
LATE ITEMS **AGENDA**

Ordinary Meeting

Thursday 19 June 2025

Roma Administration Centre

NOTICE OF MEETING

Date: 17 June 2025

Mayor:

Councillor W M Taylor

Deputy Mayor:

Councillor C J O'Neil

Councillors:

Councillor J R P Birkett
Councillor M K Brumpton
Councillor A K Davis
Councillor P J Flynn
Councillor J M Hancock
Councillor B R Seawright
Councillor J R Vincent

Chief Executive Officer:

Robert Hayward

Executive Management:

Brett Exelby – Director Corporate Services
Stephen Scott – Director Bendemere
Seamus Batstone – Director Engineering
Lee Jackson – Director Bungil
Jamie Gorry – Director Regional Development,
Environment and Planning
Dean Ellwood – Director Roma
Mathew Gane – Director Warroo

Attached is the agenda for the **Ordinary Meeting** to be held at the Roma Administration Centre on **19 June 2025 at 11:00 AM or immediately following the Special Budget Meeting.**

A handwritten signature in black ink, appearing to read 'R Hayward'.

Robert Hayward
Chief Executive Officer

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	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.	
LC.2	Rosedale Road - Request for Extension and Upgrade to Gravel Standard	
	Classification: Closed Access	
	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 likely to prejudice the interests of the local government.	

PLANNING & BUILDING DEVELOPMENT REPORT

Meeting: Ordinary 19 June 2025

Date: 9 June 2025

Item Number: L.1

File Number: D25/57285

SUBJECT HEADING: Development Application Material Change of Use "Dwelling House" (Domestic Outbuilding)- Lot 900, Wormwell Drive, Roma (Ref:2025/21474)

Classification: Open Access

Officer's Title: Planning Officer

Executive Summary:

Precinct Urban Planning on behalf of Andrew Stansbie, have submitted a Development Application for a Material Change of Use "Dwelling House" (Domestic Outbuilding) located at Wormwell Drive, Roma being Lot 900 on SP263036 (Proposed Lot 10) (the subject premises).

Officer's Recommendation:

The application for a Material Change of Use "Dwelling House" (Domestic Outbuilding) on land situated at **Lot 900 Wormwell Drive**, Roma, properly described as Lot 9 on SP263036 be refused for the following reasons:

- The proposed outbuilding does not comply with the applicable assessment benchmarks in the Maranoa Planning Scheme 2017.
- The proposed outbuilding is to be significantly larger than the accepted Outbuilding Size within the Rural Residential Zone.
- The applicant has not provided sufficient justification to support a 396m² shed in the Rural Residential Zone.

Context:

The proposed development does not comply with the Assessment benchmarks in the Maranoa Planning Scheme.

A decision to refuse a development application is generally made by Council.

Background:

Approval History

- 19 February 2020 - Council issued a Preliminary Approval for Lot 900 Wormwell Drive approving a variation to apply the provisions of the Rural Residential Zone in place of the Industry Zone on the site.
- 15 January 2024 – Council received a Reconfiguring a Lot Application - One (1) Lot into 31 Lots, parkland and road reserve) for the subject premises.

- 1 May 2025 – Council's Building Team received an application for a Dwelling House on Lot 9 on SP263036 (Dwelling associated with proposed Outbuilding).
- 4 June 2025 - Council issued a Development Permit for Reconfiguring a Lot (One (1) Lot into 31 Lots, parkland and road reserve) in three (3) stages.

Site Characteristics

The development site is to be comprised of one regular shaped allotment, that has approval to be subdivided into a Rural Residential estate. Located adjoining the northern boundary of the site, the proposed Domestic Outbuilding is intended to be built in conjunction with a Dwelling House.

Figure 1 below shows the proposed development site;

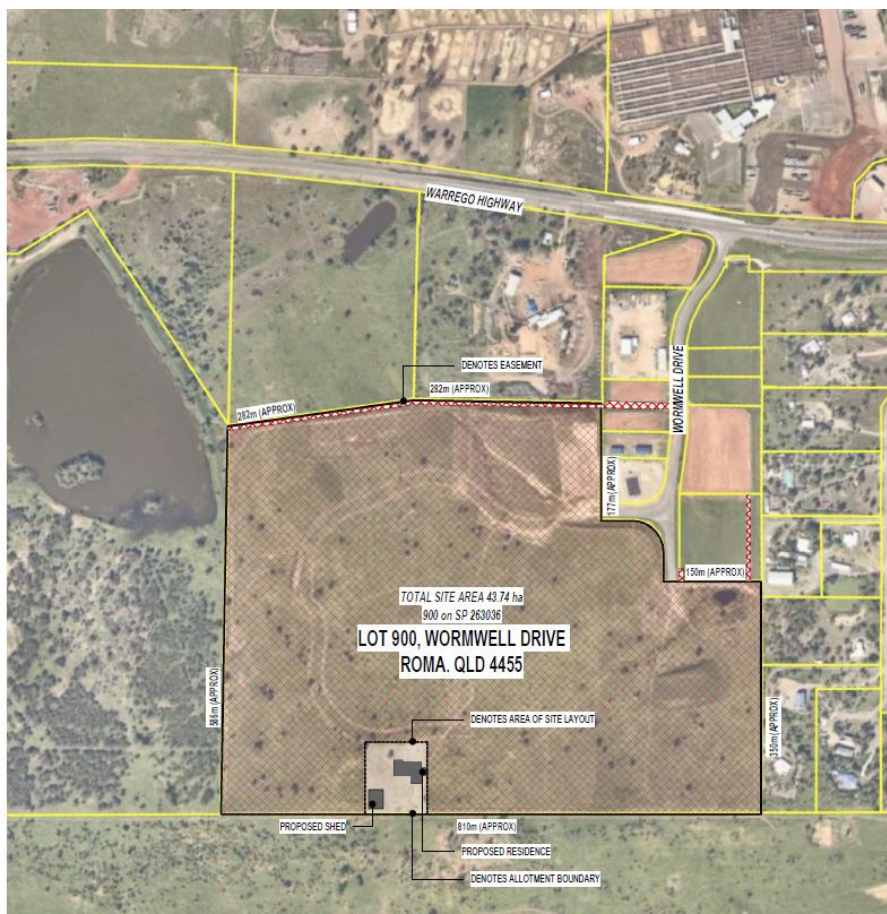


Figure 1- Propose Development Site

Proposal

The applicant proposes, in addition with a Dwelling House, an Oversize Domestic Outbuilding be built on Proposed Lot 10. Comprising a total 396m² of area, the shed will have an enclosed area of 288m² and an open skillion carport totaling 108m². With a height of 6.34m, the shed complies with all boundary setbacks. Below Figure 2 shows the location and size of the proposed outbuilding on the proposed lot;

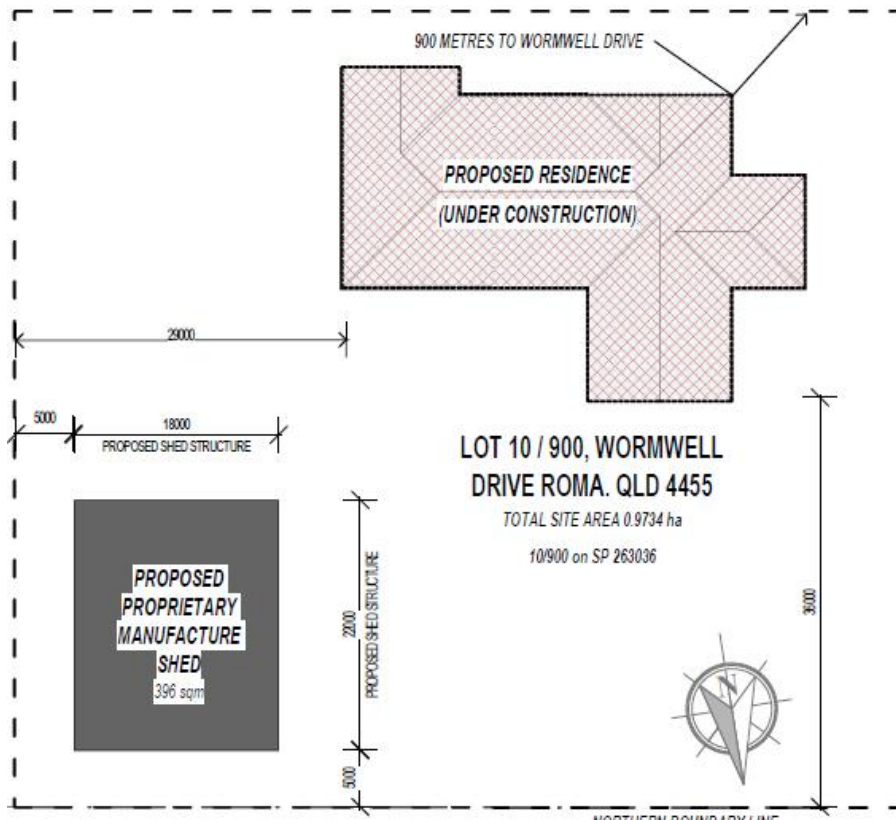


Figure 2- Proposed Location and Size of Outbuilding

The applicant states the use of the shed:

"Is for personal use, secure storage and the parking for private vehicles, a caravan and a boat. The shed will not be used for the purpose of a home business or any commercial/industrial use".

It is noted the owner of the site, owns a Civil Construction business. With the preliminary approval changing the use of the site from Industry to Rural Residential, there is no current approval for a commercial/industrial use to operate from the site.

