

MINUTES OF THE ORDINARY MEETING OF MARANOA REGIONAL COUNCIL HELD AT ROMA ADMINISTRATION CENTRE ON 12 DECEMBER 2024 SCHEDULED TO COMMENCE AT 9:00 AM

ATTENDANCE

Mayor Cr W M Taylor chaired the meeting with Deputy Mayor Cr C J O'Neil, Cr J R P Birkett, Cr M K Brumpton, Cr A K Davis, Cr P J Flynn, Cr J M Hancock, Cr B R Seawright, Cr J R Vincent, Chief Executive Officer – Robert Hayward and Nikita Townsley Minutes Officer in attendance.

AS REQUIRED

Director Corporate Services – Brett Exelby, Director Engineering – Seamus Batstone, Deputy Director / Strategic Road Management – Cameron Hoffmann, (Acting) Director Regional Development, Environment and Planning – Thea Griffin, Director Roma – Dean Ellwood, Senior Town Planner - Kate Swepson, Lead Local Development Officer - Georgie Adams Woodall, Overseer – Warroo – Wayne Wehl, Manager – Airports – Daniel Jones, (Acting) Manager – Planning, Building & Development Services – Lucy Pulsford, (Acting) Manager – Regional Facilities – Leah Cooper, Lead Rates & Utilities Billing Officer – Debbie Gelhaar

WELCOME

The Mayor welcomed all present and declared the meeting open at 9.03am.

CONFIRMATION OF MINUTES

Resolution No. OM/12.2024/01	
Moved Cr Seawright	Seconded Cr Brumpton
That the minutes of the Ordinary Meeting held on 27 November 2024 be confirmed.	
CARRIED	9/0

Following the confirmation of minutes, Cr Brumpton moved the following procedural motion:

Resolution No. OM/12.2024/02	
Moved Cr Brumpton	Seconded Cr O'Neil
That agenda item C.10 – Replace Windmills on Primary Stock Route Bores with Solar – be moved to the open agenda [as item L.5].	
CARRIED	9/0

CONSIDERATION OF NOTICES OF MOTION

Item Number:	8.1	File Number: D24/117425
SUBJECT HEADING:	NOTICE TO AMEND RESOLUTION OM/11.2024/54	
Officer's Title:	Manager - Procurement	
Original Resolution Meeting Date:	27/11/2024	
Original Resolution Number:	OM/11.2024/54	

That Council:

1. *Select Colin Douglas & Amanda Lee Stewart as the successful tenderer for Tender 25009 - Wholesale Purchase of Quarry Products - Warroo South Road Network;*
2. *Authorise the Chief Executive Officer (or delegate) to:*
 - a) *enter into final negotiations with Colin Douglas & Amanda Lee Stewart up to a contract value of \$812,650.00 (ex GST); and*
 - b) *execute the contract if the final terms are acceptable.*

Resolution No. OM/12.2024/03	
Moved Cr Davis	Seconded Cr Brumpton
That Council amend Resolution Number OM/11.2024/54 to read as follows:	
That Council:	
<ol style="list-style-type: none"> 1. Select Colin Douglas & Amanda Lee Stewart as the successful tenderer for Tender 25009 - Wholesale Purchase of Quarry Products - Warroo South Road Network; 2. Authorise the Chief Executive Officer (or delegate) to: <ol style="list-style-type: none"> a) enter into final negotiations with Colin Douglas & Amanda Lee Stewart up to a contract value of \$812,650.00 (inc. GST); and b) execute the contract if the final terms are acceptable. 	
CARRIED	9/0

Responsible Officer	Manager - Procurement
----------------------------	------------------------------

BUSINESS

REPORTS - LOCAL AREA DIRECTORS

Item Number: 13.1 **File Number: D24/94010**

SUBJECT HEADING: SURAT WATER ALLOCATION UPDATE

Officer's Title: Director - Warroo

Executive Summary:

This provides an update to council on the Surat Water Allocation for 2024/25 financial year as the meeting resolution on 25/9/2024.

Resolution No. OM/12.2024/04	
Moved Cr Hancock	Seconded Cr Davis
That Council:	
<ol style="list-style-type: none"> 1. Adopt the amended Surat raw water schedule effective 13 January 2025 to the following to assist the annual allocation not being exceeded at 30 June 2025. <p>Summer:</p> <ul style="list-style-type: none"> - (1 September – 31 March) • Wednesday, Friday and Sunday East may water (5am – 9am & 4pm – 8pm) - Tuesday, Thursday, and Saturday West may water (5am – 9am & 4pm – 8pm). 	

2. Advise the community of the change of schedule.
3. Continue to monitor the water usage and review the amended Surat water schedule prior to the 31 March 2025.

CARRIED

9/0

Responsible Officer

Director - Warroo

Item Number: 13.2 **File Number:** D24/114315

SUBJECT HEADING: MITCHELL SHOWGROUNDS ELECTRICAL UPGRADE

Location: Mitchell

Applicant: Mitchell Show Society

Officer's Title: Lead Administration Officer (Booringa)

Executive Summary:

Council has received correspondence from the Mitchell Show Society requesting Council assistance with upgrading the electrical infrastructure at the Mitchell Showgrounds.

Resolution No. OM/12.2024/05

Moved Cr Birkett

Seconded Cr O'Neil

That Council:

1. Include the Mitchell showgrounds electrical upgrade project:
 - (a) For consideration as part of an upcoming budget review.
 - (b) Subject to the above, include as part of the 2025/26 capital budget deliberations, with a total project cost of \$65,277.
2. Provide support to the Mitchell Show Society in identifying and applying for relevant grants that could cover all or part of the costs of the upgrade.

CARRIED

9/0

Responsible Officer

Lead Administration Officer (Booringa)

Item Number: 13.3 **File Number:** D24/115651

SUBJECT HEADING: IN-KIND ASSISTANCE & FEE WAIVER REQUEST - MITCHELL SHOW SOCIETY 2025 ANNUAL SHOW.

Officer's Title: Local Development Officer - Mitchell

Executive Summary:

Council has received a request for In-kind assistance and waiver of fees for the 2025 show.

Resolution No. OM/12.2024/06

Moved Cr Birkett

Seconded Cr Vincent

That Council:

1. Endorse the fee waiver for the Mitchell Show from the 5 – 15 May 2025. Show dates are 12 and 13 May 2025
2. Approve the in-kind assistance request for the following:
 - Assistance with formatting and printing of the annual show schedule
 - Water truck and driver to aid dust suppression

- Provision of rubbish bins. The collection of rubbish during the show and collection of rubbish post-show.
 - Floating stage
 - Cleaning of the toilets prior to the show
3. Be acknowledged in all forms of promotion of the event.
 4. Allocate associated costs from General Ledger 2883.2014.2001 In Kind Assistance Mitchell.
- NO VOTE TAKEN

No vote was taken on the draft motion at that time, with Cr Hancock proposing the following procedural motion.

Resolution No. OM/12.2024/07
Moved Cr Hancock

That this lay on the table until later in the meeting.

CARRIED 9/0

Item Number: 13.4 **File Number:** D24/116424

SUBJECT HEADING: SPONSORSHIP REQUEST - SCULPTURES OUT BACK

Officer's Title: Lead Local Development Officer

Executive Summary:

The Sculptures Out Back committee is seeking \$20,000 sponsorship from Council to support their 2025 exhibition, running from 14 June to 28 September 2025. \$10,000 will go towards sponsoring the Acquisitive Local Prize and \$10,000 towards production costs. Additionally, the committee has requested in-kind assistance from Council in the week leading up to the event to support logistics, setup and promotion.

Resolution No. OM/12.2024/08
Moved Cr Brumpton **Seconded Cr Birkett**

That Council:

1. Approve access to Lot Plan 210WV1624 to the Sculptures Out Back committee for the purpose of an art exhibition, from 14 June to 28 September 2025 on the conditions that all Transport and Main Roads approvals are obtained, where applicable.
2. Sponsor the 2025 Sculptures Out Back exhibition to the value of \$20 000 cash sponsorship.
3. Draw the funds from Sponsorship Budget – GL2887.2249.2001.
4. Assist the Sculptures Out Back committee and facilitate in-kind assistance requests to ensure the site is presentable for the duration of the 2025 event.
5. Be acknowledged in all promotion of this event.

CARRIED 9/0

Responsible Officer	Lead Local Development Officer
----------------------------	---------------------------------------

Item Number: 13.5 **File Number:** D24/117274
SUBJECT HEADING: CHRISTMAS EVENTS IN THE MARANOA
Officer's Title: Lead Local Development Officer

Executive Summary:

At the 28 August 2024 Ordinary Council meeting, Council resolved to support Christmas events that occur in the smaller communities with a subsequent report to be provided to Council about how this can be facilitated.

Resolution No. OM/12.2024/09

Moved Cr O'Neil

Seconded Cr Vincent

That Council receive and note the Officer's report as presented.

