



SCENIC RIM REGIONAL COUNCIL

Ordinary Meeting of Council

Minutes

Meeting held in the Council Chambers

82 Brisbane Street

Beaudesert

Monday, 21 November 2016

Commenced at 1.00 pm

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
21 NOVEMBER 2016
MINUTES CONTENTS

ITEM	SUBJECT	PAGE NO
<hr/>		
	OPENING OF MEETING.....	1
	ATTENDANCE	1
	APOLOGIES.....	1
1.	PRAYERS.....	1
2.	DECLARATIONS OF INTEREST BY MEMBERS	1
	{UPDATES FOR REGISTER OF INTERESTS}	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	Notice of Motion by Cr West - Beechmont Area Progress Association	3
7.2	Arts Reference Group Story Marker Project Public Art Recommendations	4
7.3	MCBd16/103 Request for Permissible Change under Section 369 of the Sustainable Planning Act 2009 to amend approved plans for McDonald's Restaurant, Beaudesert - Urbis Pty Ltd Lot 2 RP905808.....	5
8.	MISCELLANEOUS BUSINESS	11

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
21 NOVEMBER 2016
MINUTES

OPENING OF MEETING

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

ATTENDANCE

Cr G R Christensen, Mayor
Cr N J Waistell, Deputy Mayor
Cr N O'Carroll
Cr V A West
Cr M J Enright
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

Cr Christensen led the meeting into one minute of reflection time.

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

Nil

3. RECEPTION OF DEPUTATIONS BY APPOINTMENT

Nil

4. CONFIRMATION OF MINUTES

- Minutes of the Ordinary Meeting held on Monday, 24 October 2016

Moved Cr Enright, seconded Cr West, that the Minutes of the Ordinary Meeting held on 24 October 2016, 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 Monday, 14 November 2016

The Report of the Finance Committee meeting dated 14 November 2016, 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 14 November 2016, be adopted.

CARRIED

- Corporate & Community Services Committee Meeting held on Monday, 14 November 2016

The Report of the Corporate and Community Services Committee meeting dated 14 November 2016, was presented, this being recorded on Minute Sheet Nos

1.5 Proposed 2017 Meeting Calendar

Moved Cr West, seconded Cr Enright, that the attachment to Item 1.5 of the Report of the Corporate and Community Services Committee Meeting dated 14 November 2017, be amended to reflect the following:

- Council Committee Meetings currently scheduled for Monday, 16 January 2017, be rescheduled to be held on Monday, 23 January 2017; and
- The Ordinary Meeting currently scheduled for Monday, 23 January 2017, be rescheduled to be held on Monday, 30 January 2017.

CARRIED

ADOPTION REPORT

Moved Cr West, seconded Cr O'Carroll, that the Report of the Corporate & Community Services Committee Meeting dated 14 November 2017, as amended, be adopted.

CARRIED

- Planning & Development Committee Meeting held on Monday, 14 November 2016

The Report of the Planning & Development Committee meeting dated 14 November 2016, was presented, this being recorded on Minute Sheet Nos

ADOPTION REPORT

Moved Cr Stanfield, seconded Cr Enright, that the Report of the Planning and Development Committee Meeting dated 14 November 2016, be adopted.

CARRIED

7. CONSIDERATION OF BUSINESS OF MEETING**7.1 Notice of Motion by Cr West - Beechmont Area Progress Association**

Executive Officer: Acting Chief Executive Officer

File Reference: 13/03/002; 07/01/003; 02/09/005

Acting Chief Executive Officer's Recommendation

That Council consider Cr West's Notice of Motion regarding the Development Application fees on the MCU Impact Inconsistent application by the Beechmont Area Progress Association.

Moved Cr West, seconded Cr Stanfield, that Council waive the remaining 25% of the Development Application fee on the MCU Impact Inconsistent application by the Beechmont Area Progress Association for activities at the Community Centre, Beechmont.

Following lengthy discussion, this motion was withdrawn with the consent of the mover and seconder.