Options Considered:

N/A

Recommendation:

Having regard to the existing and anticipated land uses and buildings in the locality, the area of the site and the overall scale of the proposed development, it is considered that the proposal is likely to impact on residential amenity.

Further, the scale of the proposed shed is not consistent with existing approvals issued for Domestic Outbuildings, as detailed in the attached list.

The application for a Material Change of Use "Dwelling House" (Domestic Outbuilding) on Lot 900, Wormwell Drive, Roma is recommended to be refused for the reasons outlined above.

Risks:

Risk	Description of likelihood & consequences
See below	

Potential risks associated with the proposal have been addressed in the development assessment. Other matters outside of this, which are not called up in the *Planning Act 2016*, cannot be considered in decision making.

As with any planning decision reached by Council, there is a risk that the applicant can appeal any aspect of the decision to the Planning and Environment Court (the Court).

Note: The likelihood of an appeal by any party is not a valid planning consideration and must not be used to inform Council's decision on any planning matter.

Policy and Legislative Compliance:

The proposal constitutes a Material change of use as defined in the *Planning Act 2016* "a material increase in the intensity or scale of the use of the premises" and requires a development permit to be issued by Council prior to the commencement of use.

The proposed use is defined as a "Dwelling House" in the *Maranoa Planning Scheme 2017*.

"Dwelling house" means a residential use of premises involving—

- (a) 1 dwelling for a single household and any domestic outbuildings associated with the dwelling; or
- (b)) 1 dwelling for a single household, a secondary dwelling, and any domestic outbuildings associated with either dwelling.

A "Dwelling House" (Domestic outbuilding) is accepted development subject to requirements in the Rural Residential Zone. In this instance, the proposed outbuilding does not comply with some of the Acceptable Outcomes of the Rural Residential Zone Code and therefore becomes code assessable development.

Pursuant to Section 45 of the *Planning Act 2016* -

A code assessment is an assessment that must be carried out only—

- (a) *against the assessment benchmarks in a categorising instrument for the development; and*
- (b) *having regard to any matters prescribed by regulation for this paragraph.*

The relevant assessment benchmarks for the application are;

- Maranoa Planning Scheme; and

A code assessable development that occurs as a result of the development not complying with the nominated acceptable outcomes must be assessed against the Assessment benchmark/s for the development application, limited to the subject matter of the required acceptable outcomes that were not complied with or were not capable of being complied with.

A further assessment of the application against the relevant assessment benchmarks is included in the report attached.

Budget / Funding:

N/A – The project is a private development that will be funded by an external party.

Timelines / Deadlines:

Council's Decision-Period formally ends on 28 July 2025.

Link to Corporate Plan:

Corporate Plan 2023-2028

Corporate Plan Pillar 2: Environment

2.2 Sustainable urban & regional planning

Supporting Documentation:

- | | | |
|---------------------|---|-----------|
| 1 ↓ | 2025/21474 - MCU-Dwelling House (Domestic Outbuilding) - Wormwell Drive ROMA - Lot: 900 SP: 263036 -Planning Assessment Report | D25/57736 |
| 2 ↓ | 2025/21474 - MCU - Dwelling House (Domestic Outbuilding) - Wormwell Drive ROMA - Lot: 900 SP: 263036 - Precinct Urban Planning Pty Ltd - MCU Plans | D25/57783 |
| 3 ↓ | 2019/19879 - Planning Act - Preliminary Approval for MCU- Variation Request- IMPACT - Property Projects Australia - Wormwell Drive ROMA - Decision Notice and Stamped Plans | D20/15928 |
| 4 ↓ | 2023/21015 - ROL - One (1) Lot into Thirty (30) Lots - Stansbie Residential Pty Ltd - Wormwell Drive ROMA - Lot: 900 SP: 263036 - Planning Act - Decision Notice | D25/54435 |

Report authorised by:

(Acting) - Senior Town Planner

Director - Regional Development, Environment & Planning

Planning Assessment Report- 2025/21474

<u>Application Number:</u>	2025/21474
<u>Proposal:</u>	Material Change of Use "Dwelling House" (Domestic Outbuilding)
<u>Applicant:</u>	Andrew Stansbie C/- Precinct Urban Planning
<u>Street Address:</u>	Lot 900, Wormwell Drive.
<u>Real Property Description:</u>	Lot 900 on SP263036 (Proposed Lot 10)
<u>Officer</u>	Planning Officer

Proposed Land Use

Precinct Urban Planning on behalf of Andrew Stansbie, have submitted an application to construct a new domestic outbuilding at Wormwell Drive, formally described as Lot 900 on SP63036 (Proposed Lot 10).

Details of Proposed DevelopmentBackground

On 19 February 2020 Council issued a Preliminary Approval for Lot 900 Wormwell Drive approving a variation to apply the provisions of the Rural Residential Zone in place of the Industry Zone on the site.

On 4 June 2025, Council issued a Development Permit for Reconfiguring a Lot - One (1) Lot into Thirty (30) Lots to subdivide the site into rural residential lots.

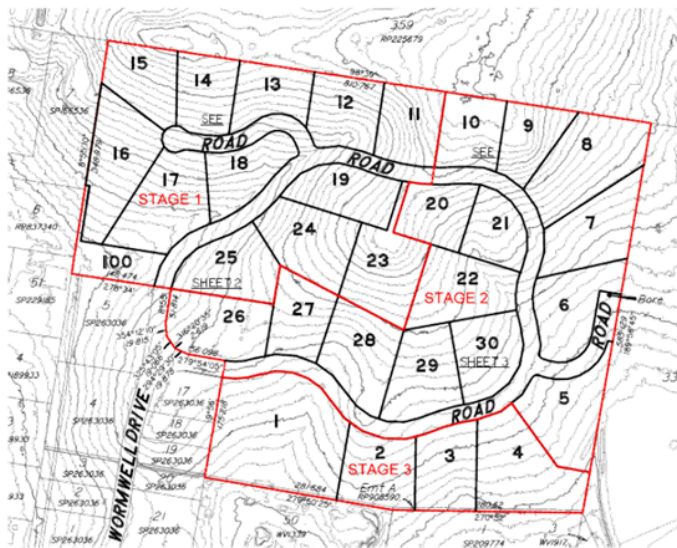


Figure 1 – Approved Subdivision Plan

Proposal

The current application is for a Development Permit for a Material Change of Use 'Dwelling House' (Domestic Outbuilding). The development proposal is for a 396m² shed located in the north-eastern corner of Proposed Lot 10 within Lot 900 on SP263036.

The proposed shed is to include an enclosed area of 288m² and an attached open carport totalling 108m². With a height of 6.34m, the shed is sited to comply with all boundary setbacks.

The applicant states the proposed structure is intended to be ancillary to the proposed residence, soon to be under construction, with the applicant stating the use of the shed;

"Is for personal use, secure storage and the parking for private vehicles, a caravan and a boat. The shed will not be used for the purpose of a home business or any commercial/industrial use".

Figure 2 below shows the proposed site layout of Dwelling and Proposed Outbuilding.

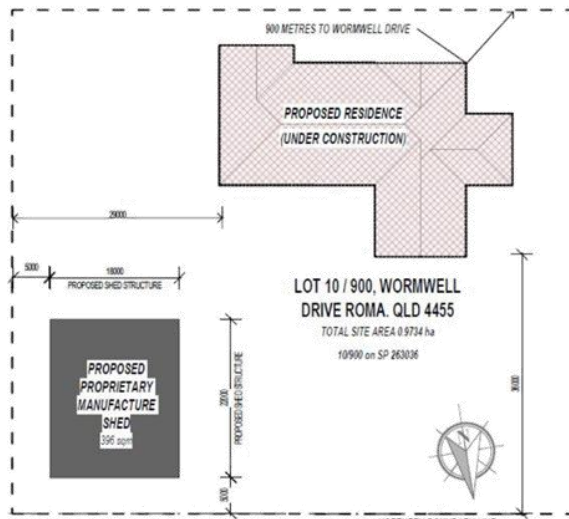


Figure 2- Proposed Lot 10 Site Layout (Source: Brandon and Associates)

Characteristics of the Site

Development Site

The development site is comprised of one regular shaped allotment, identified as Proposed Lot 10 within the approved residential subdivision. Located along the northern boundary of Lot 900 on SP263036, the proposed development site has an approved area of 9,734m² and will form part of the Wormwell Rural Residential Development.

Council's Building Team received a Development Application for the Dwelling House on 1 May 2025.



Figure 3: Overall Proposed Development Site (Source: Brandon and Associates)

Assessment Benchmarks against the Planning Scheme

The proposal constitutes a Material Change of Use as defined in the *Planning Act 2016* as “a material increase in the intensity or scale of the use of the premises”.

In accordance with the approved Variation Request, development on the site is assessed as if it were in the Rural Residential Zone. A Domestic Outbuilding, ancillary to a Dwelling House, is classified as accepted development subject to requirements in the Rural Residential Zone. As the proposed shed does not meet all relevant assessment benchmarks, the application becomes Code assessable.

Pursuant to Section 45 of the *Planning Act 2016*, a Code Assessable application is an assessment that must be carried out only:

- (a) against the assessment benchmarks in a categorising instrument for the development; and
- (b) having regard to any matters prescribed by regulation for this paragraph.

Assessment Benchmarks

The Assessment Benchmarks applicable to the development assessment are:

- the Regional Plan (*Darling Downs Regional Plan*).
- the *State Planning Policy*; and
- the *Maranoa Planning Scheme 2017*.
- the *Queensland Development Code MP 1.2*

After completing an assessment of the proposal against the Assessment Benchmarks, Council must decide about whether to approve or refuse this development application in accordance with Section 60 of the *Planning Act 2016*.