CARRIED

9/0

Responsible Officer

Lead Local Development Officer

LATE ITEMS

Item Number: L.1 **File Number:** D24/119702
SUBJECT HEADING: WILD DOG BARRIER FENCE (WDBF) - PANEL NOMINATIONS FOR WESTERN QUEENSLAND
Officer's Title: Project Administration Officer

Executive Summary:

This report seeks to nominate a representative for the Western Region to the Wild Dog Barrier Fence (WDBF) Panel.

Resolution No. OM/12.2024/10

Moved Cr Vincent

Seconded Cr Birkett

That Council:

1. Nominate Portfolio Chair for Rural Services and Biosecurity (Stock Routes, Wild Dogs, Pest Management), Councillor Brendan Seawright, to represent the Western Division of the Wild Dog Barrier Fence Panel.

CARRIED

9/0

Responsible Officer

Project Administration Officer

Item Number: L.2 **File Number:** D24/119495
SUBJECT HEADING: QUEENSLAND TREASURY CORPORATION (QTC) COUNCILLOR TRAINING
Officer's Title: (Acting) Director Corporate Services

Executive Summary:

Queensland Treasury Corporation (QTC) conducted training for Councillors on 26 November 2024, providing insights into financial sustainability, strategic asset management, and long-term planning.

The session focused on equipping Councillors with tools to enhance decision-making, financial oversight, and operational efficiency in alignment with Council's objectives.

Resolution No. OM/12.2024/11	
Moved Cr O'Neil	
That this lay on the table until later in the meeting.	
CARRIED	9/0

Item Number: L.3 **File Number:** D24/108688

SUBJECT HEADING: **ADOPTION OF LOCAL DISASTER MANAGEMENT PLAN**

Officer's Title: **Emergency Management Coordinator**

Executive Summary:

The Maranoa Regional Council Local Disaster Management Plan (LDMP) is prepared in accordance with the requirements of the Disaster Management Act 2003 to ensure safety of the community and effective coordination of available resources during a disaster.

The purpose of the LDMP is to detail arrangements for the coordination and management of resources, to ensure and maintain safe communities within the Maranoa Region prior to, during, and after a disaster.

The Plan is reviewed annually to ensure it meets the changing needs of the Maranoa Region and Disaster Management Arrangements .

The latest version of the plan (Version 8.3) has been reviewed and endorsed by the members of the Local Disaster Management Group as required under Section 59 of the Disaster Management Act 2003.

Resolution No. OM/12.2024/12	
Moved Cr Seawright	Seconded Cr Hancock
That Council:	
<ul style="list-style-type: none"> a) in accordance with Section 80(1) (b) of the Disaster Management Act 2003, Maranoa Regional Council approve the updated version 8.3 of the Local Disaster Management Plan. b) pursuant to Section 60 of the Act, make the plan available for inspection, to members of the public at the Maranoa Regional Council Customer Service Centres, Councils website and the Disaster Dashboard. 	
CARRIED	9/0

Responsible Officer	Emergency Management Coordinator
----------------------------	---

Item Number: L.4 **File Number:** D24/116148

SUBJECT HEADING: **DEVELOPMENT APPLICATION MATERIAL CHANGE OF USE - "MULTIPLE DWELLINGS" (3 DWELLING UNITS) - 39 HOFFMAN STREET, ROMA (REF: 2024/21121)**

Officer's Title: Planning Officer

Executive Summary:

Peter Pomeranke has submitted a development application seeking approval for a Material Change of Use for 'Multiple Dwellings' (3 Dwellings Units), consisting of an existing dwelling, converted shed and proposed new dwelling. The proposal is located at 39 Hoffman Street, Roma, properly described as Lot 13 RP4452. The development application is subject to Impact Assessment and must be assessed against the assessment benchmarks (to the extent relevant) provided by Section 45 of the Planning Act 2016 ('Planning Act') and any relevant matters prescribed by regulation.

Public notification about the application was carried out in accordance with Part 4 of the Development Assessment Rules ('DA Rules') and for a period of more than 15 business days, between 9 September 2024 and 14 October 2024. There was one properly made submission during this period.

The procedural requirements set out by the DA Rules to enable Council to make a decision on this application have been fulfilled. The development application is generally consistent with the assessment benchmarks provided by the Planning Act and the Maranoa Planning Scheme; and can be otherwise be conditioned to achieve compliance.

Resolution No. OM/12.2024/13

Moved Cr Brumpton

Seconded Cr O'Neil

The development application for a Material Change of Use for "Multiple Dwellings" (3 Dwelling Units) located at 39 Hoffman Street, Roma Qld 4455, described as Lot 13 RP4452, be approved subject to the listed conditions and general advice.

Development Details

- The approved development is a Material change of use – "Multiple Dwellings" (3 Dwelling Units) as defined in the Planning Scheme and as shown on the approved plans and documents.

Compliance inspection

- All conditions relating to the establishment of the approved development must be fulfilled prior to the commencement of the use (as applicable), unless otherwise noted in these conditions, or otherwise permitted by Council.
- Prior to the commencement of the use, the operator shall contact Council's Planning Department and arrange a development compliance inspection

Approved plans and documents

- The approved development is to be carried out in accordance with the following approved plans/documents and subject to the approval conditions. Where there is any conflict between the approval conditions and the details shown on the approved plans, the approval conditions prevail.

Plan/Document number	Plan/Document name	Date
A.300, Issue C	Master Site Layout	23/08/24
A.101, Issue A	Floor Plan	20/03/24
A.102, Issue A	Elevations & Typical Section	20/03/24
S.300, Issue A	Carport Details	20/03/24
24208301, Issue A	Plans, Elevations & Typical Section	13/12/23

Development works

5. During the course of constructing the works, the developer shall ensure that all works are carried out by appropriately qualified persons and the developer and the persons carrying out and supervising the work shall be responsible for all aspects of the works, including public and worker safety, and shall ensure adequate barricades, signage and other warning devices are in place at all times.
6. The developer is responsible for locating and protecting any Council and public utility services, infrastructure and assets that may be impacted on during construction of the development. Any damage to existing infrastructure (kerb, road pavement, existing underground assets, etc.) that is attributable to the progress of works on the site or vehicles associated with the development of the site shall be immediately rectified in accordance with the asset owners' requirements and specifications and to the satisfaction of the asset owners' representative(s).
7. All civil and related work shall be designed and supervised by Registered Professional Engineers of Queensland (RPEQ-Civil) who are competent in the construction of the works. RPEQ certification is to be provided to Council for all works involving Council infrastructure that are authorised by this development approval and any related approval. This must include a Design Certificate with application/s for Operational work and a Construction Supervision Certificate at completion of the approved works and/or prior to Council's acceptance of any works on-maintenance.

Applicable standards

8. All works must comply with:
 - a. the development approval conditions;
 - b. any relevant provisions in the Planning Scheme and the Capricorn Municipal Development Guidelines;
 - c. any relevant Australian Standard that applies to that type of work; and
 - d. any alternative specifications that Council has agreed to in writing and which the developer must ensure do not conflict with any requirements imposed by any applicable laws and standards.

Works in road reserve

9. A Works in a Road Reserve Permit will be required from Council for any works associated with the development that are undertaken within the Council road reserve by private contractor/entity. Works include, but are not limited to, cutting work, kerb and channel, site access/crossovers and footpaths. All works on or near roadways shall be adequately signed in accordance with the "Manual for Uniform Traffic Control Devices – Part 3, Works on Roads".

Avoiding nuisance

10. No unreasonable nuisance is to be caused to adjoining properties and occupiers by the way of noise, smoke, dust, rubbish, contaminant, stormwater discharge or siltation at any time during or after the establishment of the approved development.
11. Lighting of the site, including any security lighting, shall be such that the lighting intensity does not exceed 8.0 lux at a distance of 1.5 metres from the site at any property boundary.
12. Unless otherwise approved in writing by the Council, approved hours of construction are restricted to Monday – Saturday 6.30am to 6.30pm – noise permitted. Work or business which causes audible noise must not be conducted from or on the subject land outside the above times or on Sundays or Public Holidays.

Rubbish Collection

13. Refuse storage bins are to be provided for each dwelling unit and screened from view from all roads and public places. A concrete pad is to be provided for the bin in an appropriate location.

Screening mechanical equipment

14. All mechanical equipment (including air conditioners and the like) and rainwater tanks are to be screened from the adjoining roadway and nearby properties.

Clothes Drying Areas

15. A clothes drying area is to be provided for each Dwelling Unit.
16. Clothes drying areas for each Dwelling Unit shall be fully screened from Cottell Street by a solid screen of a suitable height and width.

Letter Boxes

17. Numbered post boxes for each Dwelling Unit within the approved development are to be provided in accordance with the requirements of Australia Post.

