



SCENIC RIM REGIONAL COUNCIL

Ordinary Meeting of Council

Agenda

Meeting to be held in the Council Chambers

82 Brisbane Street

Beaudesert

Monday, 18 December 2017

Commencing at 1.00 pm

All correspondence to
be addressed to the
Chief Executive Officer

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**SCENIC RIM REGIONAL COUNCIL
ORDINARY MEETING
18 DECEMBER 2017
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ORDINARY MEETING OF COUNCIL

AGENDA

Please note: Agenda 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
18 DECEMBER 2017
AGENDA**

OPENING OF MEETING

ATTENDANCE

APOLOGIES

1. PRAYERS

Pastor Josh Cocks from Beaudesert Baptist Church will offer prayers.

**2. DECLARATIONS OF INTEREST BY MEMBERS
{UPDATES FOR REGISTER OF INTERESTS}**

3. RECEPTION OF DEPUTATIONS BY APPOINTMENT

Nil

4. CONFIRMATION OF MINUTES

- Minutes of the Ordinary Meeting held on Monday, 27 November 2017

5. BUSINESS ARISING FROM PREVIOUS MINUTES**6. RECEPTION AND CONSIDERATION OF COMMITTEE REPORTS**

- Finance Committee Meeting held on Monday, 11 December 2017
- Corporate & Community Services Committee Meeting held on Monday, 11 December 2017
- Planning & Development Committee Meeting held on Monday, 11 December 2017

7. CONSIDERATION OF BUSINESS OF MEETING**7.1 Amendment to the 2017/2018 Register of Fees and Charges**

Executive Officer: Acting Chief Executive Officer

Item Author: Manager Community & Culture

File Reference: 12/08/002

Executive Summary

The purpose of this report is to request that Council approve amendments to the 2017/2018 Register of Fees and Charges, effective immediately.

Previous Council Considerations / Resolutions

The 2017/2018 Register of Fees and Charges was adopted by Council at the Special Meeting held on 15 June 2017.

REPORT

Council is required to maintain a Register of Fees and Charges under the *Local Government Act 2009*. Since the last update of Fees and Charges a request has been received to amend the Register.

With the interim arrangements to manage the Vonda Youngman Community Centre at Tamborine Mountain and to maintain the current status for hirers, the following Fees and Charges are requested to be included in the Register, with a review in the following financial year.

Individual Room Hire	Rate	Times
Auditorium	\$30.00 per hour	
Conference Room	\$20.00 per hour	
Dance Room	\$10.00 per hour	
Kitchen	\$15.00 per hour	
Room Combination		
Auditorium & Kitchen	\$350.00 per day	8am - 1am (17 hours)
Conference Room & Kitchen	\$300.00 per day	8am - 1am (17 hours)
Whole Facility	\$600.00 per day	8am - 1am (17 hours)
Equipment		
Chairs	\$2.00 each	
Tables	\$5.00 each	

These fees are raised under s.262(3) of the *Local Government Act 2009*.

Strategic Implications*Community Plan*

Theme: Open and Responsive Government
 Outcome: Government is transparent, invites participation and encourages constructive debate.
 Priority: Streamlined, firm and fair regulation of issues that matter with incentives for good practice.

Corporate Plan / Operational Plan

Implement an integrated planning framework across Council, which embeds performance, financial asset management principles (including long term financial modelling and whole of life costing).

Budget Implications

The financial effect of these amendments, based on budget expectations is that revenue received will be in the vicinity of \$20,000 that will offset expenditure required to operate the community centre.

Legal / Statutory Implications

Council must maintain a Register of Fees and Charges in accordance with ss.97(1) and 262(3)(c) of the *Local Government Act 2009*.

*Risks*Strategic Risks

The following Level 1 and Level 2 (strategic) risks are relevant to the matters considered in this report:

CF3 - Utilisation of deficient or substandard financial management practices and subsequent decision making processes.

CF6 - Failure to comply with statutory obligations and responsibilities.

Risk Assessment

Category	Consequence	Likelihood	Inherent Risk Rating	Treatment of risks	Residual Risk Rating
Legal Compliance and Liability Failure to ensure annual budget is delivered in accordance with legislative and internal timeframes.	Insignificant	Rare	Low	Register of fees and charges reviewed by Coordinators and Managers	Low

Conclusion

Council is requested to approve the amendments to the 2017/2018 Register of Fees and Charges.