The Darling Downs Regional Plan & State Planning Policy

Council is required to consider the Regional Plan and State Planning Policy to the extent that the applicable sections have not been appropriately integrated in the Maranoa Planning Scheme. As the Maranoa Planning Scheme appropriately integrates all relevant aspects of the Regional Plan and State Planning Policy a separate assessment of the application against these documents is not required for a Code Assessable application.

The Maranoa Planning Scheme 2017

The relevant sections of the Maranoa Planning Scheme 2017 are:

- Part 5 Tables of assessment
- Part 6 Zones
 - 6.2.2 Rural Residential Zone Code

Part 6-Zones

Zones organise the Planning Scheme area in a way that facilitates the location of preferred or acceptable land uses.

While the site is mapped as being within the Industry Zone, in accordance with the Variation Request, assessment of the proposal must be undertaken against the Rural Residential Zone Code.

Rural Residential Zone Code

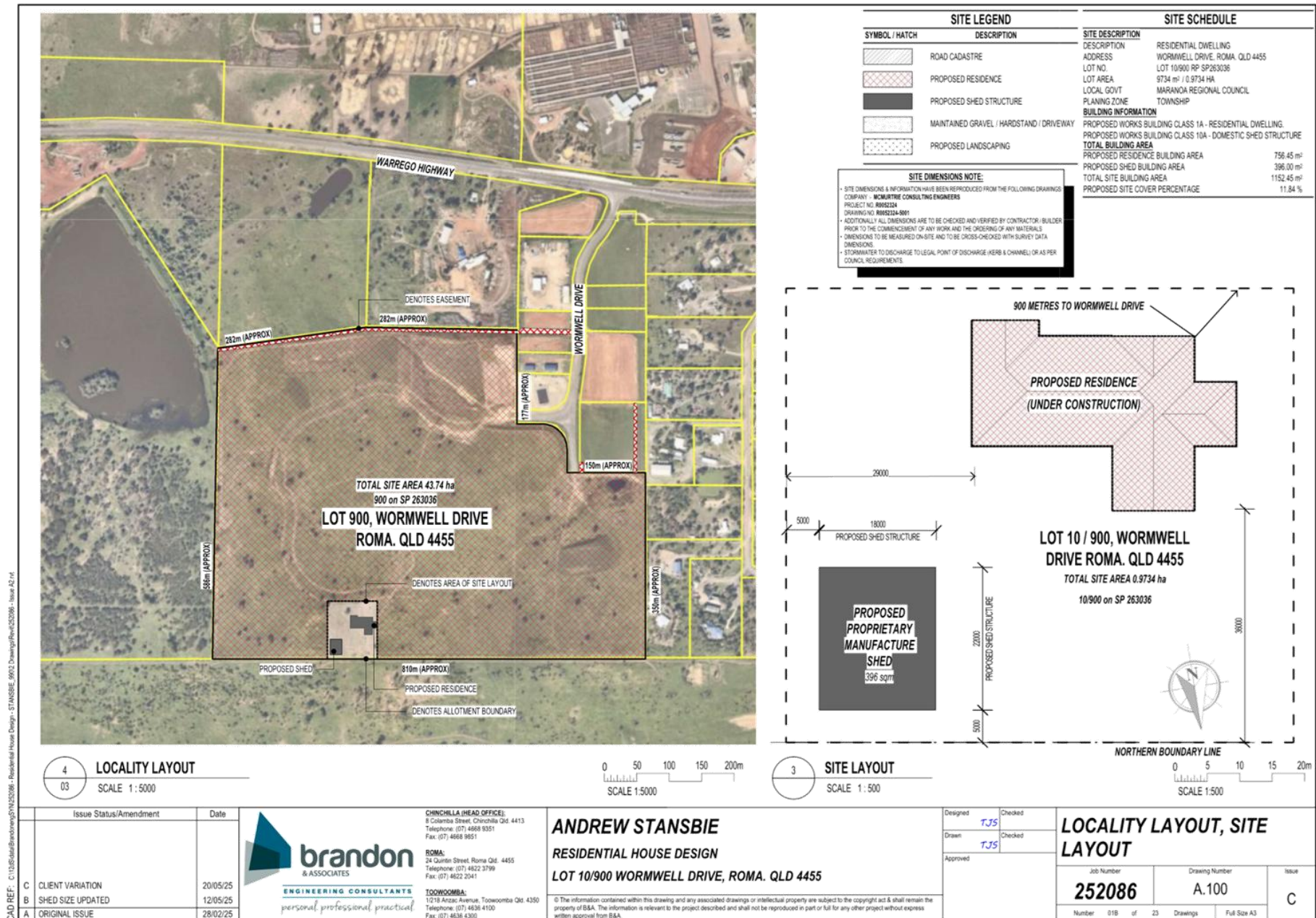
PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
PLANNING		
PO 8 Outbuildings Amenity of the rural residential areas is to be maintained, and outbuildings are not used for activities not associated with a rural residential use, or approved home-based business use.	AO 8.1 Outbuildings are to be located a minimum of 15 m from the boundary fronting the public road and a minimum of 5 m from any other boundary; and	AO 8.1 Complies The shed is proposed to be setback 5m from side and rear boundaries and more than 15m from the proposed new road boundary.
	AO 8.2 For lots equal to or greater than 10 ha outbuildings for rural residential uses may be up to 8.5 m in height and 300 m ² floor area.	AO 8.2 Not Applicable The proposed development site has an approved area of 9,734m ² .
	AO 8.3 For lots less than 10 ha outbuildings for rural uses may be up to 4.2 m in height and 120 m ² floor area.	AO 8.3 Does not Comply with Height or Size <ul style="list-style-type: none"> The proposed development will result in an outbuilding with a total floor area of 396m² which is over three times the size of an outbuilding contemplated by Council's Planning Scheme at this location on the proposed lot. This represents a significant variation from Council's
	AO 8.4 A maximum of two shipping containers used for permanent private storage is permitted at the premises.	

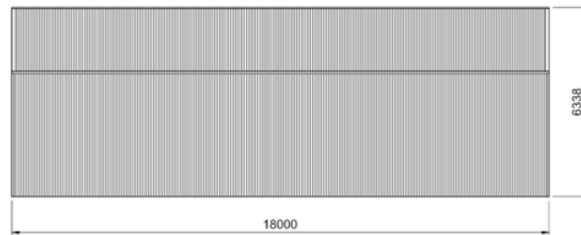
PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
<p>Note: A 'rural residential use' has a level of assessment other than Impact Assessable in the Rural Residential Zone.</p>	<p>AO 8.5</p> <p>The use of shipping containers for permanent private storage is permitted only in circumstances where the container/s:</p> <ul style="list-style-type: none"> (a) is/are incidental to the primary use of the site and occurs only on a lot where a principal building exists; (b) is/are located behind the principal building and is/are screened from any road frontage and adjoining property through the use of landscaping or other suitable screening structures (ie. lattice); (c) include/s a stormwater discharge system in accordance with the Building Code of Australia and Council requirements to prevent rainwater ponding on the roof or nuisance to adjoining properties; (d) is/are in good repair with no visual rust marks; (e) is/are not used as fencing or screening; (f) is/are not used as an advertising device or as a commercial storage facility; (g) if exceeding one, are not stacked; and (h) is/are not used for human habitation. <p>Note: 'Outbuildings' include any form of shipping container, railway carriage, pre-fabricated building or the like, that is used for the purposes of domestic storage.</p>	<p>Planning Scheme. The shed is larger than what owners and occupants could reasonably expect to occur at this location.</p> <ul style="list-style-type: none"> • The proposed shed is to have a height of 6.34m to the apex being more than the 4.2m specified. • The subject site is located in a future Rural Residential Estate, which will consist of 29 other dwelling houses and subordinate domestic outbuildings. • Given the excessive scale of the outbuilding, there is a risk that the structure will dominate the landscape and negatively impact the residential amenity that, with the Preliminary Approval in place, the development site is intended to reflect. The planning scheme is intended to provide, amongst other things, certainty to others living in the community about the type of development that will occur in a particular location, and there is a reasonable argument in this instance that what is to be contemplated is not a true representation of what people expect to occur in this area. • Approval of this proposal will set a precedent for other sheds within this rural residential estate. • The applicant states the proposed use is for storage of vehicles and domestic goods as listed above. Given the historic zoning of the site and size of the outbuilding, there is a risk that the building will be used for alternative purposes inconsistent with the intent of rural residential zone.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
		AO 8.4 Not Applicable The proposed development does not include shipping containers. AO 8.5 Not Applicable The proposed development does not include shipping containers.

Assessment Summary

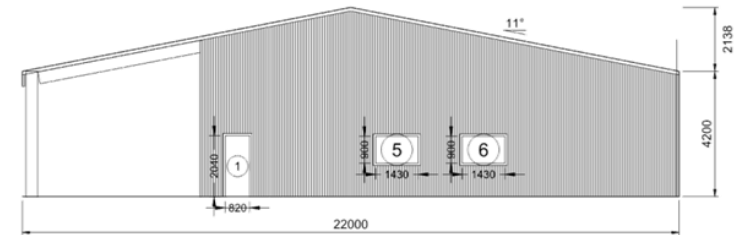
The proposed development is considered to conflict with the outcomes of the Rural Residential Zone Code of the Maranoa Planning Scheme 2017. The non-compliance with the planning scheme cannot be addressed through reasonable and relevant conditions. It is therefore recommended that the Material Change of Use "Dwelling House" (Domestic Outbuilding) be refused.





