	– Information received from land owners regarding previous events, which are being incorporated into the model.
Review of 2006 Mackay Stormwater Quality Management Plan	– Reports being reviewed to incorporate other stormwater management plans and guidelines.	– Update SQMP to include WSUD, SBSMPs, Waterway health monitoring programme, MUSIC guidelines and Engineering Design Guidelines
Example Site Based Stormwater Management Plan	– Internal review completed.	– Consultation with development industry to commence. – Revise Engineering Design guidelines for SBSMPs.
ii) Flood Studies		
Goosepond Creek Flood Study	– Briefing to Council on findings of flood study and additional modeling	– Report to council on amends to the Sep 2009 Flood Study Report. – Participate in Case Study of Vulnerability, Resilience, and Adaptive Capacity (National Climate Change Adaptation Facility).
Pioneer River Flood Study	– Hydrology review completed.	– Bathymetry survey of Pioneer River required. – Hydrology report expected.
iii) Open Space		
Open Space Policy Review	– Consortium of consultants appointed to undertake the policy review. Consultants include DesignFlow, One Collective Urban Design Studio and MNLA.	– Review of existing policy underway. – Inception meeting/ workshop with Steering Committee (13 April). – Workshop with Council representing all stakeholders

iv) Erosion and Sediment Control		
Review policies to incorporate Best Practice Erosion and Sediment Control .	- Ongoing.	- Updating Engineering Design Guidelines for ESC.

b) Local Area Planning

PROJECT	PROGRESS	PLANNED ACTIVITIES
i) Planning Scheme Maintenance		
Mackay PS Amendments 3 of 2007: Car Parking provisions	- Report to Council 23 March to resolve to Adopt final amendments of proposed amendments to Amendments 3 of 2007. - Development industry and submitters informed of adoption.	- Preparation of Amendments 3 of 2007 for Gazettal on 23 April 2010.
Mackay PS Amendments 1 of 2009 (priority amendments)	- Awaiting response from Minister for 1 st State Interest Review.	- No progress.
ii) Local Planning Instruments		
Mirani and Marian LAP	- Finalising Draft Consultation EbD Report.	- LAP Report to be developed by October 2010.
Sarina LAP	- Initial Draft Report being finalised.	- Draft Report to be forwarded to Stakeholders for comment.
Future growth area - Masterplan (Ooralea)	- Brief for consultant prepared. Appointment of Consultant in Early April.	- Enquiry by Design Workshop to be held on 5,6 & 7 of May 2010.
Other: Midge Point	- Meeting with Consultant and Internal Stakeholders.	- Received 1st Draft document towards a Local Area Plan.
iii) SPA Planning Scheme		
New Planning Scheme	- Submission on Draft QPP lodged with DIP. Finalised QPP reflected some issues raised in submission.	- Working draft (Version 0.1) of Planning Scheme to be developed 2010.
iv) Heritage Planning		
Heritage Information Kit	- Finalising Heritage Kit for release.	- Kit to be released in 2010.
Heritage Advisory Committee	- First HAC meeting for 2010 was held 12 March.	- Next HAC meeting for the year is scheduled for 14May 2010.

c) *Regional & Strategic Planning*

PROJECT	PROGRESS	PLANNED ACTIVITIES
i) WHAM Regional Plan		
Statutory regional plan	<ul style="list-style-type: none"> - 5 March 2010: Minister announces a statutory regional to be drafted for Mackay Whitsunday Isaac region - 16 March 2010: 1st Regional Planning Committee meeting on statutory WHAM regional plan process. 	<ul style="list-style-type: none"> - 9 April 2010: Meet DIP to identify co-operative action in development of regional plan, including input into scoping report, background studies and desired regional outcomes - April/May: Ensure council inputs/information to DIP to inform Scoping Report and Desired Regional Outcomes
ii) Mackay Strategic Plan		
Mackay 200K + Strategic Plan	- Briefing to State Agencies held to present principles, work required and way forward.	- Audit of strategic elements of existing planning schemes.
Residential Densities Strategy	<ul style="list-style-type: none"> - Project commenced. - Consultant has produced density definitions. - Workshop with UDIA & Real Estate agents to gain understanding of triggers, opportunities, issues and constraints. 	<ul style="list-style-type: none"> - Phase 1 – Density Study to be finalised. - Preliminary sites and evaluation criteria to be identified and workshop with Councillors and key staff to be held.
iii) Climate Change and Adaptation Strategy		
Potential Climate Change and Adaptation Strategy	<ul style="list-style-type: none"> - Expressions of Interest (EOI) closed. Received 19 submissions. - Investigated grant funding for project, which proved unsuccessful. 	<ul style="list-style-type: none"> - Assess 19 submissions against set criteria to compile shortlist. - Detail review of shortlisted submissions.