Premises Identification

18. Each Dwelling Unit shall be clearly identified through the provision of the tenancy number in a prominent location.

Access

19. Two new vehicle crossovers, to and from the proposed dwellings shall be constructed, or upgraded where required, from Cottell Street generally in the location shown on approved drawing. The vehicle crossover is to be constructed generally in accordance with CMDG Drawing - CMDG-R-041 Rev D, dated 12/2016, ensuring no damage to the roadway or kerb. The grade of the vehicle crossover must not exceed the specifications of the CMDG.
20. Vehicle crossovers must be located a minimum distance of one metre from any power poles, street signage, streetlights, manholes, stormwater gully pits or other Council assets, unless otherwise specified in the applicable development standards and specifications.
21. The landowner is responsible for the construction and maintenance of vehicle crossovers from the property boundary to the extremal road networks and access ways, and for obtaining any approvals that may be required and for complying with the applicable designs and standards.
22. Kerb and channelling is to be renewed either side of the new crossovers to the nearest concrete join.

Parking

23. A minimum of six (6) car parking spaces are to be provided on site.
24. Vehicle movements within the site are to be clear of proposed parking areas, buildings, and landscape treatments.
25. All onsite access, parking and manoeuvring areas are to be sealed with an approved impervious surface. Surfacing shall consist of reinforced concrete, asphaltic hotmix or two coat (primer seal/seal) bitumen seal.

Services

26. The approved development is to be connected to Council's reticulated water supply network in accordance with the Water Services Association of Australia (WSAA) publication and the CMDG Design Guidelines – D11 'Water Reticulation', at no cost to Council.
27. The approved development is to be connected to Council's reticulated sewerage disposal system in accordance with the Sewerage Code of Australia and the CMDG Design Guideline - D12 'Sewerage Reticulation', at no cost to Council.
28. Any connection to, or works associated with Council's sewerage infrastructure must be completed by a qualified plumber/drainlayer under Council supervision. No works are to be undertaken on Council's sewerage infrastructure without first obtaining the express permission of Council.

Note: Any damage caused to Council's sewer infrastructure due to the progression of works or as a result of the approved use shall be rectified at the landowner's expense.

29. The proposed carport, as shown on the approved site plan, must be constructed in accordance with the Queensland Development Code Mandatory Part 1.4 and maintain access to Council's sewerage infrastructure at all times.
30. Connection of the development to a telecommunication service must be undertaken in accordance with the relevant service provider's requirements and specifications along with relevant building standards, requirements and specifications.
31. The development must be connected to an electricity reticulation service in accordance with the relevant service provider's requirements and specifications along with relevant building standards, requirements and specifications.
32. The development is to be connected to reticulated gas supply at no cost to Council.
33. All services installation, including sewer, water, electricity and telecommunications connections to the respective networks, must comply with (i) the development approval conditions, (ii) any relevant provisions in the planning scheme for the area, (iii) Council's standard designs for such work where such designs exist (iv) the Capricorn Municipal Development Guidelines (CMDG) where it applies (v) any relevant Australian Standard that applies to that type of work and (vi) any alternative specifications that Council has agreed to in writing and which the developer must ensure do not conflict with any requirements imposed by any applicable laws and standards.
34. Any conflicts associated with proposed and existing services shall be forwarded by the developer to the appropriate controlling authority for approval for any proposed changes.

Fencing and landscaping

35. A screen fence, 1.8 metres high, shall be erected along the side and rear boundaries, and between each Dwelling Unit, to provide visual screening. This screen fencing is to be provided at the developer's cost. This fencing shall reduce in height to be no more than 1.2 metres high within 6.0 metres of the road boundary.
36. A 1.5 metre wide landscaped strip, is to be provided along the Cottell and Hoffman Street frontages of the site, exclusive of vehicular accesses.
37. Plantings within the landscaping areas shall include a mix of shrubs and ground covers which must contribute to the amenity of the development and the street. A

landscaping plan is to be submitted to Council for approval prior to commencement of construction.

Note: Refer to Planning Scheme Policy SC6.2 – Landscaping for Council’s preferred species list.

38. All landscaping works are to be completed prior to the commencement of the approved use.
39. Site landscaping is to be irrigated during an establishment period of two years, and ground covers should fully cover vegetated areas within one year of planting.
40. All site landscaping is to be maintained throughout the duration of the approved use. Any dead and/or unhealthy plants are to be promptly removed and replaced.
41. Site landscaping must not interfere with electrical infrastructure nor restrict maintenance access to any onsite infrastructure, public utility or easement.
42. Landscaping must not interfere with sight lines at access driveways for vehicle traffic.

Stormwater and drainage

43. Stormwater runoff from roofs and impervious surfaces is to be collected internally in accordance with CMDG Design Guidelines D-5 ‘Stormwater Drainage Design’ and released to a lawful point of discharge.
44. Stormwater must not be discharged to adjoining properties and must not pond on the property being developed, or adjoining properties during the development process or after the development has been completed.
45. There must be no increases in any silt loads or contaminants in any overland flow from the property being developed during the development process and after the development has been completed.
46. The stormwater disposal system must be designed to include appropriate pollution control devices or methods to ensure no contamination or silting of creeks or other waterways.

Construction activities and erosion control

47. During the course of any construction activities, soil erosion and sediment must be managed in accordance with CMDG Design Guidelines D-7 ‘Erosion Control and Stormwater Management’.
48. If there is a possibility of erosion or silt or other materials being washed off the property during the development process or after the development is completed, the developer must document and implement a management plan that prevents this from occurring.
49. Should it be necessary for the road and/or drainage system to be reinstated or cleaned up due to erosion and/or sedimentation from the site, then such works shall be at no cost to Council. Such works shall be undertaken immediately.

No cost to Council

50. Services and infrastructure required in connection with the establishment of the approved development must be provided at the developer’s cost.
51. The developer is responsible for meeting all costs associated with the approved development unless there is specific agreement by other parties, including the Council, to meeting those costs.

52. All rates and charges of any description and all arrears of such rates and charges, together with interest outstanding thereon, on the land, due to Council shall be paid prior to the commencement of use.

Latest versions

53. Where another condition refers to a specific published standard, manual or guideline, including specifications, drawings, provisions and criteria within those documents, that condition shall be deemed as referring to the latest versions of those publications that are publicly available at the time the first operational works or compliance approval is lodged with the assessment manager or approval agency for those types of works to be performed or approved, unless a regulation or law requires otherwise.

Application documentation

54. It is the developer's responsibility to ensure that all entities associated with the Development Approval have a legible copy of the Decision Notice and the Approved Plans and the Approved Documents bearing 'Council Approval'.

GENERAL ADVICE

- (i) Refer to <http://www.cmdg.com.au/> for the Capricorn Municipal Development Guidelines (CMDG).
- (ii) Refer to <http://www.maranoa.qld.gov.au/council-policies> for Council Policies.
- (iii) The relevant planning scheme for this development is Maranoa Planning Scheme 2017. All references to the 'Planning Scheme' and 'Planning Scheme Schedules' within these conditions refer to this Planning Scheme.
- (iv) The Environmental Protection Act 1994 states that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Environmental harm includes environmental nuisance. In this regard persons and entities involved in the operation of the approved development are to adhere to their 'general environmental duty' to minimise the risk of causing environmental harm to adjoining premises.
- (v) All Aboriginal Cultural Heritage in Queensland is protected under the Aboriginal Cultural Heritage Act 2003 and penalty provisions apply for any unauthorised harm. Under the legislation a person carrying out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage. This applies whether or not such places are recorded in an official register and whether or not they are located in, on or under private land. The developer is responsible for implementing reasonable and practical measures to ensure the Cultural Heritage Duty of Care Guidelines are met and for obtaining any clearances required from the responsible entity.
- (vi) Any civil engineering and related work shall be designed and supervised by Registered Professional Engineers of Queensland (RPEQ) who are competent in the construction of the works.
- (vii) It is the responsibility of the developer to obtain all necessary permits and submit all necessary plans and policies to the relevant authorities for the approved development.
- (viii) In completing an assessment of the proposed development, Council has relied on the information submitted in support of the development application as true and correct. Any change to the approved plans and documents may require a new or changed development approval. It is recommended to contact Council for advice in the event of any potential change in circumstances.

CARRIED	9/0
---------	-----

Responsible Officer	Planning Officer
----------------------------	-------------------------

Item Number: L.5 **File Number:** D24/102767

SUBJECT HEADING: REPLACE WINDMILLS ON PRIMARY STOCK ROUTE BORES WITH SOLAR

Officer's Title: Coordinator Rural Lands

Executive Summary:

Rural Lands Services has identified windmill-reliant Stock Route Water Facilities located on Primary Stock Routes. To enhance efficiency and reliability, the department will prioritise funding applications through the Department of Resources Capital Works Program to systematically replace these windmills with solar-powered pumps.