2 LEFT ELEVATION
2

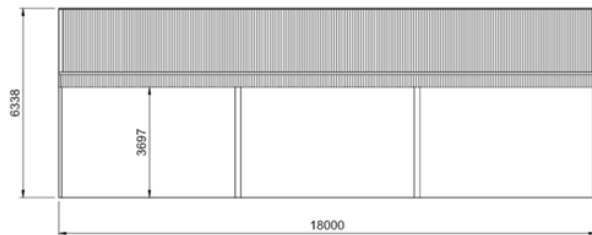
SCALE: 1:150



3 REAR ELEVATION
2

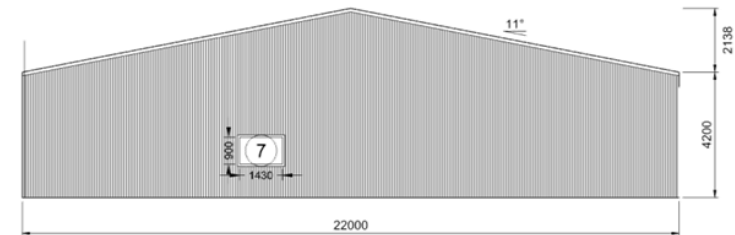
SCALE: 1:150

FRAME #4



1 RIGHT ELEVATION
2

SCALE: 1:150



4 FRONT ELEVATION
2

SCALE: 1:150

FRAME #1



151 Smeaton Grange Road,
Smeaton Grange, NSW, 2567
Phone: 02 4648 7777
Fax: 02 4648 7700
Email: sales@bestsheds.com.au



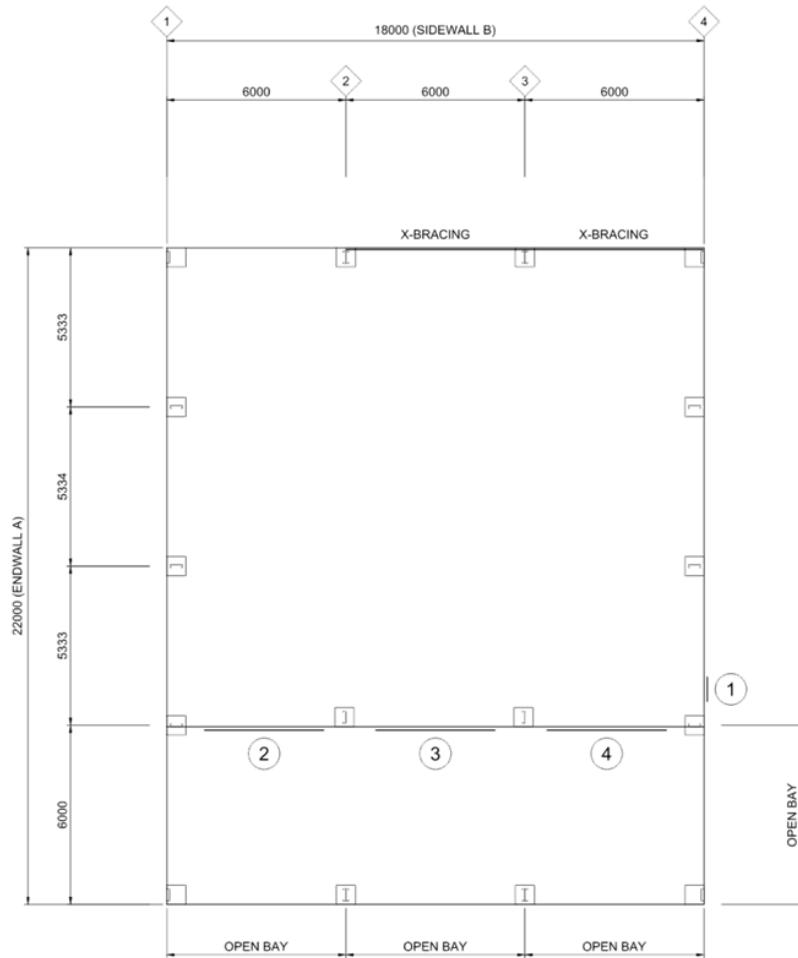
CIVIL & STRUCTURAL ENGINEERS
COMMERCIAL - INDUSTRIAL - RESIDENTIAL - FORENSIC - STEEL DETAILING
CAMILO PINEDA MORENO
Bored M&A and DTPing
RPEQ 15562 TBP PED03976 (VIC)

Signature:

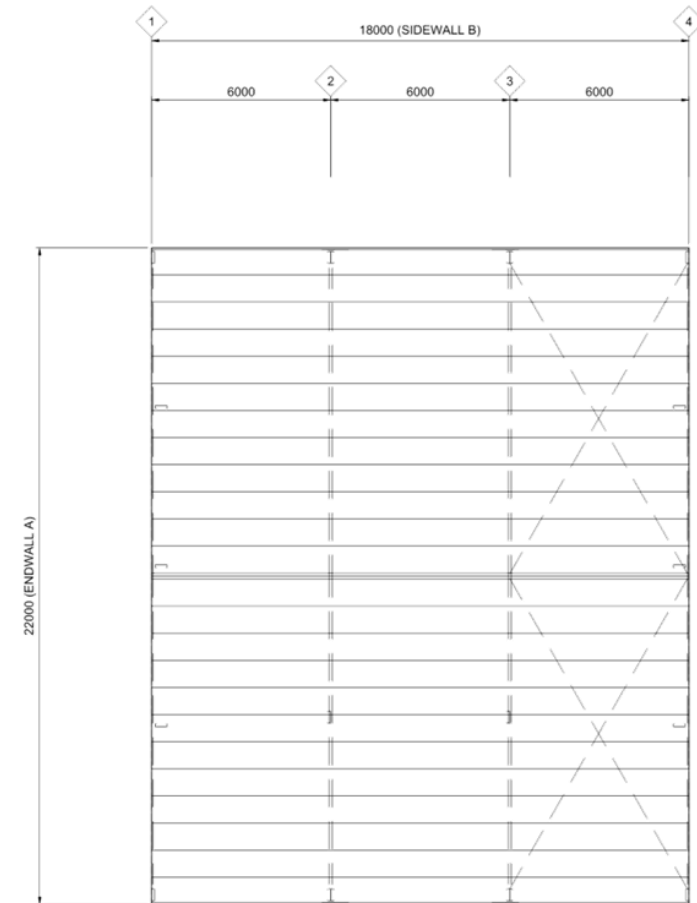
Date: 16.05.2025

Customer Name: Andrew Stansbie
Site Address: lot 900 Wormwell Drive
Roma,
QLD, 4455

DATE 16-05-2025
JOB NO. 1928706847
SHEET 2 of 7



1 FLOOR PLAN
4 SCALE: 1:150



2 ROOF FRAMING PLAN
4 SCALE: 1:150

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CIVIL & STRUCTURAL ENGINEERS
COMMERCIAL - INDUSTRIAL - RESIDENTIAL - FORENSIC - STEEL DETAILING
CAMILO PINEDA MORENO
RPEQ 15562 TBP PEO33976 (VIC)

Signature:

Date: 16.05.2025

Customer Name: Andrew Stansbie
Site Address: lot 900 Wormwell Drive
Roma,
QLD, 4455

DATE 16-05-2025
JOB NO. 1928706847
SHEET 4 of 7

File: 2019/19879
Enquiries to: Department of Development, Facilities and Environmental Services

19 February 2020



Ducmar Investments Pty. Ltd
C/-Property Projects Australia
PO Box 3686
Toowoomba QLD 4350

Attention: James Juhasz

Dear Mr. Juhasz

Decision notice—Approval (with conditions)

(Given under section 63 (2) of the *Planning Act 2016*)

I acknowledge the below application was properly made on 13 September 2019.

Application details

Approval Sought:	Development approval
Application Proposal:	Material Change of Use for a Preliminary approval that includes a variation approval to apply the provisions of the Rural Residential Zone in place of the Industry Zone
Category of Assessment:	Impact Assessment
Planning Scheme:	<i>Maranoa Planning Scheme 2017</i>

Location details

Street Address:	Wormwell Drive, Roma Qld 4455
Real Property Description:	Lot: 900 SP: 263036

Decision

I wish to advise that on 12 February 2020 the above development application was approved in full with conditions (refer to the conditions contained in **Attachment 1**) by Council.

Details of the approval

This application is not taken to have been approved (a deemed approval) under section 64(5) of the *Planning Act 2016*.

The following approval/s are given:

	<i>Planning Regulation 2017 reference</i>	Development Permit	Preliminary Approval
Development assessable under the planning scheme, superseded planning scheme, a temporary local planning instrument, a master plan or a preliminary approval which includes a variation approval	N/A	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Variation approval details

A Variation Approval under the *Planning Act 2016* has been granted. The level of assessment and the applicable codes for any development approval resulting from this approval are identified in the variation table below:

Local Planning Instrument	Variation Approved
<i>Maranoa Planning Scheme 2017</i>	<p>Apply <i>Table 1 – Category of Assessment Table – Material Change of Use – Preliminary Approval Area (Lot 900 on SP263036)</i> to the Preliminary Approval Area.</p> <p>Apply <i>Table 2 – Category of Assessment Table – Reconfiguring a Lot – Preliminary Approval Area (Lot 900 on SP263036)</i> to the Preliminary Approval Area.</p> <p>Remove the Industry zone from Lot 900 on SP263036 on the applicable zoning maps and replace it with the Rural residential zone.</p>

Conditions

This approval is subject to conditions in Attachment 1.