Moved Cr Waistell, seconded Cr McInnes, that the Development Application by the Beechmont Area Progress Association be charged at an application fee applicable to an impact consistent application.

Following further discussion, Cr Waistell moved that the motion be put.

CARRIED

Attachments

Nil.

7.2 Arts Reference Group Story Marker Project Public Art Recommendations**Executive Officer: Director Regional Services****File Reference: 26/04/004**

Director's Recommendation

That Council approve the allocation of funds under the Scenic Rim Story Marker Project as follows:

Artist	Public Art Work	Amount Allocated
Richard Howie	The Bower	\$75,000
Paul Stumkat	Flame Trees Stone Fruit	\$25,000
Russell Anderson	Strata Canungra	\$60,000

Moved Cr Waistell, seconded Cr O'Carroll, that the Director's recommendation be adopted.

CARRIED

Attachments

Nil.

7.3 MCBd16/103 Request for Permissible Change under Section 369 of the Sustainable Planning Act 2009 to amend approved plans for McDonald's Restaurant, Beaudesert - Urbis Pty Ltd Lot 2 RP905808

Executive Officer: Director Regional Services

File Reference: MCBd16/103

Applicable Planning Scheme	<i>Beaudesert Shire Planning Scheme 2007</i>
Applicant	McDonald's Australia Limited c/- Urbis Pty Ltd
Owner(s)	McDonald's Australia Limited
Site Address	114-120 Brisbane Street BEAUDESERT
Real Property Description	Lot 2 on RP905808
Site Area	3,732m ²
Relevant Zone and Precinct	Beaudesert Township Zone - Frame Precinct
Proposal	Request for Permissible Change under Section 369 of the <i>Sustainable Planning Act 2009</i> to amend approved plans.
Original Assessment Level	Impact Assessment
Original Approval Type	<ul style="list-style-type: none"> Rezoning to District Business dated 17 December 1996; and Site Approval for Refreshment Services, approved 17 December 1997
Previous Planning Scheme Details	District Business and Refreshment Services <i>1985 Planning Scheme for the Shire of Beaudesert</i>
Public Notification:	Not applicable
Submissions Received	Not applicable
Is a Notation to the Planning Scheme required?	No
Date Application Received:	17 October 2016

Director's Recommendation

- That Council resolve to approve the development in respect to the following property:

Real Property Description:	Lot 2 RP905808
Address of property:	114-120 Brisbane Street BEAUDESERT
Site area:	3,732m ²
Proposal:	Request for Permissible Change under Section 369 of the <i>Sustainable Planning Act 2009</i> to amend approved plans.

Further development permits required:

- a) A Building Works approval is required for all building works associated with the proposed development, prior to undertaking any building work on the subject site.
- b) A Plumbing and Drainage approval is required for all / any plumbing and drainage works associated with the proposed development, prior to undertaking any plumbing and drainage works on the subject site.

2. The changes to relevant conditions are as follows:**Changes to Conditions - Rezoning to District Business dated 17 December 1996****Condition (a) shall be amended to read as follows:**

- (a) Development being undertaken generally in accordance with the Proposed Site Plan – Drawing No. SD001 Rev. 3 dated 10 November 2016, except insofar as it is modified by the conditions of this approval. Any modifications proposed by the Developer without lodgement of a further application under Section 4.3 of the Local Government (Planning & Environment) Act, shall be in accordance with Section 4.15 of the Local Government (Planning & Environment) Act (as amended), and to the satisfaction of the Director – Town Planning and Director – Design & Development.

Condition (y) shall be amended to read as follows:

- (y) The site is to be landscaped generally in accordance with the submitted site layout plan Drawing No. DA-01B dated July, 1996, and the Proposed Site Plan – Drawing No. SD001 Rev. 3 dated 10 November 2016, and shall be to the satisfaction of the Director – Town Planning. Landscaped areas shall be maintained in a sturdy and healthy condition with dead or diseased trees and plants being replaced as soon as practicable.