Resolution No. OM/12.2024/14	
Moved Cr Seawright	Seconded Cr Birkett
That Council receive and note the Officer's report as presented.	
CARRIED	9/0

Declaration of Interest

Item	C.5
Description	Surat RSL Hall Kitchen - Request to Lease
Declaring Councillor	Councillor Johanne Hancock
Person with the interest Related party / close associate / other relationship	Surat Post & News Pty Ltd
Particulars of Interest	Surat Post & News Pty Ltd employs the daughter of the applicant.
Type of conflict	Declarable conflict of interest
Action Leave	Leave the room while the matter is discussed and voted on.

CONFIDENTIAL ITEMS

Resolution No. OM/12.2024/15
Moved Cr O'Neil Seconded Cr Brumpton
In accordance with the provisions of section 254J(3) of the <i>Local Government Regulation 2012</i>, that Council resolve to close the meeting to the public [at 9.59am] to discuss confidential items that its Councillors consider is necessary to close the meeting.
In accordance with Section 254J(5) of the <i>Local Government Regulation 2012</i>, the following table provides:
<ul style="list-style-type: none"> • The matters to be discussed; • An overview of what is to be discussed while the meeting is closed.

Agenda Item	Matters to be discussed (Reasons to close the meeting under the <i>Local Government Regulation 2012</i>)	Overview
C.1 – Endorsement of Transport Infrastructure Development Scheme (TIDS) Works Program 2025/26 to 2028/29	Local Government Regulation 2012 Section 254J(3)(i) a matter the local government is required to keep confidential under a law of, or formal arrangement with, the Commonwealth or a State	<p>Maranoa Regional Council is a member of the South West Regional Road and Transport Group. The group encompasses the local government areas of Maranoa, Balonne, Murweh, Paroo, Quilpie and Bulloo.</p> <p>Council is required to develop and endorse the proposed four (4) year rolling program (2025/26 to 2028/29) and agree in-principle to matching the funding provided through the Transport and Infrastructure Development Scheme program (TIDS) with a 50% council contribution.</p> <p>This report presents Council with an overview of the current approved TIDS program and a proposed four (4) year rolling program, between 2025/26 to 2028/29, for consideration.</p>
C.2 – Santos GLNG – Service Level Agreement (SLA) 9	Local Government Regulation 2012 Section 254J(3)(g) (i) negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government; AND a matter the local government is required to keep confidential under a law of, or formal arrangement with, the Commonwealth or a State	<p>In delivering the greater GLNG Project, Santos GLNG has provided advice to Council of their next major development tranche in the Maranoa Region.</p> <p>Known as the Phase 7a & 7b Program, this tranche of work involves the installation of additional well and pipeline infrastructure in the Wallumbilla South area.</p> <p>Under the requirements of the Road Infrastructure Agreement with Council, Santos GLNG are responsible for funding any identified roadwork associated with the use of Council's road network for the purposes of delivering the Phase 7a & 7b Program. This requirement is formally documented through what is known as a Service Level Agreement.</p> <p>This report serves to obtain Council approval for the Mayor and CEO to sign, on behalf of Council, Service Level Agreement SLA9 for the impacted roads under Phase 7a & 7b Program.</p>
C.3 – Roma Airport – Rental Car Park Licences	Local Government Regulation 2012 Section 254J(3)(g) negotiations relating to a commercial matter involving the local government for which a public	<p>The kiosk leases and car park licences for all current Roma Airport tenants are due to end in the coming months. All proprietors have requested extensions to these agreements.</p>

	discussion would be likely to prejudice the interests of the local government	
C.4 – Maranoa Road – Grid Safety Project	Local Government Regulation 2012 Section 254J(3)(f) matters that may directly affect the health and safety of an individual or a group of individuals.(Information of a personal nature or about personal affairs; Details of councillors or council staff (any resolution to release third party personal information may constitute a breach of the Information Privacy Act 2009. Stock Route Management and Local Government Act references.	A landowner has written to council to request widening a grid from 4 (3.66) metres to 8 metres on the Maranoa Road, for safety reasons. Under the Grids and Gates Policy landowners are responsible for their own grids. Council officers recommend collaborating with the landowner to ensure the grid is maintained to safe standard under the Maranoa Regional Council Grids and Gates Policy and Stock Route Management Plan.
C.5 – Surat RSL Hall Kitchen – Request to Lease	Local Government Regulation 2012 Section 254J(3)(f) matters that may directly affect the health and safety of an individual or a group of individuals	Council has received correspondence from a resident of Surat, proposing to Lease the Surat RSL Kitchen with exclusive use, for the purpose of a catering business.
C.6 – Headache Hill Quarry – Landholder Consultation	Local Government Regulation 2012 Section 254J(3)(g) negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government	This report outlines the findings from consultations with identified landowners concerning the proposed Headache Hill Quarry operation for which Maranoa Council holds a DAF Sales permit. It serves to address potentially affected landowner concerns and proposes a compensation framework for consideration.
C.7 – Amplitel Pty Ltd – Renewal of Lease – Part of Lot 1 on RP173063	Local Government Regulation 2012 Section 254J(3)(f) matters that may directly affect the health and safety of an individual or a group of individuals	Council received correspondence from Amplitel Pty Ltd requesting to renew their Lease over Part of Lot 1 on RP17303, for the purpose of a Telecommunications Tower located at this site.
C.8 – Tender Award Construction of Redford Road Upgrade to Sealed Standard (RRUP)	Local Government Regulation 2012 Section 254J(3)(c) (g) the local government's budget; AND negotiations relating to a commercial matter involving the local government for which a public discussion would be	Council invited suitably qualified and experienced contractors to submit lump sum pricing for the construction of the Redford Road Upgrade Project. The project is an 8.8km bitumen upgrade and extension on Redford Road between the Chainages of 20.0km (end of bitumen) and 28.8km. The project is funded by the Australian Government's Rural & Remote Roads

	likely to prejudice the interests of the local government.	<p>Upgrade Pilot (RRUP) program, while Council's contribution is provided, in part, by the Queensland Government's Transport Infrastructure Development Scheme (TIDS). The Redford Rd project is grouped with the Yuleba Surat Rd under one RRUP funding approval. Council was also successful in acquiring funding for a second RRUP project on Bollon Road).</p> <p>The tender period opened on 16 October 2024 and closed on 18 November 2024. Eight tenders were received and evaluated.</p> <p>This report provides a summary of the analysis and recommendation for tender award. It also outlines the strategy for balancing funding between the two separate RRUP projects, which was previously presented to Council via the Council Report for tender award of Bollon Rd Packages 2 & 3 (RRUP).</p>
C.9 – Development Infrastructure charges (Approval Ref: 2016/19510)	Local Government Regulation 2012 Section 254J(3)(i) a matter the local government is required to keep confidential under a law of, or formal arrangement with, the Commonwealth or a State	Council has received a request for an infrastructure charges concession associated with the development at 1 Hill Street and 30-32 May Street, Wallumbilla.
C.11 – Request for Fee Waiver – Waste Disposal, Building Application Fee and Demolition Bond	Local Government Regulation 2012 Section 254J(3)(f) matters that may directly affect the health and safety of an individual or a group of individuals	A resident has requested a waiver of the Waste Disposal fees Building Application fee and Demolition Bond for the removal and disposal of his property located at 41 South Street, Roma which was destroyed in a fire.
C.12 – Request to grant discount – 14007074	Local Government Regulation 2012 Section 254J(3)(d) rating concessions	A request to Council has been received from the ratepayer of Rate Assessment 14007074 to grant the discount due to rate notice not being received.
C.13 – Lot 2 Carpark Proposal to Consider Public Art Project	Local Government Regulation 2012 Section 254J(3)(i) a matter the local government is required to keep confidential under a law of, or formal arrangement with, the Commonwealth or a State	<p>Lot 2 on RP60707 is located on the corner of McDowall and Quintin Streets in Roma. The site was previously home to a two-story hotel – more recently known as the Empire Hotel.</p> <p>The lot was being planned to be developed into a service station before Council ultimately purchased the lot and approved for the site to be developed it into a public carpark to help support the Roma CBD.</p> <p>The project is now nearing completion, with line marking and landscaping to be completed. An opportunity has been</p>