Properly made submissions

Properly made submissions were not made in relation to this application.

Referral agencies for the application

The referral agencies for this application are:

For an application involving	Name and address of referral agency	Advice agency or concurrence agency
---------------------------------	--	--

For an application involving	Name and address of referral agency	Advice agency or concurrence agency
State transport infrastructure - Schedule 10, Part 9, Division 4, Subdivision 1, Table 1 (<i>Planning Regulation 2017</i>) <i>Development application for an aspect of development stated in schedule 20 that is assessable development under a local categorising instrument.</i>	State Assessment and Referral Agency Department of State Development, Manufacturing, Infrastructure and Planning PO Box 825 Toowoomba QLD 4350	The Department of State Development, Manufacturing, Infrastructure and Planning has advised by letter dated 12 November 2019 that they have no requirements for the development.

Approved plans, specifications and drawings

The following plans and documents are Approved plans for the development:

Plan/Document Number	Plan/Document Name	Date
	Figure 4 – Preliminary Approval Area prepared by Property Projects Australia	
181368 SD 003 Issue B	Site Structural Plan prepared by Struxi Design Pty Ltd	04/02/19
	Table 1 – Category of Assessment Table – Material Change of Use – Preliminary Approval Area (Lot 900 on SP263036)	
	Table 2 – Category of Assessment Table – Reconfiguring a Lot – Preliminary Approval Area (Lot 900 on SP263036)	

Appeal rights

The rights of an applicant to appeal to a tribunal or the Planning and Environment Court against a decision about a development application are set out in chapter 6, part 1 of the *Planning Act 2016*. For certain applications, there may also be a right to make an application for a declaration by a tribunal (see chapter 6, part 2 of the *Planning Act 2016*).

Appeal by an applicant

An applicant for a development application may appeal to the Planning and Environment Court against the following:

- the refusal of all or part of the development application
- a provision of the development approval
- the decision to give a preliminary approval when a development permit was applied for
- a deemed refusal of the development application.

An applicant may also have a right to appeal to the Development tribunal. For more information, see schedule 1 of the *Planning Act 2016*.

Appeal by an eligible submitter

An eligible submitter for a development application may appeal to the Planning and Environment Court against the decision to approve the application, to the extent the decision relates to:

- any part of the development application that required impact assessment
- a variation request.

The timeframes for starting an appeal in the Planning and Environment Court are set out in section 229 of the *Planning Act 2016*.

Attachment 3 is an extract from the *Planning Act 2016* that sets out the applicant's appeal rights and the appeal rights of a submitter.

To stay informed about any appeal proceedings which may relate to this decision visit:
<https://planning.dsdmp.qld.gov.au/planning/our-planning-system/dispute-resolution/pe-court-database>.

For further information please contact Christopher Tickner, Lead Town Planner on phone provided below or via email planning@maranoa.qld.gov.au.

Yours faithfully


Danielle Pearn
Manager Planning and Building Development

- cc. Referral Agency - State Assessment and Referral Agency
Department of State Development, Manufacturing,
Infrastructure and Planning
PO Box 825
Toowoomba QLD 4350
- enc. Attachment 1 - Assessment Manager Conditions of Approval (Maranoa Regional Council)
Attachment 2 - Concurrence Agency Response
Attachment 3 - Appeal Provisions
Attachment 4 - Statement of Reasons
Attachment 5 - Approved Plans and Specifications

ATTACHMENT 1 –ASSESSMENT MANAGER CONDITIONS OF APPROVAL (MARANOA REGIONAL COUNCIL)

Preliminary Approval Area

1. The *Preliminary Approval Area* is properly described as Lot 900 on SP263036 and is generally shown on approved plan *Figure 4 – Preliminary Approval Area* prepared by Property Projects Australia.

Variation Approval

2. The level of assessment and applicable codes for any proposed development in the *Preliminary Approval Area* are identified in the development conditions, on the approved plans and in following variation table;

Local Planning Instrument	Variation Approved
<i>Maranoa Planning Scheme 2017</i>	<p>Apply <i>Table 1 – Category of Assessment Table – Material Change of Use – Preliminary Approval Area (Lot 900 on SP263036)</i> to the Preliminary Approval Area.</p> <p>Apply <i>Table 2 – Category of Assessment Table – Reconfiguring a Lot – Preliminary Approval Area (Lot 900 on SP263036)</i> to the Preliminary Approval Area.</p> <p>Remove the Industry zone from Lot 900 on SP263036 on the applicable zoning maps and replace it with the Rural residential zone.</p>

General

3. Any future related application for a development in the *Preliminary Approval Area* shall be assessed against the *Maranoa Planning Scheme 2017* and the variation table in this decision notice.

Approved Plans and Documents

4. The approved documents for this variation approval are identified in the following table. Any future development application in the *Preliminary Approval Area* is to be generally consistent with the approved documents in this table.

Plan/Document Number	Plan/Document Name	Date
	Figure 4 – Preliminary Approval Area prepared by Property Projects Australia	
181368 SD 003 Issue B	Site Structural Plan prepared by Struxi Design Pty Ltd	04/02/19
	Table 1 – Category of Assessment Table – Material Change of Use – Preliminary Approval Area (Lot	

	900 on SP263036)	
	Table 2 – Category of Assessment Table – Reconfiguring a Lot – Preliminary Approval Area (Lot 900 on SP263036)	

Cancellation of development approvals

5. Prior to the approval of any future related application/s for a development in the *Preliminary Approval Area*, any current approvals in place over the *Preliminary Approval Area* are to be cancelled in accordance with the *Planning Act 2016*.

ATTACHMENT 2 – DEPARTMENT OF STATE DEVELOPMENT, MANUFACTURING,
INFRASTRUCTURE AND PLANNING CONCURRENCE AGENCY RESPONSE

RA9-N



Department of
State Development,
Manufacturing,
Infrastructure and Planning

SARA reference: 1910-13421 SRA
Council reference: 2019/19879

12 November 2019

Chief Executive Officer
Maranoa Regional Council
PO Box 620
ROMA Qld 4405
Email: planning@maranoa.qld.gov.au

Attention: Christopher Tickner

Dear Christopher

SARA response—Wormwell Drive, Roma QLD 4405

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the Department of State Development, Manufacturing, Infrastructure and Planning (the department) on 3 October 2019.

Response

Outcome:	Referral agency response - No requirements Under section 56(1)(a) of the <i>Planning Act 2016</i> , the department advises it has no requirements relating to the application.	
Date of response:	12 November 2019	
Conditions:	N/A	
Advice:	Advice to the applicant is in Attachment 1 .	
Reasons:	The reasons for the referral agency response are in Attachment 2 .	

Development details

Description:	Preliminary approval that includes a variation request	Material change of use for Preliminary Approval to Vary the Effect of the Planning Scheme to apply the provisions of the Rural Residential Zone in place of the Industry Zone.
SARA role:	Referral Agency.	
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 1, Table 1 (Planning	

Page 1 of 5

Darling Downs South West regional
office
128 Margaret Street, Toowoomba
PO Box 825, Toowoomba QLD 4350

7

1910-13421 SRA

Regulation 2017)
State transport infrastructure
SARA reference: 1910-13421 SRA
Assessment Manager: Maranoa Regional Council
Street address: Wormwell Drive, Roma QLD 4405
Real property description: Lot 900 on SP263036
Applicant name: Ducmar Investments Pty Ltd
Applicant contact details: 216 Herries Street
Toowoomba QLD 4350
info@propertyprojectsaustralia.com.au

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s. 30 Development Assessment Rules)

Copies of the relevant provisions are in **Attachment 2**.

A copy of this response has been sent to the applicant for their information.

For further information please contact Ian McHugh, Principal Planning Officer, on 07 4616 7320 or via email ToowoombaSARA@dsdmp.qld.gov.au who will be pleased to assist.

Yours sincerely



Darren Cooper
A/Manager - DDSW Planning

cc Ducmar Investments Pty Ltd, info@propertyprojectsaustralia.com.au

enc

Attachment 1 - Advice to the applicant
Attachment 2 - Reasons for referral agency response
Attachment 3 - Representations provisions

1910-13421 SRA

Attachment 1—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> its regulation or the State Development Assessment Provisions (SDAP) v2.5. If a word remains undefined it has its ordinary meaning.

Department of State Development, Manufacturing, Infrastructure and Planning

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9

Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules¹ regarding representations about a referral agency response

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

- 28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.
- 28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—
- (a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or
 - (b) the Minister has given the concurrence agency a direction under section 99 of the Act; or
 - (c) the applicant has given written agreement to the change to the referral agency response.²
- 28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.
- 28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—
- (a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and
 - (b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

¹ Pursuant to Section 68 of the *Planning Act 2016*

² In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

Part 7: Miscellaneous

30 Representations about a referral agency response

30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.³

³ An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.

ATTACHMENT 3 – PLANNING ACT EXTRACT APPEAL RIGHTS

Chapter 6 Dispute resolution Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

(1) Schedule 1 states—

- (a) matters that may be appealed to—
 - (i) either a tribunal or the P&E Court; or
 - (ii) only a tribunal; or
 - (iii) only the P&E Court; and
- (b) the person—
 - (i) who may appeal a matter (the **appellant**); and
 - (ii) who is a respondent in an appeal of the matter; and
 - (iii) who is a co-respondent in an appeal of the matter; and
 - (iv) who may elect to be a co-respondent in an appeal of the matter.

(2) An appellant may start an appeal within the appeal period.

(3) The **appeal period** is—

- (a) for an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or
- (b) for an appeal against a deemed refusal—at any time after the deemed refusal happens; or
- (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or
- (d) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
- (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or
- (f) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note—

See the P&E Court Act for the court's power to extend the appeal period.

