



SCENIC RIM REGIONAL COUNCIL

Ordinary Meeting of Council

Minutes

Meeting held in the Council Chambers

82 Brisbane Street

Beaudesert

Tuesday, 22 September 2015

Commenced at 10.30 am

All correspondence to
be addressed to the
Chief Executive Officer

Scenic Rim Regional Council
PO Box 25
BEAUDESERT QLD 4285
ABN: 45 596 234 931

Beaudesert Administration Centre P: 07 5540 5111 F: 07 5540 5103
Boonah Administration Centre P: 07 5463 3000 F: 07 5463 2650
mail@scenicrim.qld.gov.au
www.scenicrim.qld.gov.au

SCENIC RIM REGIONAL COUNCIL
ORDINARY MEETING
22 SEPTEMBER 2015
MINUTES CONTENTS

ITEM	SUBJECT	PAGE NO
	OPENING OF MEETING.....	1
	ATTENDANCE	1
	APOLOGIES.....	1
1.	PRAYERS.....	1
2.	DECLARATIONS OF INTEREST BY MEMBERS	1
3.	RECEPTION OF DEPUTATIONS BY APPOINTMENT	1
4.	CONFIRMATION OF MINUTES	2
5.	BUSINESS ARISING FROM PREVIOUS MINUTES.....	2
6.	RECEPTION AND CONSIDERATION OF COMMITTEE REPORTS.....	2
7.	CONSIDERATION OF BUSINESS OF MEETING	3
7.1	2015 Local Government Association of Queensland Conference Motion	3
7.2	2015-16 Vibrant & Active Towns & Villages Program [Closed s.275(1)(c)]	5
8.	MISCELLANEOUS BUSINESS	6

ORDINARY MEETING OF COUNCIL

MINUTES

Please note: Minutes Items where Subject Headings are followed by [CLOSED] are to be discussed in closed session in accordance with Section 275(1) of the Local Government Regulation 2012.

Section 275(1) A local government or committee may resolve that a meeting be closed to the public if its councillors or members consider it necessary to close the meeting to discuss-

- (a) the appointment, dismissal or discipline of employees; or
 - (b) industrial matters, affecting employees; or
 - (c) the local government's budget; or
 - (d) rating concessions; or
 - (e) contracts proposed to be made by it; or
 - (f) starting or defending legal proceedings involving it; or
 - (g) any action to be taken by the local government under the Planning Act, including deciding applications made to it under that Act; or
 - (h) other business for which public discussion would be likely to prejudice the interests of local government or someone else, or enable a person to gain financial advantage.
-

SCENIC RIM REGIONAL COUNCIL
ORDINARY MEETING
22 SEPTEMBER 2015
MINUTES

OPENING OF MEETING

The Mayor, Cr Brent, as Chairman of the Meeting, declared the Meeting open and welcomed all in attendance.

ATTENDANCE

Cr J C Brent, Mayor
Cr N J Waistell
Cr N O'Carroll
Cr V A West, Deputy Mayor
Cr J J Sanders
Cr R J Stanfield
Cr D A McInnes
Mr C R Barke, Chief Executive Officer
Mr A M Magner, Director Regional Services
Mr P G Murphy, Director Infrastructure Services
Ms K Stidworthy, Chief Finance Officer

APOLOGIES

Nil

1. PRAYERS

Fr John Echewodo from St Mary's Catholic Church offered prayers.

2. DECLARATIONS OF INTEREST BY MEMBERS

Nil

3. RECEPTION OF DEPUTATIONS BY APPOINTMENT

Nil

4. CONFIRMATION OF MINUTES

- Minutes of the Ordinary Meeting held on Tuesday, 25 August 2015

Moved Cr West, seconded Cr McInnes, that the Minutes of the Ordinary Meeting held on 25 August 2015, as previously circulated to Councillors, be taken as read and confirmed.

CARRIED

5. BUSINESS ARISING FROM PREVIOUS MINUTES

Nil

6. RECEPTION AND CONSIDERATION OF COMMITTEE REPORTS

- Finance Committee Meeting held on Tuesday, 15 September 2015

The Report of the Finance Committee meeting dated 15 September 2015, was presented, this being recorded on Minute Sheet Nos

ADOPTION REPORT

Moved Cr O'Carroll, seconded Cr Stanfield, that the Report of the Finance Committee Meeting dated 15 September 2015, be adopted.

CARRIED

- Corporate & Community Services Committee Meeting held on Tuesday, 15 September 2015

The Report of the Corporate and Community Services Committee meeting dated 15 September 2015, was presented, this being recorded on Minute Sheet Nos

ADOPTION REPORT

Moved Cr Waistell, seconded Cr Stanfield, that the Report of the Corporate & Community Services Committee Meeting dated 15 September 2015, be adopted.

CARRIED

- Planning & Development Committee Meeting held on Tuesday, 15 September 2015

The Report of the Planning & Development Committee meeting dated 15 September 2015, was presented, this being recorded on Minute Sheet Nos

ADOPTION REPORT

Moved Cr Sanders, seconded Cr West, that the Report of the Planning and Development Committee Meeting dated 15 September 2015, be adopted.