		<p>identified to use an existing property boundary wall for a public art project and in the process preserve some of the heritage of this location which used to be the Empire Hotel.</p> <p>This report presents the opportunity to Council for further consideration.</p>
LC.1 – Housing Divestment	Local Government Regulation 2012 Section 254J(3)(g) negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government	<p>This report outlines the proposed strategy for divesting part of the Council-managed community housing properties, a process that has been under review since 2015.</p> <p>This divestment is expected to reduce Council's long-term financial liabilities, improve asset management outcomes, and contribute to addressing the housing needs of the Maranoa region. The Council is working collaboratively with the Department of Housing and Public Works, community stakeholders, and other partners to ensure the transition is seamless and beneficial for the community.</p>
LC.2 – Australian Government Active Transport Fund Consideration of Project Nominations	Local Government Regulation 2012 Section 254J(3)(i) a matter the local government is required to keep confidential under a law of, or formal arrangement with, the Commonwealth or a State	<p>Council is eligible to apply for funding for projects under the Australian Government's <i>Active Transport Fund</i> – a \$100 million available from 2024-25 to 2028-29.</p> <p>The aim of the program is to encourage an increase in active transport through the upgrade of existing and construction of new bicycle and walking pathways across Australia.</p> <p>This report provides Council an overview of this funding opportunity and a recommendation for Council to consider applying for funding under the program.</p>
LC.3 – Great Artesian Spa – Management Fee Increment	Local Government Regulation 2012 Section 254J(3)(g) negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government	Council has received correspondence from the Booringa Action Group, requesting an increase in their management fee for the Great Artesian Spa, as part of their annual fee review.
LC.4 – Request for Compensation – Loss of Income	Local Government Regulation 2012 Section 254J(3)(g) negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the	Council has received correspondence from the Lessee of the Great Artesian Spa, requesting compensation for loss of income, due to the closure of the facility for pool surface maintenance.

	interests of the local government	
LC.5 – Overdue Rates – Commencement of Legal Action	Local Government Regulation 2012 Section 254J(3)(e) legal advice obtained by the local government or legal proceedings involving the local government including, for example, legal proceedings that may be taken by or against the local government	<p>Letters of Demand have been sent to ratepayers who are not in a rates payment arrangement and have a rates debt of \$750.00 or more outstanding.</p> <p>In accordance with Council’s adopted Rates Recovery Policy, a Council Resolution is required to take the next step in the rates recovery process by filing a Statement of Liquidated Claim at the Local Magistrates Court and serving on the ratepayer.</p>
LC.6 – Corfe Road Resheet	Local Government Regulation 2012 Section 254J(3)(c) the local government’s budget	<p>Residents of Corfe Road have raised concerns regarding access to their properties during wet weather events, citing significant degradation of the gravel surface and unsafe, slippery conditions.</p> <p>This report provides a recommendation for Council’s consideration to address the issue.</p>
LC.7 –Yurika Electric Vehicle Charging Station for Injune	Local Government Regulation 2012 Section 254J(3)(g) negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government	<p>This report presents a proposal from Yurika Pty Ltd (Yurika) for an Electric Vehicle (EV) Charging Station License Agreement, in partnership with the Queensland Government’s “Queensland Electric Super Highway” initiative.</p> <p>The project aims to establish a connected network of public EV charging infrastructure, making Injune a regional stop along the network. Under the terms of this License Agreement, Yurika will install, operate, and maintain an EV charging station at the road reserve in front of 11 Station St, Injune QLD 5544.</p> <p>The report seeks Council’s consideration to authorise this License Agreement, allowing Yurika to manage the installation and maintenance of the charging infrastructure at no cost to Council.</p>
LC.8 – Tender 25019 – Bulk Haulage and Waste Management Services	Local Government Regulation 2012 Section 254J(3)(g) negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government	<p>This report summarises the process undertaken for Tender 25019 – Bulk Haulage and Waste Transfer Services.</p> <p>The tender sought responses from suitably qualified and experienced operators to collect and transfer waste from Council’s regional waste facilities to the Roma Waste & Resource Recovery Facility, Short Street, Roma QLD 4455 and provide operational support at Roma Waste & Resource Recovery Facility.</p>

		<p>The contract period is from 1 January 2025 to the 30 June 2025. The six-month term has been chosen to accommodate the completion of transfer station construction within the first two months, followed by a trial period. The trial will assess the effectiveness of the new transfer stations and may lead to tender/contract adjustments based on community and budget needs.</p> <p>The tender period opened on 13 November 2024 and closed on 6 December 2024 with Council receiving two (2) responses. Responses were reviewed by an evaluation panel and the report is submitted for Council's consideration.</p>
CARRIED		9/0

Cr Hancock, having declared a conflict of interest on item C.5, left the meeting at 10.11am during discussions on the matter. As cessation of discussion on the matter, Cr Hancock returned to the meeting at 10.23am.

COUNCIL ADJOURNED THE MEETING
FOR MORNING TEA AT 10.38am

SUBJECT HEADING: RESUMPTION OF STANDING ORDERS
COUNCIL RESUMED THE MEETING IN CLOSED SESSION AT 11.08am

Cr Flynn left the meeting at 12.29pm and returned at 12.31pm.

Cr O'Neil left the meeting at 12.53pm and returned at 12.56pm.

COUNCIL ADJOURNED THE MEETING
FOR LUNCH AT 1.01pm

SUBJECT HEADING: RESUMPTION OF STANDING ORDERS
COUNCIL RESUMED THE MEETING IN CLOSED SESSION AT 1.36pm

Resolution No. OM/12.2024/16	
Moved Cr Seawright	Seconded Cr Hancock
That Council open the meeting to the public at [1.36pm].	
CARRIED	
9/0	

Declaration of Interest

Item	13.3
Description	In-kind Assistance & Fee Waiver Request - Mitchell Show Society 2025 Annual Show.
Declaring Councillor	Councillor Johanne Hancock
Person with the interest Related party / close associate / other relationship	Steven Hancock (brother-in-law)
Particulars of Interest	Steven Hancock is the vice-president of the Mitchell Show Society.

Type of conflict	Declarable conflict of interest
Action Remain	Although I have a declarable conflict of interest, I do not believe a reasonable person could have a perception of bias. Therefore, I will choose to remain in the meeting. However, I will respect the decision of the meeting on whether I can remain and participate in the decision.

Resolution No. OM/12.2024/17	
Moved Cr Davis	Seconded Cr Seawright
<p>That it is in the public interest that Councillor Hancock participates and votes on agenda item 13.3 because a reasonable person would trust that the decision is made in the public interest.</p>	
CARRIED	8/0

Item Number: 13.3 **File Number:** D24/115651

SUBJECT HEADING: IN-KIND ASSISTANCE & FEE WAIVER REQUEST - MITCHELL SHOW SOCIETY 2025 ANNUAL SHOW.

Officer's Title: Local Development Officer - Mitchell

Executive Summary:

Council has received a request for In-kind assistance and waiver of fees for the 2025 show.

Resolution No. OM/12.2024/18	
Moved Cr Birkett	Seconded Cr Vincent
That Council:	
<ol style="list-style-type: none"> 1. Endorse the fee waiver for the Mitchell Show from the 5 – 15 May 2025. Show dates are 12 and 13 May 2025 2. Approve the in-kind assistance request for the following: <ul style="list-style-type: none"> <input type="checkbox"/> Assistance with formatting and printing of the annual show schedule <input type="checkbox"/> Water truck and driver to aid dust suppression <input type="checkbox"/> Provision of rubbish bins. The collection of rubbish during the show and collection of rubbish post-show. <input type="checkbox"/> Floating stage <input type="checkbox"/> Cleaning of the toilets prior to the show 3. Be acknowledged in all forms of promotion of the event. 4. Allocate associated costs from General Ledger 2883.2014.2001 In Kind Assistance Mitchell. 	
CARRIED	9/0

Responsible Officer	Local Development Officer - Mitchell
----------------------------	---

Cr Hancock left the meeting at 1.39pm and was absent for the remainder of the meeting.

Item Number: C.1 **File Number:** D24/115845

SUBJECT HEADING: ENDORSEMENT OF TRANSPORT INFRASTRUCTURE DEVELOPMENT SCHEME (TIDS) WORKS PROGRAM 2025/26 TO 2028/29

Officer's Title: Deputy Director / Strategic Road Management Program Funding & Budget Coordinator

Executive Summary:

Maranoa Regional Council is a member of the South West Regional Road and Transport Group. The group encompasses the local government areas of Maranoa, Balonne, Murweh, Paroo, Quilpie and Bulloo.

Council is required to develop and endorse the proposed four (4) year rolling program (2025/26 to 2028/29) and agree in-principle to matching the funding provided through the Transport and Infrastructure Development Scheme program (TIDS) with a 50% council contribution.

This report presents Council with an overview of the current approved TIDS program and a proposed four (4) year rolling program, between 2025/26 to 2028/29, for consideration.