(4) Each respondent and co-respondent for an appeal may be heard in the appeal.

(5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.

(6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—

- (a) the adopted charge itself; or
- (b) for a decision about an offset or refund—
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—
 - (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar must, within the service period, give a copy of the notice of appeal to—
 - (a) the respondent for the appeal; and
 - (b) each co-respondent for the appeal; and
 - (c) for an appeal about a development application under
 - (d) schedule 1, table 1, item 1—each principal submitter for
 - (e) the development application; and
 - (f) for an appeal about a change application under
 - (g) schedule 1, table 1, item 2—each principal submitter for
 - (h) the change application; and
 - (i) each person who may elect to become a co-respondent
 - (j) for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and
 - (k) for an appeal to the P&E Court—the chief executive; and
 - (l) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.
- (4) The **service period** is—
 - (a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or
 - (b) otherwise—10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.

231 Other appeals

- (1) Subject to this chapter, schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
- (2) The Judicial Review Act 1991, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the Judicial Review Act 1991 in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.

(4) In this section—

decision includes—

- (a) conduct engaged in for the purpose of making a decision; and
- (b) other conduct that relates to the making of a decision; and
- (c) the making of a decision or the failure to make a decision; and
- (d) a purported decision; and
- (e) a deemed refusal.

non-appealable, for a decision or matter, means the decision or matter—

- (a) is final and conclusive; and
- (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the Judicial Review Act 1991 or otherwise, whether by the Supreme Court, another court, a tribunal or another entity; and
- (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, a tribunal or another entity on any ground.

232 Rules of the P&E Court

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with rules of the P&E Court.

ATTACHMENT 4 – STATEMENT OF REASONS

The following information is provided in accordance with section 63 of the *Planning Act 2016*.

Description of Development	The development is for a Material Change of Use for a Preliminary approval that includes a variation approval to apply the provisions of the Rural Residential Zone in place of the Industry Zone.
Assessment benchmarks	<ul style="list-style-type: none"> • <i>Planning Act 2016</i> • <i>The Planning Regulations 2017</i> • <i>The Darling Downs Regional Plan</i> • <i>Maranoa Planning Scheme 2017</i>
Relevant matters	<p>The relevant matters include;</p> <ul style="list-style-type: none"> • The suitability of the proposed land use in the context of existing surrounding development , and in particular, the adjoining low density rural lifestyle blocks directly west of the Preliminary Approval Area; and • The proximity and obvious links between the uses contemplated in the Preliminary Approval Area and public recreational space directly east; and • The separation buffers proposed to avoid potential land use conflicts; and • The availability and adequacy of trunk infrastructure including water, roads, stormwater, wastewater and parks; and • Consistency with the Strategic Framework in the Planning Scheme by; <ul style="list-style-type: none"> ○ providing increased housing choice within Roma; ○ providing low density living on the edge of town; ○ not resulting in a loss of viable agricultural land; and ○ the availability of services; and • The ability for future contemplated development to achieve compliance with the planning scheme policies and assessment benchmarks.
Matters raised in submissions	There were no properly made submissions received about the application.
Reasons for decision	It is considered that on balance, the proposal presents no significant inconsistency with the applicable assessment

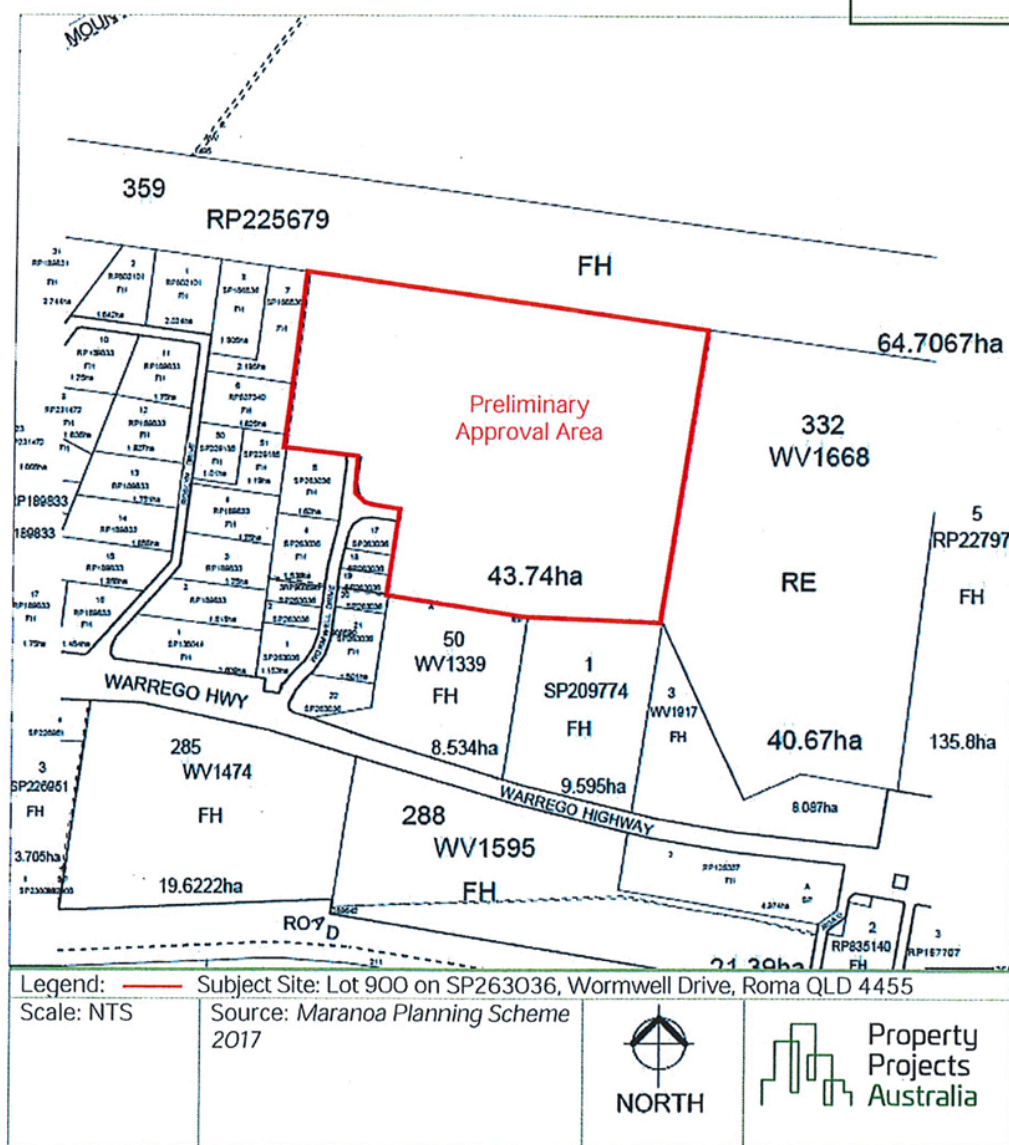
	<p>benchmarks prescribed by the <i>Planning Act 2016</i> because;</p> <ul style="list-style-type: none">• The application does not involve an additional aspect of development that is not the variation request; and• The variations sought are consistent with the rest of the local planning instrument that is sought to be varied. The application seeks to apply the existing 'Rural residential' zone provisions in place of the 'Industry' zone provisions, without any amendments to the structure and framework of the planning scheme; and• Approval of the variation request would not effect the submission rights for latter development applications, considering the amount of information included in, attached to, and given with the application and available to the public through the assessment of this application.
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ATTACHMENT 5 – APPROVED PLANS AND SPECIFICATIONS



MARANOA REGIONAL
COUNCIL
Planning Act 2016
This document comprises part
of
Development Permit No.
2019/19879
and was issued on
19 February 2020
In accordance with the :-
Planning Act 2016
as amended
DANIELLE PEARNS
Assessment Manager
Manager Planning and Building
Development

Figure 4 – Preliminary Approval Area





SITE STRUCTURE PLAN

DANIELLE PEARN
Assessment Manager
Manager Planning and Building
Development

MARANOA REGIONAL
COUNCIL
Planning Act 2016
This document comprises part of
Development Permit No.