d. *PIPs*

PROJECT	PROGRESS	PLANNED ACTIVITIES
i) Indexation		
Indexation of Contribution Rates	- Publication of the next round of developer contribution charges rates (charging path capping) - April 2010.	- Preparing ICR for next quarter.

ii) PIPs		
Mackay City Planning Scheme Area PIP	<ul style="list-style-type: none"> - Full PIP submission in July 2010. - Apply for extension to current PSP system in April 2010. - Adopt MRC PIP in mid 2011. 	<ul style="list-style-type: none"> - Ongoing development of the Section 8A/ Planning Assumptions to be resubmitted in April 2010 and the full PIP. - Complete final review of trunk infrastructure for inclusion in the PIP. - Complete charges schedules. - Submit 8A submission to DIP for review. - Continue refining PIP submission to meet target date for implementation of June 2011.
Sarina Planning Scheme Area PIP	<ul style="list-style-type: none"> - 8A submission due for completion Oct/Nov 2010. - Full PIP completed end 2010 early 2011. 	<ul style="list-style-type: none"> - Finalise Priority Infrastructure Area early May. - Develop employment and population projections. - Ongoing development of the 8A submission and the full PIP.
Mirani Planning Scheme Area PIP	<ul style="list-style-type: none"> - 8A submission due for completion Oct/Nov 2010. - Full PIP completed end 2010 early 2011. 	<ul style="list-style-type: none"> - Finalise Priority Infrastructure Area early May. - Develop employment and population projections. - Ongoing development of the 8A submission and the full PIP.
iii) Transport Planning		
Mackay Area Transport Study (MAITS) – Traffic Model	<ul style="list-style-type: none"> - Regular meetings with DTMR have been held in November, January & March. 	<ul style="list-style-type: none"> - Project ongoing.

5. CRITICAL ACTIVITIES FOR THE NEXT MONTH

N/A

6. WORKING GROUPS

- Development Industry Forum

Next meeting to be held on 24 May 2010.

- Smart Housing Working Group

The group met on 18 March 2010, and the following items were discussed:

- Update on Sustainable Planning Act;
- Update on Study Tour conducted on 4 and 5 February 2010;
- Stormwater Detention on Small Lots or Infill Development (new guidelines);

- MiMaps workshops to be convened by Council;
- New Procedures for obtaining boundary relaxations and
- Federal Government involvement in Planning.

Next meeting to be held on 17 June 2010.

▪ Affordable Housing Working Group

The group met on 4 March 2010, and the following items were discussed:

- Residential Densities Strategy;
- Remove requirement for Impact Assessment for lots less than 600m² in Sarina;
- Remove requirement for Impact Assessment for lots less than 700m² in Mirani;
- Review Industry complaints about "Gold Plated Engineering Standards";
- Update on Industry Study Tour conducted on 4 and 5 February 2010;
- Impact of SPA on local affordable housing issues;
- Mackay Housing Company;
- Dual Occupancy; and
- Road Hierarchy.

Next meeting to be held on 10 June 2010.

▪ Sustainable Futures Committee - Planning Issues Working Group

Next meeting to be held on 22 April 2010.

Consultation

There has been consultation with Development Services Program Managers.

Resource Implications

Nil.

Conclusion

- Planning applications continue to be below average in volume - indicative of a constrained economy.
- While numbers are down, turn around performance has improved.
- Engineering and Building applications are strong - indicative of strong demand.
- Lot sealing is also up - 147 for the month.
- Building Records Searches continue to be popular.
- Local Law penalty notice numbers have increased to bring about greater compliance.
- High parking infringement notice reflected allocation of additional resources - not sustainable.
- Dog Registrations are nowhere near they should be. Anecdotal information suggests lots of unregistered dogs.

- Nearly 5,000 ha treated for mosquitoes.

Officer's Recommendation

THAT the reports be received.