Resolution No. OM/12.2024/19	
Moved Cr Vincent	Seconded Cr O'Neil
That Council:	
<ol style="list-style-type: none"> 1. Receive and note the report and endorse the proposed Transport Infrastructure Development Scheme (TIDS) work program, noting the 2025/26 Council contribution amount of \$1,728,563. 2. Provide preliminary commitment to funding the contribution required for the 2026/27, 2027/28 and 2028/29 programs (\$1,728,563, \$1,728,563 and \$1,728,563 respectively) subject to annual review as part of future budget deliberations. 3. Authorise the Chief Executive Officer, or delegate to sign the project scope forms for projects on the program. 	
CARRIED	8/0

Responsible Officer	Deputy Director / Strategic Road Management
----------------------------	--

Item Number: C.2 **File Number:** D24/101494

SUBJECT HEADING: SANTOS GLNG - SERVICE LEVEL AGREEMENT (SLA) 9

Officer's Title: Project Engineer Construction
Permit Officer – Strategic Road Management

Executive Summary:

In delivering the greater GLNG Project, Santos GLNG has provided advice to Council of their next major development tranche in the Maranoa Region.

Known as the Phase 7a & 7b Program, this tranche of work involves the installation of additional well and pipeline infrastructure in the Wallumbilla South area.

Under the requirements of the Road Infrastructure Agreement with Council, Santos GLNG are responsible for funding any identified roadwork associated with the use of Council's road network for the purposes of delivering the Phase 7a & 7b Program. This requirement is formally documented through what is known as a Service Level Agreement.

This report serves to obtain Council approval for the Mayor and CEO to sign, on behalf of Council, Service Level Agreement SLA9 for the impacted roads under Phase 7a & 7b Program.

Resolution No. OM/12.2024/20	
Moved Cr Brumpton	Seconded Cr Seawright

That Council:

1. Pursuant to Section 236 of the Local Government Act 2009 and Road Infrastructure Agreement with Santos GLNG, authorises the Mayor and Chief Executive Officer to sign Service Level Agreement SLA9 for the next development tranche (Phase 7a & 7b) of the GLNG Project.
2. Complete the necessary budget amendments within the 2024/25 capital works program to reflect the contributions to road upgrades required by Santos GLNG.

CARRIED

8/0

Responsible Officer
Project Engineer Construction
Item Number:

C.3

File Number: D24/110034
SUBJECT HEADING:
ROMA AIRPORT - RENTAL CAR PARK LICENCES
Officer's Title:
**Manager - Airports (Roma) & Regional Compliance
 Manager - Procurement**
Executive Summary:

The kiosk leases and car park licences for all current Roma Airport tenants are due to end in the coming months. All proprietors have requested extensions to these agreements.

Resolution No. OM/12.2024/21
Moved Cr Vincent
Seconded Cr Davis
That Council:

1. Extend the following leases and licences for a further 3-year term at the current annual rent + CPI, incrementing at the rate of CPI year on year.
 - a. Kiosk leases for Avis/Budget (Stromben Pty Ltd), Hertz/Thrifty and Sixt
 - b. Car Park Licenses for Avis (Stromben), Budget (Stromben), Hertz, Thrifty and Sixt
2. Receive a further report to be brought back to Council on opportunities for any vacant booths.

CARRIED

8/0

Responsible Officer
Manager - Airports (Roma) & Regional Compliance
Item Number:

C.4

File Number: D24/112679
SUBJECT HEADING:
MARANOA ROAD - GRID SAFETY PROJECT
Officer's Title:
Director - Warroo
Executive Summary:

A landowner has written to council to request widening a grid from 4 (3.66) metres to 8 metres on the Maranoa Road, for safety reasons. Under the Grids and Gates Policy landowners are responsible for their own grids.

Council officers recommend collaborating with the landowner to ensure the grid is maintained to safe standard under the Maranoa Regional Council Grids and Gates Policy and Stock Route Management Plan.

Resolution No. OM/12.2024/22	
Moved Cr Seawright	Seconded Cr Davis
That this matter be deferred for consideration at a future Council meeting, after a further Councillor briefing.	
CARRIED	8/0

Responsible Officer	Director - Warroo
----------------------------	--------------------------

Item Number: C.5 **File Number:** D24/70685

SUBJECT HEADING: SURAT RSL HALL KITCHEN - REQUEST TO LEASE

Location: Surat

Officer's Title: Leases and Agreements Administration Officer

Executive Summary:

Council has received correspondence from a resident of Surat, proposing to Lease the Surat RSL Kitchen with exclusive use, for the purpose of a catering business.

Resolution No. OM/12.2024/23	
Moved Cr Brumpton	Seconded Cr Seawright
That Council:	
<ol style="list-style-type: none"> Decline the request to enter into a formal Agreement with the applicant for exclusive use of the Surat RSL Hall Kitchen. Request that a report be tabled at a future meeting of Council, which includes full details of how this facility operates, and details of what is required for the kitchen to be hired out as a commercial facility. 	
CARRIED	8/0

Responsible Officer	Leases and Agreements Administration Officer
----------------------------	---

Item Number: C.6 **File Number:** D24/115774

SUBJECT HEADING: HEADACHE HILL QUARRY - LANDHOLDER CONSULTATION

Officer's Title: Director - Engineering

Executive Summary:

This report outlines the findings from consultations with identified landowners concerning the proposed Headache Hill Quarry operation for which Maranoa Council holds a DAF Sales permit. It serves to address potentially affected landowner concerns and proposes a compensation framework for consideration.

Resolution No. OM/12.2024/24	
Moved Cr Seawright	Seconded Cr Vincent
That Council:	

1. Authorise the Chief Executive Officer, or their delegate to enter into a conduct and compensation agreement with the landholders of Lot 72 on SP291948, over operations at Headache Hill Quarry for a period of three years, with an option of an additional three years.
2. For the agreement, utilise a sliding fee model, where the amount payable is relevant to the amount of material sold commercially per annum.
 - Up to 100,000 tonnes = \$0.20
 - 100,001 – 200,000 tonnes = \$0.30
 - 200,001 – 300,000 tonnes = \$0.40
 - 300,001 – 400,000 tonnes = \$0.50

CARRIED

7/1

Responsible Officer	Director - Engineering
----------------------------	-------------------------------

Item Number: C.7 **File Number:** D24/68795

SUBJECT HEADING: AMPLITEL PTY LTD - RENEWAL OF LEASE - PART OF LOT 1 ON RP173063

Location: Roma

Officer's Title: Leases and Agreements Administration Officer

Executive Summary:

Council received correspondence from Amplitel Pty Ltd requesting to renew their Lease over Part of Lot 1 on RP17303, for the purpose of a Telecommunications Tower located at this site.

Resolution No. OM/12.2024/25

Moved Cr Brumpton

Seconded Cr Seawright

That Council:

1. Enter into a Lease with Amplitel Pty Ltd over part of Lot 1 on RP173063 for the purpose of a telecommunications tower, for a ten (10) year term with the option to renew for a further ten (10) years.
2. Charge an initial rental amount of \$11,000 for the first year, with an annual rent increase of CPI or 3% (whichever is greater) for the term of the Lease.
3. Assign income to GL 1491.1075 (Lease Income).
4. Authorise the Chief Executive Officer, (or delegate), to execute the Lease with Amplitel Pty Ltd.

CARRIED

8/0

Responsible Officer	Leases and Agreements Administration Officer
----------------------------	---

Item Number: C.8 **File Number:** D24/116097

SUBJECT HEADING: TENDER AWARD | CONSTRUCTION OF REDFORD ROAD UPGRADE TO SEALED STANDARD (RRUP)

Officer's Title: Senior Engineer - Program & Contract Management

Executive Summary:

Council invited suitably qualified and experienced contractors to submit lump sum pricing for the construction of the Redford Road Upgrade Project. The project is an 8.8km bitumen upgrade and extension on Redford Road between the Chainages of 20.0km (end of bitumen) and 28.8km.

The project is funded by the Australian Government's Rural & Remote Roads Upgrade Pilot (RRUP) program, while Council's contribution is provided, in part, by the Queensland Government's Transport Infrastructure Development Scheme (TIDS). The Redford Rd project is grouped with the Yuleba Surat Rd under one RRUP funding approval. Council was also successful in acquiring funding for a second RRUP project on Bollon Road).

The tender period opened on 16 October 2024 and closed on 18 November 2024. Eight tenders were received and evaluated.

This report provides a summary of the analysis and recommendation for tender award. It also outlines the strategy for balancing funding between the two separate RRUP projects, which was previously presented to Council via the Council Report for tender award of Bollon Rd Packages 2 & 3 (RRUP).

Resolution No. OM/12.2024/26	
Moved Cr Davis	Seconded Cr Brumpton
That Council:	
<ol style="list-style-type: none"> 1. Request updated pricing of tender 25018 from the three highest scoring tenderers for a minimum of 5 kilometres and a price per kilometre after that. 2. Present the tender report at a future council meeting. 	
CARRIED	8/0
<u>Statement of Reasons as per Local Government Regulation s254H</u>	
Due to the significant reduction in the size of the project of approximately 57%, Council requests repricing the tender occur with the three highest scoring tenderers.	