Consultation

Director Regional Services
 Manager Property and Operations
 Coordinator Community Development
 Coordinator Culture Services

Acting Chief Executive Officer's Recommendation

That Council approve the amendments to the 2017/2018 Register of Fees and Charges by including the following fees to hire the Vonda Youngman Community Centre:

Individual Room Hire	Rate	Times
Auditorium	\$30.00 per hour	
Conference Room	\$20.00 per hour	
Dance Room	\$10.00 per hour	
Kitchen	\$15.00 per hour	
Room Combination		
Auditorium & Kitchen	\$350.00 per day	8am - 1am (17 hours)
Conference Room & Kitchen	\$300.00 per day	8am - 1am (17 hours)
Whole Facility	\$600.00 per day	8am - 1am (17 hours)
Equipment		
Chairs	\$2.00 each	
Tables	\$5.00 each	

Attachments

Nil.

7.2 MCBn17/005 Request to Extend Timeframe for Jobs Jump Start Initiative - Churches of Christ in Queensland c/- John Gaskell Planning Consultant Lot 15 SP143708 Lot 16 RP84225

Executive Officer: Director Regional Services

Item Author: Manager Planning

File Reference: MCBn17/005

Applicable Planning Scheme	<i>Boonah Planning Scheme 2006</i>
Applicant	Churches Of Christ in Queensland c/- John Gaskell Planning Consultant
Owner(s)	Churches Of Christ In Queensland
Site Address	Fassifern Retirement Village 3 H L Stark Avenue & Elliot Road BOONAH
Real Property Description	Lot 15 SP143708, Lot 16 RP842250
Site Area	25.1Ha
Relevant Zone and Precinct	Town Zone - Residential Precinct & Rural Buffer Zone
Proposal	Request to seek a resolution from Council to Extend the timing of the Jobs Jump Start Initiative for Stage 1 of the Development.
Assessment Level	Impact Assessment
Approval Type	Development Permit
Approval Date:	27 November 2017

Background

On 27 November 2017, Council issued a development approval with conditions (Council Ref: MCBn17/005) for Material Change of Use for an Extension to Multiple Dwelling, Establishment of a Commercial Premises & Food Premises over land located at Fassifern Retirement Village, 3 H L Stark Avenue and Elliot Road, Boonah and more formally described as Lot 15 on SO143708 and Lot 16 on RP842250.

Council's resolution recommended that the development is eligible for the Jobs Jump Start Initiative for an Infrastructure Charge discount subject to it complying with the timeframe, requirements and conditions of the Program.

On 5 December 2017, Council received correspondence from the Applicant seeking a resolution from Council to agree to extend the timing of the Jobs Jump Start Initiative for their approved development in order to receive the 50% discount for Stage 1 of the project.

Risks

Strategic Risks

The following Level 1 and Level 2 (strategic) risks are relevant to the matters considered in this report:

- CF6 - Failure to comply with statutory obligations and responsibilities;
- CE2 - Failure to discharge regulatory responsibilities under legislation or local law;
- CE5 - Failure to ensure regulatory applications are managed, assessed and processed in accordance with legislative timeframes and protocols;
- PO2 - Political influence impacting on operational management of organisation.

Risk Assessment

Category	Consequence	Likelihood	Inherent Risk Rating	Treatment of risks	Residual Risk Rating
Environmental Impacts on environment as a result of development activity	Moderate	Unlikely	Medium	Environmental impacts considered and documented during assessment	Low
Legal Compliance and Liability Failure to ensure application is assessed in accordance with IDAS process	Minor	Possible	Medium	Documented assessment process	Low
Legal Compliance and Liability Opportunity for applicant or third party appeal against Council decision	Minor	Possible	Medium	<ul style="list-style-type: none"> • Ensure reasonable and relevant test applicable to assessment processes • Model Litigant processes followed in court cases • Minimise opportunities for appeals 	Low
Reputation Negative perception from community or development proponents	Minor	Unlikely	Low	<ul style="list-style-type: none"> • Transparent reporting of assessment • Communications 	Low

Proposal

On 5 December 2017, Council received correspondence from the Applicant seeking a resolution from Council to agree extend the timing of the Jobs Jump Start Initiative for their approved development in order to receive the 50% discount for Stage 1 of the project.

The applicant has advised that the cost of the project has increased beyond the allocated financial commitment and therefore seeks Council's commitment of the 50% reduction to the infrastructure charges for stage 1 (refer to Figure 1 below). The reduction in the infrastructure charges of the project will assist in achieving a financially viable project. The applicant has requested a one year extension to the Jobs Jump Start initiative due to the following reasons (please refer to Attachment 1 for full details):

- *Approximately 2 months is required for the applicants and submitters appeal period to be undertaken (and assuming that no appeal is lodged in the Planning and Environment Court);*
- *3-4 months are required to lodge and Council assess an 'other change' to reduce the size of the residential care facility to a one storey building (which results in a significant cost saving);*
- *1 month is required to obtain building approval and other relevant operational works approvals;*
- *16 months is required to construct stage 1 of the development (noting that Churches of Christ in Queensland has just completed a similar project in Warwick which took 15 months to construct, but it did not include significant earthworks as approved for the Boonah project).*

Further, the applicant advises that the development will have immediate and long term employment, economic and social benefits for Boonah during construction and upon completion of the project.