New condition (ac) shall be added to read as follows:

- (ac) **LANDSCAPING - STREET FRONT** - Any new landscaping required along the Brisbane Street frontage shall be generally in accordance with the Proposed Site Plan – Drawing No. SD001 Rev. 3 dated 10 November 2016, and shall be landscaped with suitable trees and shrubs together with grass or other ground cover in accordance with the provisions of the *Beaudesert Shire Planning Scheme 2007* - Policy 6. Such trees and shrubs shall be native Australian varieties particularly those indigenous to the locality, where possible, and be maintained in a sturdy and healthy condition with dead or diseased trees replaced as soon as practicable. Any landscaping required to be removed as a result of construction shall also be replaced with suitable plantings approved prior to its removal.

Changes to Conditions - Site Approval for Refreshment Services, approved 17 December 1997**Condition (a) shall be amended to read as follows:**

- (a) The development and use of the land being in accordance with the application and Drawing Number SD001 Rev. 3 dated 10 November 2016 as submitted, except insofar as it is modified by the conditions of this approval.

Condition (d) shall be amended to read as follows:

- (d) The site is to be landscaped generally in accordance with the submitted site layout plan, Drawing Number DA-01B dated July, 1996, and the Proposed Site Plan – Drawing No. SD001 Rev. 3 dated 10 November 2016, and shall be to the satisfaction of the Director – Town Planning. Landscaped areas shall be maintained in a sturdy and healthy condition with dead or diseased trees and plants being replaced as soon as practicable.

Condition (o) shall be amended to read as follows:

- (o) **LANDSCAPING - STREET FRONT** - Any new landscaping required along the Brisbane Street frontage shall be generally in accordance with the Proposed Site Plan – Drawing No. SD001 Rev. 3 dated 10 November 2016, and shall be landscaped with suitable trees and shrubs together with grass or other ground cover in accordance with the provisions of the *Beautesert Shire Planning Scheme 2007* - Policy 6. Such trees and shrubs shall be native Australian varieties particularly those indigenous to the locality, where possible, and be maintained in a sturdy and healthy condition with dead or diseased trees replaced as soon as practicable. Any landscaping required to be removed as a result of construction shall also be replaced with suitable plantings approved prior to its removal.

3. Approval Conditions (Referral Agency):

Correspondence was received from the Department of Infrastructure, Local Government and Planning (DILGP) dated 7 November 2016 advising that the department had no objection to the proposed changes. The applicant must ensure compliance with the requirements under former Department of Main Roads as part of the original approval.

4. That the Applicant be further advised of the following:

The applicant is advised that nothing in the above correspondence / notice alleviates the need to comply with the balance of the following development approvals (Council Ref. -33/00235 00000 0000):

- Rezoning to District Business dated 17 December 1996; and
- Site Approval for Refreshment Services, approved 17 December 1997.

5. Further approvals are required for:

- a) A Building Works approval is required for all building works associated with the proposed development, prior to undertaking any building work on the subject site.
- b) A Plumbing and Drainage approval is required for all / any plumbing and drainage works associated with the proposed development, prior to undertaking any plumbing and drainage works on the subject site.

6. Administrative Action:

That Decision Notices be issued in accordance with section 335 of the *Sustainable Planning Act 2009* to the Applicant, submitter/s and referral agencies.