Responsible Officer	Senior Engineer - Program & Contract Management
----------------------------	--

Item Number: C.9 **File Number:** D22/93537

SUBJECT HEADING: DEVELOPMENT INFRASTRUCTURE CHARGES (APPROVAL REF: 2016/19510)

Officer's Title: Manager – Planning, Building & Development Services

Executive Summary:

Council has received a request from Ms Sam Senescall for an infrastructure charges concession associated with the development at 1 Hill Street and 30-32 May Street, Wallumbilla.

Resolution No. OM/12.2024/27	
Moved Cr Brumpton	Seconded Cr Davis
That Council decline the request to waive Infrastructure Charges payable under the existing Development Approval (2016/19510).	
CARRIED	8/0

Responsible Officer	Manager – Planning, Building & Development Services
----------------------------	--

Item Number: C.11 **File Number:** D24/112289

SUBJECT HEADING: REQUEST FOR FEE WAIVER - WASTE DISPOSAL, BUILDING APPLICATION FEE AND DEMOLITION BOND

Officer's Title: Executive Assistant

Executive Summary:

Craig Shelswell has requested a waiver of the Waste Disposal fees Building Application fee and Demolition Bond for the removal and disposal of his property located at 41 South Street, Roma which was destroyed in a fire.

Resolution No. OM/12.2024/28	
Moved Cr O'Neil	Seconded Cr Birkett
That Council:	
<ol style="list-style-type: none"> 1. Approve the request to waive the Building Application fee, \$785.00, for the demolition and removal of the dwelling at 41 South Street, Roma QLD 4455. 2. Approve the request to grant a waiver of the Demolition Bond, \$11,025.00, for the demolition and removal of the dwelling at 41 South Street, Roma QLD 4455, subject to a suitably qualified and licenced contractor being engaged by the applicant and notice provided as part of the building application. 3. Decline the request to grant a waiver of the State Waste Levy, of \$103.40 per tonne, for the disposal of the dwelling at 41 South Street, Roma QLD 4455 at the Roma Waste Facility. 4. Decline the request to waive Council's Asbestos disposal fee of \$170.00 per tonne and Council's Construction & Demolition disposal fee of \$63.00 per tonne. 	
CARRIED	8/0

Responsible Officer	Executive Assistant
----------------------------	----------------------------

Item Number: C.12 **File Number:** D24/111703

SUBJECT HEADING: REQUEST TO GRANT DISCOUNT - 14007074

Officer's Title: Lead Rates and Utilities Billing Officer / System Administrator

Executive Summary:

A request to Council has been received from the ratepayer of Rate Assessment 14007074 to grant the discount due to rate notice not being received.

Resolution No. OM/12.2024/29	
Moved Cr Davis	Seconded Cr Seawright
That Council:	
<ol style="list-style-type: none"> 1. Receive and note the request. 	

2. Decline the request to grant the discount due to the ratepayer not ensuring their contact details were updated as required.
3. Advise the ratepayer that the correct process was followed by Council in issuing notices and reminders.

CARRIED

8/0

Responsible Officer	Lead Rates and Utilities Billing Officer / System Administrator
---------------------	---

Item Number: C.13 File Number: D24/117743

SUBJECT HEADING: LOT 2 CARPARK | PROPOSAL TO CONSIDER PUBLIC ART PROJECT

Officer's Title: Deputy Director / Strategic Road Management

Executive Summary:

Lot 2 on RP60707 is located on the corner of McDowall and Quintin Streets in Roma. The site was previously home to a two-story hotel – more recently known as the Empire Hotel.

The lot was being planned to be developed into a service station before Council ultimately purchased the lot and approved for the site to be developed it into a public carpark to help support the Roma CBD.

The project is now nearing completion, with line marking and landscaping to be completed. An opportunity has been identified to use an existing property boundary wall for a public art project and in the process preserve some of the heritage of this location which used to be the Empire Hotel.

This report presents the opportunity to Council for further consideration.

Resolution No. OM/12.2024/30

Moved Cr Vincent

Seconded Cr Flynn

That Council:

1. Support the initial concept of a public art piece, showcasing the Empire Hotel, at the new Lot 2 Carpark; and
2. Be presented with a subsequent report outlining:
 - a. possible costs and delivery timeframe; and
 - b. initial feedback on the concept from the adjacent landowners, Roma Historical Society and the Regional Arts Development Fund Committee.

CARRIED

8/0

Responsible Officer	Deputy Director / Strategic Road Management
---------------------	---

Item Number: LC.1 File Number: D24/119217

SUBJECT HEADING: HOUSING DIVESTMENT

Officer's Title: Chief Executive Officer

Executive Summary:

This report outlines the proposed strategy for divesting part of the Council-managed community housing properties, a process that has been under review since 2015.

This divestment is expected to reduce Council's long-term financial liabilities, improve asset management outcomes, and contribute to addressing the housing needs of the Maranoa region. The Council is working collaboratively with the Department of Housing and Public Works, community stakeholders, and other partners to ensure the transition is seamless and beneficial for the community.

Resolution No. OM/12.2024/31

Moved Cr Seawright

Seconded Cr Flynn

Council resolve:

1. In relation to unexpended funds of \$1,032,885 from the Rural Service Centre Pilot discontinued in 2013:
 - o To unlink those funds from Council's exit from the social housing system
 - o To submit proposals to the Department of Housing and Public Works on local housing developments.
2. To affirm its decision to not seek Registration under the National Regulatory System for Community Housing and exit the social housing system through:
 - o The same property distribution split in lieu of payment of contingent liability under funding agreements as had previously been agreed with the department
 - Council transferring 20 properties to the department
 - Council retaining 30 properties outside of the social housing system
3. A revised distribution split of accumulated surplus program funds on a per unit of accommodation/dwelling basis that equitably aligns with the property distribution split.
4. Seek a full report on our community/social housing situation to be brought back to Council in the new year via a briefing.

CARRIED

8/0

Responsible Officer	Chief Executive Officer
----------------------------	--------------------------------

Item Number: LC.2 **File Number:** D24/111797

SUBJECT HEADING: AUSTRALIAN GOVERNMENT ACTIVE TRANSPORT FUND | CONSIDERATION OF PROJECT NOMINATIONS

Officer's Title: Deputy Director / Strategic Road Management
Senior Engineer - Program & Contract Management

Executive Summary:

Council is eligible to apply for funding for projects under the Australian Government's Active Transport Fund – a \$100 million available from 2024-25 to 2028-29.

The aim of the program is to encourage an increase in active transport through the upgrade of existing and construction of new bicycle and walking pathways across Australia.

This report provides Council an overview of this funding opportunity and a recommendation for Council to consider applying for funding under the program.

Resolution No. OM/12.2024/32

Moved Cr O'Neil	Seconded Cr Davis
That Council:	
<ol style="list-style-type: none"> 1. Apply for funding under the Australian Government's Active Transport Fund for Roma CBD Upgrade (Hawthorne / McDowall Intersection) design and construction. 2. Provide preliminary commitment to co-fund the project, to the value of \$400,000 Council funding (financial year 2025-2026) and authorise the CEO or authorised delegate to sign the funding agreement if successful. 	
CARRIED	8/0

Responsible Officer	Deputy Director / Strategic Road Management
----------------------------	--

Item Number: LC.3 **File Number:** D24/119085

SUBJECT HEADING: GREAT ARTESIAN SPA - MANAGEMENT FEE INCREMENT

Officer's Title: (Acting Manager) - Regional Facilities Management

Executive Summary:

Council has received correspondence from the Booringa Action Group, requesting an increase in their management fee for the Great Artesian Spa, as part of their annual fee review.

Resolution No. OM/12.2024/33	
Moved Cr Birkett	Seconded Cr Brumpton
That Council:	
<ol style="list-style-type: none"> 1. Approve the increase to the Management Fees for the Great Artesian Spa, to an annual fee of \$308,170.00 Inc GST. 2. Fees to be paid from WO 14096.2325.2001, Great Artesian Spa, Management Fees. 	
CARRIED	8/0

Responsible Officer	(Acting Manager) - Regional Facilities Management
----------------------------	--

Item Number: LC.4 **File Number:** D24/118657

SUBJECT HEADING: REQUEST FOR COMPENSATION - LOSS OF INCOME

Officer's Title: (Acting Manager) - Regional Facilities Management

Executive Summary:

Council has received correspondence from the Lessee of the Great Artesian Spa, requesting compensation for loss of income, due to the closure of the facility for pool surface maintenance.

Resolution No. OM/12.2024/34	
Moved Cr Birkett	Seconded Cr Vincent

That Council:

1. Authorise payment to Booringa Action Group for the loss of income totalling \$5,748.74 (including GST).
2. Amount to be paid from WO 14096.2325.2001, Great Artesian Spa, Management Fees.