Figure 1: Approved Site Staging Plan



Assessment

Council officers acknowledge the applicant's financial situation and agree that the development will have immediate and long term employment, economic and social benefits for Boonah during and post construction of the project.

It is to be noted that the Jobs Jump Start initiative aims to encourage development in the Scenic Rim region for the period of the program. Currently the Program ceases on 31 December 2018. It is expected that developers commit to their developments by taking active steps on their development approvals as soon as possible. There are also no immediate plans by Council to extend the program beyond 2018. To ensure the program is proceeding as per the allocated timeframe, it is suggested that the applicant's request to extend the program be refused and that the applicant be advised of Council's intent to conduct an internal review of the Program before considering any extensions of individual requests or the Program proper.

Director's Recommendation**That:**

1. Council refuse the request for a one year extension to the Jobs Jump Start Program to 31 December 2019 for Stage 1 of the Churches of Christ proposal for a Material Change of Use for an Extension to Multiple Dwelling, Establishment of a Commercial Premises & Food Premises; and
2. Council advise the applicant of Council's intention to conduct an internal review of the Jobs Jump Start Program in its entirety prior to considering any extensions beyond 31 December 2018 of individual requests.

Attachments

1. Applicant's Correspondence dated 5 December 2017.

Attachment 1 - Applicant's Correspondence dated 5 December 2017



5 December 2017

Mr Scott Turner
Manager Planning
Scenic Rim Regional Council
PO Box 25
Beaudesert Qld 4285

Dear Scott

RE: COUNCIL REF: MCBN17/005 - IMPACT INCONSISTENT ASSESSMENT - DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR AN EXTENSION TO MULTIPLE DWELLING (AGED CARE FACILITY, AND RETIREMENT FACILITY), AND ESTABLISHMENT OF COMMERCIAL PREMISES (HAIR DRESSING SALON AND OFFICE) AND FOOD PREMISES (CAFE)

REQUEST FOR A SPECIFIC RESOLUTION FROM COUNCIL TO EXTEND THE TIMING OF THE JUMP START PROGRAM FOR STAGE 1 OF THE DEVELOPMENT APPROVAL

Thank you for your time yesterday to discuss the recently issued Development permit for Churches of Christ in Queensland's development at Elliot Road, Boonah.

We are grateful for the inclusion of the condition approving the eligibility of the development with the Jump Start Program. The condition states that the infrastructure discount needs to comply with the timing and other requirements of the program. I understand that for Churches of Christ in Queensland to receive a 50% discount on the infrastructure charges, the development must be completed by December 2018. The 50% discount for stage 1 of the development equates to approximately a \$200,000.00 saving.

Unfortunately the cost of this project has increased beyond the allocated financial commitment for a number of reasons, including extensive engineering cost in response to the volatile soils. Churches of Christ in Queensland has been reviewing how the development can be changed or managed to decrease costs to ensure the project is financially viable. Churches of Christ in Queensland recognise the growing need for quality aged care facilities in the Boonah area and are striving to get the project out of the ground. Council committing to a 50% reduction in the infrastructure charges for stage 1 of this project (along with a number of other changes by Churches of Christ in Queensland) assists in achieving a viable project.

I confirm that stage 1 of the development will not be completed by December 2018. Churches of Christ in Queensland are seeking an extension to the timeframe for the Jobs Jump Start Program of 1 year.

The reasons for the year extension are as follows:

- Approximately 2 months is required for the applicants and submitters appeal period to be undertaken (and assuming that no appeal is lodged in the Planning and Environment Court)
- 3-4 months are required to lodge and Council assess an 'other change' to reduce the size of the residential care facility to a one storey building (which results in a significant cost saving)
- 1 month is required to obtain building approval and other relevant operational works approvals
- 16 months is required to construct stage 1 of the development (noting that Churches of Christ in Queensland has just completed a similar project in Warwick which took 15

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months to construct, but it did not include significant earthworks as approved for the Boonah project).

As previously provided to you, the development will have immediate and long term employment, economic and social benefits for Boonah during construction and upon completion of the project. I have attached the previous correspondence dated 6 September 2017 which provides the facts regarding the benefits.

I would greatly appreciate if this request for an extension to the timeframe for the Jobs Jump Start Program is presented to Council and a decision provided to my client prior to Christmas 2017.

I would like to thank Council for considering this request to reduce the infrastructure charges for this project. Please contact me if you require any further information.

Yours sincerely



Joanna Blyth
Principal Planner



8. MISCELLANEOUS BUSINESS