2019/19879

and was issued on

19 February 2020

In accordance with the
Planning Act 2016
as amended

DANIELLE PEARN
Assessment Manager
Manager Planning and Building
Development

Table 1 – Category of Assessment Table – Material Change of Use – Preliminary Approval Area (Lot 900 on SP253036)

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Accommodation activities		
Dual occupancy	Accepted development subject to requirements if no part of the lot is within a Defined Flood Event area on any relevant Regulatory Map	Acceptable outcomes of the Rural Residential Zone Code and Accommodation Activities Code
Dwelling house	Accepted development subject to requirements if no part of the lot is within a Defined Flood Event area on any relevant Regulatory Map	Acceptable outcomes of the Rural Residential Zone Code and Accommodation Activities Code
Community residence	Accepted development subject to requirements	Refer to Table 5.4.1
Home based business	Accepted development subject to requirements	Acceptable outcomes of the Rural Residential Zone Code and Home Based Business Code
Relocatable home park	Code assessment if on allotments of 10ha or greater	Rural Residential Zone Code and Accommodation Activities Code
Residential care facility	Code assessment where connected to reticulated water and sewerage	Rural Residential Zone Code and Accommodation Activities Code
Retirement facility	Code assessment where connected to reticulated water and sewerage	Rural Residential Zone Code and Accommodation Activities Code
Short-term accommodation	Accepted development subject to requirements if: (a) a farm stay; and (b) no part of the lot is within a Defined Flood Event area on any relevant Regulatory Map	Acceptable outcomes of the Rural Residential Zone Code and Accommodation Activities Code
Business activities		
Sales office	Accepted development	Not applicable
Veterinary services	Code assessment if on allotments of 10ha or greater	Rural Residential Zone Code
Entertainment activities		
Tourist attraction	Code assessment	Rural Residential Zone Code
Recreation activities		
Park	Accepted development	Not applicable
Rural activities		
Animal keeping	Code assessment if on allotments 10ha or greater	Rural Residential Zone Code
Roadside stall	Code assessment	Rural Residential Zone Code
Winery	Code assessment if on allotments 10ha or greater	Rural Residential Zone Code
Other activities		
Emergency services	Accepted development subject to requirements	Acceptable outcomes of the Rural Residential Zone Code
Roads	Accepted development	Not applicable
Telecommunications facility	Code assessment	Rural Residential Zone Code
Utility installation (except for waste management facility)	Accepted development	Not applicable
Not specified		

MRC Planning Scheme

Part 5 Tables of assessment. Page 9

<p>MARANOA REGIONAL COUNCIL Planning Act 2016 This document comprises part of Development Permit No. 2019/19879 and was issued on 19 February 2020 In accordance with the Planning Act 2016 as amended DANIELLE PEARNS Assessment Manager Manager Planning and Building Development</p>	<p>Any other use that involves a building, outbuilding or other structure within the "Non-Dwelling Zone" shown on the approved Site Structure Plan.</p>	<p>Impact assessment</p>	<p>The planning scheme</p>
	<p>Any other use not listed in this table and any use listed in this table and not meeting the description listed in the 'Categories of development and assessment column', and any other undefined use.</p>	<p>Impact assessment</p>	<p>The planning scheme</p>

Editor's note - The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

MARANOA REGIONAL
COUNCIL
Planning Act 2016
This document comprises part of
Development Permit No.

2019/19879

and was issued on

19 February 2020

In accordance with the
Planning Act 2016
as amended

DANIELLE PEARN
Assessment Manager
Manager Planning and Building
Development

Table 2 – Category of Assessment Table – Reconfiguring a Lot – Preliminary Approval Area (Lot 900 on SP263036)

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Preliminary Approval Area	Impact assessment if any part of the lot is within a Defined Flood Event area subject to Significant, High or Extreme Hazard on any relevant Regulatory Map	The planning scheme
Preliminary Approval Area	Code assessment if: (a) any other reconfiguring a lot not listed in this table; or (b) any reconfiguring a lot listed in this table and not meeting the description listed in the 'Categories of development and assessment' column.	Reconfiguring a Lot Code*

* The application of the Reconfiguration of a Lot Code within the Preliminary Approval Area is as if the Preliminary Approval Area was included in the Rural Residential Zone.

File: 2023/21015
Enquiries to: Department of Planning, Building and Development Services
Phone: 1300 007 662
Email: planning@maranoa.qld.gov.au



4 June 2025

Stansbie Residential Pty Ltd
C/- Precinct Urban Planning
PO Box 3038
TOOWOOMBA QLD 4350

Attention: Scott Clarke
By Email: scott@precinctplan.com.au

Dear Scott,

Decision notice—Approval (with conditions)

(Given under section 63 (2) of the *Planning Act 2016*)

I acknowledge the below application was properly made on 4 January 2024.

Application details

Approval Sought:	Development Permit
Application Proposal:	Reconfiguring a Lot (One (1) Lot into 31 Lots, parkland and road reserve) in three (3) stages
Category of Assessment:	Code Assessment
Planning Scheme:	Maranoa Planning Scheme 2017

Location details

Street Address:	Wormwell Drive ROMA QLD 4455
Real Property Description:	Lot: 900 SP: 263036

Decision

I wish to advise that, on 4 June 2025, the above development application was approved in full with conditions by the Manager – Planning, Building and Development Services as the delegate appointed by Council. Refer to the conditions contained in **Attachment 1**.

Details of the approval

This application is not taken to have been approved (a deemed approval) under section 64(5) of the *Planning Act 2016*.

The following approval is given:

	Planning Regulation 2017 reference	Development Permit	Preliminary Approval
Development assessable under the planning scheme, superseded planning scheme, a temporary local planning instrument, a master plan or a preliminary approval which includes a variation approval - building work assessable under the planning scheme - plumbing or drainage work - material change of use - reconfiguring a lot - operational work	N/A	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

Conditions

This approval is subject to conditions in **Attachment 1**.

Further development permits

Please be advised that the following development permits are required to be obtained before the development can be carried out:

- Survey Plan approval
- Development Permit – Operational Works; unless compliant with the requirements for Accepted development in the *Planning Regulation 2017* or the Maranoa Planning Scheme 2017

Properly made submissions

Not Applicable – No part of the application required public notification.

Referral agencies for the application

There were no referral agencies for this application.

Approved plans, specifications and drawings

Copies of the following approved plans, specifications and/or drawings are enclosed.

Plan/Document Number	Plan/Document Name	Date
38372-1_POD-001, Sheet 1 of 4	Plan of Development	12/12/23
38372-1_POD-001, Sheet 2 of 4	Plan of Development	12/12/23
38372-1_POD-001, Sheet 3 of 4	Plan of Development	12/12/23
38372-1_POD-001, Sheet 1 of 4	Plan of Development	12/12/23
R005-23-24	Stormwater Management Plan	13/12/23

Plan/Document Number	Plan/Document Name	Date
R005-23-24 Rev C	Infrastructure Report	03/09/24
R0052324-SK10 Rev B	Typical Section	
23048	Environmental Noise Impact Report	14 December 2023

Currency period for the approval (s.85 of the *Planning Act 2016*)

For Reconfiguring a Lot - This approval lapses if a plan for the reconfiguration that, under the *Land Title Act 1994*, is required to be given to a local government for approval is not given within 4 years.

Appeal rights

The rights of an applicant to appeal to a tribunal or the Planning and Environment Court against a decision about a development application are set out in chapter 6, part 1 of the *Planning Act 2016*. For certain applications, there may also be a right to make an application for a declaration by a tribunal (see chapter 6, part 2 of the *Planning Act 2016*).

Appeal by an applicant

An applicant for a development application may appeal to the Planning and Environment Court against the following:

- the refusal of all or part of the development application
- a provision of the development approval
- the decision to give a preliminary approval when a development permit was applied for
- a deemed refusal of the development application.

An applicant may also have a right to appeal to the Development tribunal. For more information, see schedule 1 of the *Planning Act 2016*.

Attachment 3 is an extract from the *Planning Act 2016* that sets out the applicant's appeal rights.

To stay informed about any appeal proceedings which may relate to this decision visit:
<https://planning.dsdmip.qld.gov.au/planning/our-planning-system/dispute-resolution/pe-court-database>.

For further information, please contact Council's Senior Town Planner, Kate Swepson, on the phone number provided below or via email to planning@maranoa.qld.gov.au

Yours faithfully



Danielle Pearn
Manager, Planning, Building and Development Services

enc. Attachment 1 - Assessment Manager Conditions of Approval (Maranoa Regional Council)
Attachment 2 - Appeal Provisions
Attachment 3 - Statement of Reasons
Attachment 4 - Adopted Infrastructure Charges Notice
Attachment 5 - Approved Plans and Specifications

ATTACHMENT 1 – ASSESSMENT MANAGER CONDITIONS OF APPROVAL (MARANOA REGIONAL COUNCIL)**Approved development**

1. The approved development is for a Reconfiguration of a Lot (One (1) lot into 31 lots, parkland and road reserve) as shown on the approved plans.
2. The approved development is over three (3) stages as follows:
 - a. Stage 1 – Lots 11-19, 23-25 & 100
 - b. Stage 2 – Lots 5-10, 20-22 & 26-30
 - c. Stage 3 – Lots 1-4

Conditions within this approval apply to all stages, unless otherwise specified.

General

3. Complete and maintain the approved development in accordance with:
 - a. development approval documents; and
 - b. those parts of the approved development that have been specified in detail by the Council unless the Council agrees in writing that those parts will be adequately complied with by amended specifications.
4. 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.
5. Prior to the signing of the Plan of Subdivision for each relevant stage, and subject to the requirements of the Registrar of Titles under the Land Title Act 1994 (Qld) (including any contrary requirement), a covenant is to be registered over all proposed lots requiring acoustic treatments to be provided in accordance with the recommendations on pages 18-24 of the Environmental Noise Impact Report, prepared by CRG Acoustics, reference 23048, dated 14 December 2023, or an alternative dwelling-specific design certified by a suitably qualified person. The covenant documentation is to be prepared and lodged at the developer's cost and is to be submitted to Council for approval prior to the signing of the Plan of Subdivision.

Compliance inspection

6. The applicant shall contact Council to arrange a development compliance inspection prior to the endorsement of the survey plan.
7. Unless otherwise stated all conditions must be completed prior to Council endorsing the plan of survey.

Approved plans

8. The approved development is to be carried out in accordance with following approved plans and 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
38372-1_POD-001, Sheet 1 of 4	Plan of Development	12/12/23
38372-1_POD-001, Sheet 2 of 4	Plan of Development	12/12/23
38372-1_POD-001, Sheet 3 of 4	Plan of Development	12/12/23
38372-1_POD-001, Sheet 1 of 4	Plan of Development	12/12/23

R005-23-24	Stormwater Management Plan	13/12/23
R005-23-24 Rev C	Infrastructure Report	03/09/24
R0052324-SK10 Rev B	Typical Section	
23048	Environmental Noise Impact Report	14 December 2023

Existing buildings

9. Any existing buildings, structures, infrastructure and services located on the development site are not to encroach on the proposed allotment boundaries.