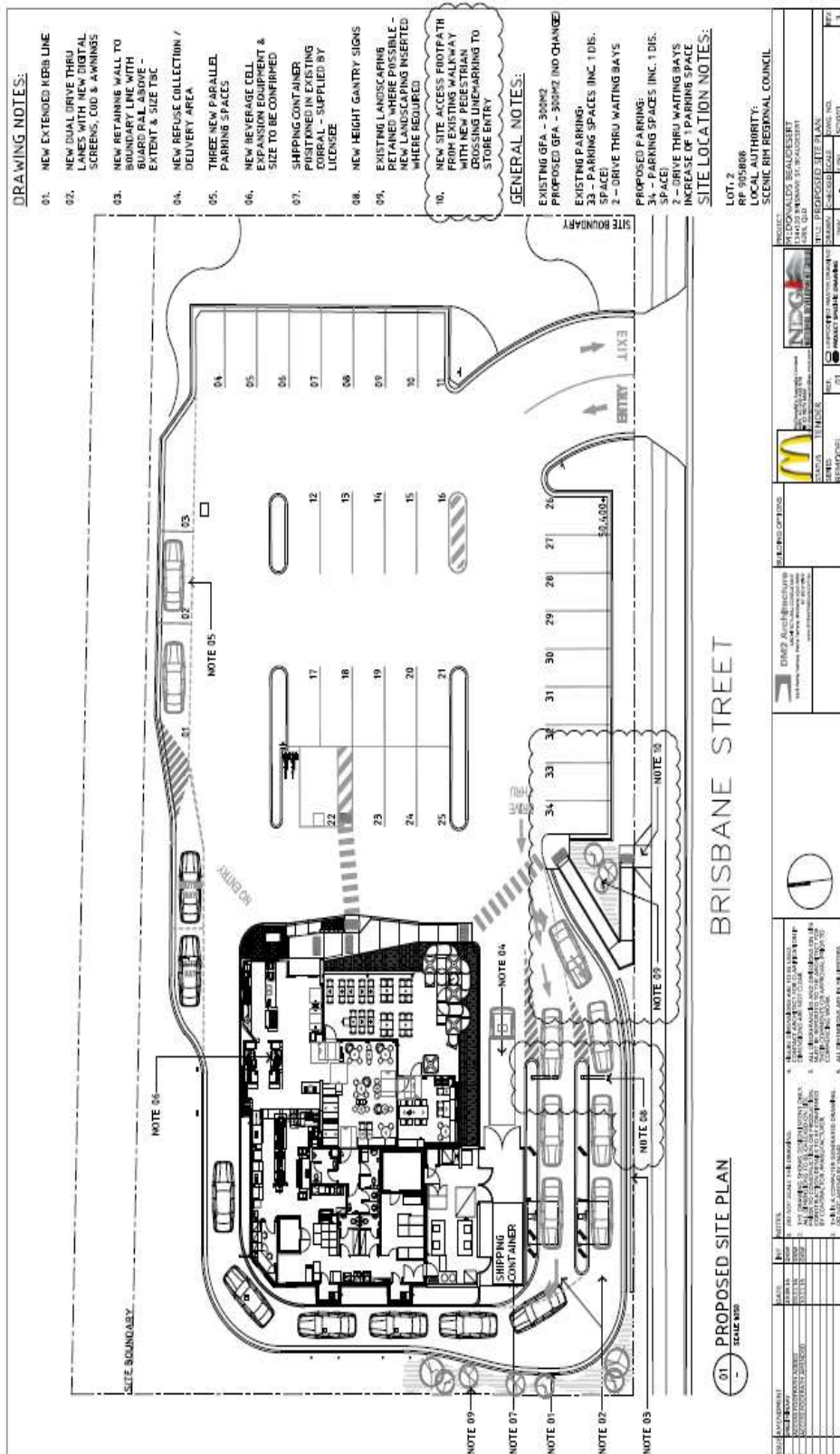
Moved Cr Enright, seconded Cr West, that the Director's recommendation be adopted.

CARRIED

Attachments

1. Draft approved plan.
2. Dekho mapping of subject site.

Attachment 1 - Draft approved plan



Attachment 2 - Dekho mapping of subject site



Copyright 2013
Scenic Rim Regional Council

TAKE NOTICE that Scenic Rim Regional Council and the Department of Natural Resources and Mines do not guarantee the reliability of the information contained herein nor of it being suitable for any particular purpose and disclaims liability for any loss that may arise from the use of or reliance upon such information.

8. MISCELLANEOUS BUSINESS

Nil

The Ordinary Meeting then closed at 1.36 pm.
To be confirmed on 19 December 2016.

Cr Greg Christensen
MAYOR