CARRIED

7. CONSIDERATION OF BUSINESS OF MEETING**7.1 2015 Local Government Association of Queensland Conference Motion****Executive Officer: Chief Executive Officer****File Reference: 12/06/004**

Chief Finance Officer's Recommendation

Council approve the motion entitled "removal or amendment of legislative provisions for discounting of subdivided land not yet developed" for submission to the 2015 Local Government Association of Queensland Conference.

Moved Cr Sanders, seconded Cr O'Carroll, that the Chief Finance Officer's recommendation be adopted.

CARRIED**Attachments**

1. LGAQ Annual Conference Motion 2015 - Removal or amendment of legislative provisions for discounting of subdivided land not yet developed.

Attachment 1 - LGAQ Annual Conference Motion 2015 - Removal or amendment of legislative provisions for discounting of subdivided land not yet developed

LGAQ ANNUAL CONFERENCE MOTION – 2015

Submitting council / organisation Scenic Rim Regional Council	
Date of council / organisation resolution 22 September 2015	LGAQ Policy Executive district
Number and title of motion	Removal or amendment of legislative provisions for discounting of subdivided land not yet developed
Motion	That the Local Government Association of Queensland request that the Queensland Government remove or amend Chapter 2, Park 2, Subdivision 3 of the <i>Land Valuation Act 2010</i> .
Background	<p>Chapter 2, Park 2, Subdivision 3 of the <i>Land Valuation Act 2010</i> requires local governments to discount the value of subdivided land not yet developed by 40%. Local governments are also not able to charge a minimum general rate on such parcels of land.</p> <p>The financial effect of providing a 40% subsidy and not being able to charge a minimum rate on subdivided land not yet developed is substantial on the local government sector particularly in areas of growth and development where general rates play an important role in funding population growth-related infrastructure needs and service costs. This is particularly relevant since the Queensland Government moved to cap infrastructure charges and both Federal and State Governments tying funding to local governments adopting fair value infrastructure charges, which resulted in further reductions.</p> <p>There would appear to be a strong argument that sufficient concessions to developers are being granted by other mechanisms.</p> <p>In the Scenic Rim region Council estimates there to be over 100 individual properties at any one time that would receive the discount. An estimate of the effect on ongoing general rate revenue is approximately \$105,000 per annum. Over a ten year timeframe this represents around \$1.2 million with rate increases factored in.</p> <p>It is also suggested that local governments have enough power under current legislative provisions in order to be able to structure incentives via rating or other mechanisms, such as infrastructure charges discounts, to be able to offer incentives that will result in increased development. The view of Council is that the provisions under Chapter 2, Park 2, Subdivision 3 of the <i>Land Valuation Act 2010</i> are not necessary when individual councils have the power to create development incentives in a way that best suits their individual requirements.</p>
What is the desired outcome sought? What are the impacts (positive or negative) on local government?	<p>Council is seeking removal or amendment of Chapter 2, Park 2, Subdivision 3 of the <i>Land Valuation Act 2010</i>. Removal is Council's preferred position but otherwise amending the legislation so that councils can charge a minimum general rate would also be viewed positively.</p> <p>The impacts on local government are likely to be positive as ongoing revenue from general rates would increase as a result.</p>
LGAQ comment	

7.2 2015-16 Vibrant & Active Towns & Villages Program [Closed s.275(1)(c)]**Executive Officer: Chief Executive Officer****File Reference: 12/06/004**

Council resolved into closed session in accordance with the provisions of Section 275(1) of the Local Government Regulation 2012 and Council's Meetings and Other Forums Policy relating to closed session meetings to discuss this item.

Moved Cr West
Seconded Cr McInnes

CARRIED

Following discussion in closed session of this item, Council resumed in open session for the proposal of Council resolutions.

Moved Cr Stanfield
Seconded Cr West

CARRIED

Chief Finance Officer's Recommendation

That Council approve the budget adjustments for the Vibrant & Active Towns & Villages program as contained in the following table:

Ledger Ref	Item Description	Budget
201.729297	Strategic Projects Consultancy	(\$100,000)
201.9000733	Vibrant & Active Towns & Villages Projects	\$100,000
TBA	McKee Street to Brisbane Street, Beaudesert; replace existing and new footpath	\$180,000
TBA	High Street; Park street to Railway St, Boonah; replace existing footpath	\$250,000
TBA	Minor Footpath upgrades; Various other minor improvement on linkages and upgrades to kerb ramps	\$70,000
TBA	Billabong Park, Kooralbyn	\$175,000
TBA	Gallery Walk, Tamborine Mountain	\$100,000
TBA	Beechmont Memorial Upgrade	\$35,000
TBA	Vonda Youngman Community Centre, Tamborine Mountain	\$90,000
	TOTAL	\$900,000

Moved Cr Stanfield, seconded Cr West, that the Chief Finance Officer's recommendation be adopted.

CARRIED

Attachments

Nil.

8. MISCELLANEOUS BUSINESS

Nil

The Ordinary Meeting then closed at 10.50 am.
To be confirmed on 27 October 2015.

Cr John Brent
MAYOR