CARRIED

8/0

Responsible Officer
(Acting Manager) - Regional Facilities Management
Item Number:

LC.5

File Number: D24/112576

SUBJECT HEADING:
OVERDUE RATES - COMMENCEMENT OF LEGAL ACTION
Officer's Title:
Lead Rates and Utilities Billing Officer / System Administrator
Executive Summary:

Letters of Demand have been sent to ratepayers who are not in a rates payment arrangement and have a rates debt of \$750.00 or more outstanding.

In accordance with Council's adopted Rates Recovery Policy, a Council Resolution is required to take the next step in the rates recovery process by filing a Statement of Liquidated Claim at the Local Magistrates Court and serving on the ratepayer.

Resolution No. OM/12.2024/35
Moved Cr Brumpton
Seconded Cr O'Neil

That Council endorse the next step in the rates recovery process, that is to proceed to filing a Statement of Liquidated Claim with the Local Magistrate's Court after the 6th January 2025, serving upon the ratepayers who have:

1. Not paid the outstanding rates;
2. Not entered into an appropriate payment arrangement; and/or
3. Not complied with an appropriate payment arrangement.

CARRIED

8/0

Responsible Officer
Lead Rates and Utilities Billing Officer / System Administrator
Item Number:

LC.6

File Number: D24/116428

SUBJECT HEADING:
CORFE ROAD RESHEET
Officer's Title:
Overseer - Roma
Executive Summary:

Residents of Corfe Road have raised concerns regarding access to their properties during wet weather events, citing significant degradation of the gravel surface and unsafe, slippery conditions.

This report provides a recommendation for Council's consideration to address the issue.

Resolution No. OM/12.2024/36	
Moved Cr O'Neil	Seconded Cr Vincent
That Council:	
<ol style="list-style-type: none"> Approve the inclusion of a new project in the 2024/25 Capital Works Program for a 1-kilometre resheet on Corfe Road subject to a funding solution being identified and presented to Council as part of the Quarter 2 review of the 2024/25 Capital Works Program. Write to interested landowners updating them on Council's decision. 	
CARRIED	8/0

Responsible Officer	Overseer - Roma
----------------------------	------------------------

Item Number: LC.7 **File Number:** D24/116710

SUBJECT HEADING: YURIKA ELECTRIC VEHICLE CHARGING STATION FOR INJUNE

Officer's Title: Director - Bungil

Executive Summary:

This report presents a proposal from Yurika Pty Ltd (Yurika) for an Electric Vehicle (EV) Charging Station Licence Agreement, in partnership with the Queensland Government's "Queensland Electric Super Highway" initiative.

The project aims to establish a connected network of public EV charging infrastructure, making Injune a regional stop along the network. Under the terms of this Licence Agreement, Yurika will install, operate, and maintain an EV charging station at the road reserve in front of 11 Station St, Injune QLD 5544.

The report seeks Council's consideration to authorise this Licence Agreement, allowing Yurika to manage the installation and maintenance of the charging infrastructure at no cost to Council.

Resolution No. OM/12.2024/37	
Moved Cr Vincent	Seconded Cr Brumpton
That Council:	
<ol style="list-style-type: none"> Receive and review the Electric Vehicle Charging Station Licence Agreement between Maranoa Regional Council and Yurika Pty Ltd. Authorise the Chief Executive Officer (or delegate) to sign the Licence Agreement with Yurika Pty Ltd, under which Yurika will install, operate, and maintain EV charging infrastructure at the designated location in Injune, subject to the agreed terms and conditions. 	
CARRIED	8/0

Responsible Officer	Director - Bungil
----------------------------	--------------------------

Item Number: LC.8 **File Number:** D24/109021
SUBJECT HEADING: TENDER 25019 - BULK HAULAGE AND WASTE MANAGEMENT SERVICES
Officer's Title: Executive Assistant
 (Acting) Director - Regional Development, Environment & Planning

Executive Summary:

This report summarises the process undertaken for Tender 25019 – Bulk Haulage and Waste Transfer Services.

The tender sought responses from suitably qualified and experienced operators to collect and transfer waste from Council's regional waste facilities to the Roma Waste & Resource Recovery Facility, Short Street, Roma QLD 4455 and provide operational support at Roma Waste & Resource Recovery Facility.

The contract period is from 1 January 2025 to the 30 June 2025. The six-month term has been chosen to accommodate the completion of transfer station construction within the first two months, followed by a trial period. The trial will assess the effectiveness of the new transfer stations and may lead to tender/contract adjustments based on community and budget needs.

The tender period opened on 13 November 2024 and closed on 6 December 2024 with Council receiving two (2) responses. Responses were reviewed by an evaluation panel and the report is submitted for Council's consideration.

Resolution No. OM/12.2024/38

Moved Cr Birkett

Seconded Cr Vincent

That Council:

1. **Select *Outback Contracting Group QLD Pty Ltd* as the preferred supplier for Tender 25019 – Bulk Haulage and Waste Transfer Services noting the submitted rates in this report.**
2. **Authorise the Chief Executive Officer (or delegate) to enter into final negotiations with *Outback Contracting Group QLD Pty Ltd*, for a contract value up to \$515,894 (exc. GST), and accept the contract if final terms are acceptable.**
3. **Assign costs associated with the services to the Waste Management Operations Work Orders (WO11466 to WO11475) for the relevant facilities.**

CARRIED

8/0

Responsible Officer

Executive Assistant

Item Number: L.2 **File Number:** D24/119495
SUBJECT HEADING: QUEENSLAND TREASURY CORPORATION (QTC) COUNCILLOR TRAINING
Officer's Title: (Acting) Director Corporate Services

Executive Summary:

Queensland Treasury Corporation (QTC) conducted training for Councillors on 26 November 2024, providing insights into financial sustainability, strategic asset management, and long-term planning.

The session focused on equipping Councillors with tools to enhance decision-making, financial oversight, and operational efficiency in alignment with Council's objectives.

Resolution No. OM/12.2024/39	
Moved Cr O'Neil	Seconded Cr Brumpton
That Council:	
<ol style="list-style-type: none"> 1. Receive and note the report on the Queensland Treasury Corporation (QTC) Councillor Training conducted on 26 November 2024. 2. Acknowledge the training's focus on financial sustainability, strategic planning, and asset management to support Council decision-making. 	
CARRIED	8/0

Responsible Officer	(Acting) Director Corporate Services
----------------------------	---

ITEM WITHOUT NOTICE

Resolution No. OM/12.2024/40	
Moved Cr O'Neil	Seconded Cr Seawright
Item without notice – Long Term Economic Relationships be included on the agenda.	
CARRIED	8/0

Item Number:

L.6

SUBJECT HEADING:

LONG TERM ECONOMIC RELATIONSHIPS

Councillor's Title:

Cr.Cameron O'Neil

Resolution No. OM/12.2024/41	
Moved Cr O'Neil	Seconded Cr Brumpton
That Council:	
<ol style="list-style-type: none"> 1. Authorise the Mayor, Deputy Mayor, Cr Hancock, and CEO (or delegate) to continue progressing discussions with the Australian Filipino Consulate in Queensland in developing a long term economic relationship/partnership. 2. Receives a further report to be tabled in early 2025 for further consideration. 	
CARRIED	8/0

Responsible Officer	Chief Executive Officer
----------------------------	--------------------------------

ITEM WITHOUT NOTICE

Resolution No. OM/12.2024/42	
Moved Cr Vincent	Seconded Cr Davis
Item without notice – Community Notification of Contrusion of Waster Transfer Stations be included on the agenda.	
CARRIED	8/0

Item Number: L.7

SUBJECT HEADING: COMMUNITY NOTIFICATION OF CONSTRUCTION OF WASTER TRANSFER STATIONS

Councillor’s Title: Cr.Jane Vincent

Resolution No. OM/12.2024/43	
Moved Cr Vincent	Seconded Cr Davis
That Council initiate immediate community notification of construction plans and general timelines of waste transfer station construction. This is to include social media, mail out to effected communities and the plans that have been developed to be on display at the waste transfer stations.	
NO VOTE TAKEN	

No vote was taken on the draft motion at that time, with Cr O’Neil proposing the following amendment. Cr Vincent advised that she would accept the amendment.

Resolution No. OM/12.2024/44	
Moved Cr Vincent	Seconded Cr Davis
That Council:	
<ol style="list-style-type: none"> 1. Initiate immediate community notification of construction plans and general timelines of waste transfer station construction. This is to include social media, mail out to effected communities and the plans that have been developed to be on display at the waste transfer stations. 2. That final drafts be circulated to Councillors for feedback prior to dissemination and any feedback be directed through the CEO. 	
CARRIED	8/0

Responsible Officer	Chief Executive Officer
----------------------------	--------------------------------

CLOSURE

There being no further business, the Mayor thanked Council for their attendance and declared the meeting closed at 2.30pm.

These Minutes are to be confirmed at the next Ordinary Meeting of Council to be held on 29 January 2025, at Roma Administration Centre.