Water supply

10. Provide each lot with a water supply in accordance with section 3 of the Infrastructure Report prepared by McMurtrie Consulting Engineers R005-23-24 Rev C dated 3 September 2024. For the avoidance of doubt, this includes:
- construction of the internal water mains specified in conditions 11 to 13 below, prior to plan sealing, which facilitate:
 - the break tank and trickle supply arrangement identified in sub-paragraph b below; and
 - the ability for all lots to be connected to a reticulated water supply in the event that such reticulated water supply becomes available in the future.
 - lots 1 to 8, 16 to 18, 22 and 25 to 30 must be provided with a trickle supply connection using the infrastructure identified in sub-paragraph a above prior to plan sealing, with detailed design to be assessed as part of a development application for operational work; and
 - A 45,000L minimum water tank must be provided with each future dwelling on each lot, and the water tank on lots 1 to 8, 16 to 18, 22 and 25 to 30 must be connected to the trickle supply arrangement identified in sub-paragraph b above prior to the issue of a plumbing and drainage final inspection certificate being provided for each future dwelling (Note: this approval does not require the provision of water tanks).

Note: All proposed lots will be identified within the Regional Domestic Water Service Area in accordance with Council's Regional Domestic Water Services Policy.

Note: Condition 10 has been imposed in accordance with Section 145 of the *Planning Act 2016*.

11. Remove any redundant water supply connections and reinstate the land.

Water – Future main connection

12. Design and construct an internal water supply infrastructure that achieves the outcomes specified in Condition 10.

Note: Condition 12 has been imposed in accordance with Section 145 of the *Planning Act 2016*.

13. The internal water main extension must:
- include valves and other isolation devices as required to provide for the break tank/trickle interim arrangement provided for in McMurtrie Consulting Engineers R005-23-24 Rev C dated 3 September 2024; and
 - otherwise be capable of providing volumes and fire flows required by WSAA Guidelines in the event of future connection of the internal water supply infrastructure to an adequate reticulated water supply.
 - Include fire hydrant valves in accordance with the CMDG Guidelines; include isolation valves, hydrant markers and RPMs in accordance with WSAA Codes and Council's standards.

On-site sewage treatment

14. Prior to commencement of any use on the proposed lots, future development must be connected to an on-site effluent disposal system, in accordance with Schedule 1, Division 4: Standards for Sewerage Supply, Section 4.2; Standards for On-site Sewerage, AS1547 and the Queensland Plumbing and Waste Water Code.

Services provisions

15. All services installation, including sewerage and water connections, must comply with:
- a. the development approval conditions;
 - b. the relevant service provider's requirements and specifications;
 - c. any relevant provisions in the planning scheme for the area;
 - d. Council's standard designs for such work where such designs exist;
 - e. the Capricorn Municipal Development Guidelines (CMDG) where it applies;
 - f. any relevant Australian Standard that applies to that type of work; and
 - g. any alternative specifications that the 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.
16. Any conflicts associated with proposed and existing services shall be forwarded by the developer to the appropriate controlling authority for approval of any proposed changes.

Stormwater and drainage

17. Provide stormwater management generally in accordance with the approved Stormwater Management Plan prepared by McMurtrie Consulting Engineers Pty Ltd (Ref: R005-23-24), Revision B, dated 13/12/2023, subject to detailed design and except as altered by conditions of this development approval.
18. Post-development stormwater runoff flows, the characteristics of which include volume, concentration and velocities from the development site, must not exceed pre-development stormwater runoff flows to adjoining properties.
19. There must be no increases in any silt loads or contaminants in any overland flow from the property during the course of any works required to establish the approved development or to fulfil the development approval conditions.

Roadworks - New Roads

20. Design and construct the new roads generally in accordance with the Typical Section, Drawing No. R0052324-SK10, Revision B, as prepared by McMurtrie Consulting Engineers, including the following project specific standards:
- a. a minimum road reserve width of 26 metres; the additional width is to accommodate open table drains ;
 - b. formed flat bottom table drains with maximum batters of 1 in 4;
 - c. a minimum sealed carriageway width of 7 metres;
 - d. provision for stormwater drainage, line marking, tapers to Wormwell Drive, signage, street lighting associated with the required road works and road reserve transitions between existing and proposed roads;

- e. cross-section to accommodate future shared pedestrian cycle path minimum 2.5 metres wide single side.

Note: The above standards are to be confirmed as part of the future Operational Works application.

- 21. Submit to Council for approval with any application for Operational Work, an AutoTurn plot that demonstrates that the appropriate design vehicle can manoeuvre through the proposed Wormwell Drive intersection. The minimum design vehicle to be used is a Type 1 Road Train (A-Double). Clearly indicate road/street centre lines on drawings.
- 22. A sealed turnaround must be provided at the end of the constructed new road as part of Stage 1 of the development. The temporary turnaround must be designed to cater for a single turning movement for an 8.8 metre service vehicle. The sealed turnaround must be maintained until Stage 2 is completed.

Note: Conditions 20-22 have been imposed in accordance with Section 145 of the Planning Act 2016.

Access

- 23. Prior to commencement of any use on the Proposed Lots, suitable access must be designed and constructed from the road carriageway to the property boundary. The developer is responsible for obtaining any approvals that may be required and for complying with the applicable designs and standards.
- 24. Access to the Proposed Lots within each stage must be constructed with a crossover to the road network. Crossovers are to be constructed generally in accordance with CMDG Drawing - CMDG-R-040 Rev F, dated 11/2022 (Accesses along Bitumen Roads ADT <300 VPD).

Note: Refer to CMDG online for Drawing CMDG-R-040A:

<http://www.cmdg.com.au/Guidelines/StandardDrawings/StandardDrawings.html>

- 25. Vehicle crossovers to the proposed lots must be located a minimum distance of one metre from any power poles, road signage or other Council assets, unless otherwise specified in the applicable development standards and specifications.

Telecommunications

- 26. Design and provide telecommunications to all lots within the development.
- 27. Remove all redundant telecommunication connections and reinstate the land.

Electricity

- 28. Design and provide underground electricity supply to all lots within the development to comply with Ergon Energy's requirements.
- 29. Submit to Council, written confirmation from an electricity provider that an agreement has been made for the supply of electricity. Should the Electricity Authority require provision of property poles to make suitable connections to the proposed lots, these poles are to be installed by the developer/s fully at their cost.
- 30. Remove all redundant electrical connections and reinstate the land.
- 31. Submit electrical plans for Council's review prior to Council's endorsement of the Survey Plan. Be responsible to check and ensure that electrical drawings do not conflict with the Civil Engineering design.

Street lighting

32. Design and install street lighting to intersections and all streets within the development in accordance with AS/NZS1158 and the road classifications contained within this approval. Submit street light design plans showing the proposed public lighting system, as part of a future Operational Works development application.
33. New street lighting poles shall be located in accordance with CMDG-R-015 and be set back a minimum of 0.5 metres from the road edge to the nearest face of the street lighting poles.
34. Enter into an agreement with an electricity supplier to provide a public lighting system in accordance with the lighting design plans. Submit to Council, written confirmation from an electricity provider that an agreement has been made to provide a public lighting system.
35. Ensure that any new street light poles required on external streets are of a consistent standard (i.e. steel poles) to street light poles within the immediate vicinity of the development.

Street Tree Planting

36. Street trees are to be planted within the road reserve of the proposed new road. The trees are to be planted a minimum of 1 tree per 20 metres. As part of a future Operational Works development application, a street tree planting plan is to be prepared in accordance with CMDG-G-016, Rev. F, dated 12/2016 and Planning Scheme Policy SC 6.2 Planning scheme policy – Landscaping (for guidance on designing and establishing landscape works).

Avoiding nuisance

37. During the establishment of the approved development, no nuisance is to be caused to adjoining properties and occupiers, including by way of smoke, dust, rubbish, contaminant, stormwater discharge or siltation at any time.

Land dedication

38. Dedicate, at no cost to Council, land shown on the Approved Plan of development identified as New Road, as Road Reserve.
39. Dedicate, at no cost to Council, land shown on the Approved Plan as Lot 100 as parkland.

Protection of infrastructure

40. The developer is responsible for locating and protecting any Council and public utility services, infrastructure and assets. Any damage to existing infrastructure (road pavement, existing underground assets, etc.) shall be immediately rectified in accordance with the asset owners' requirements and specifications and to the satisfaction of the asset owners' representative(s) and at no cost to Council.

No cost to Council

41. All costs associated with the approved development are to be met by the developer, including costs of survey, registration, document lodgement, easement documentation preparation and plan sealing unless there is specific agreement by other parties, including the Council, to meeting those costs.

Latest versions

42. 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 available at the time the first operational works or compliance approval is lodged with the assessment manager or approval

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agency for those types of works to be performed or approved, unless a regulation or law requires otherwise.

Rates and charges

43. 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 Council endorsing the plan of survey.

GENERAL ADVICE

- a) This development permit has been granted under the variation approval dated 19 February 2020 that was given under s.63(2) of the *Planning Act 2016* as amended from time to time. By application of the variation approval the construction of a dwelling house on each proposed lot is accepted development subject to requirements of the Maranoa Planning Scheme provided that no part of the lot is within a defined flood event area.
- b) Refer to <http://www.cmdg.com.au/> for the Capricorn Municipal Development Guidelines (CMDG).
- c) Refer to <http://www.maranoa.qld.gov.au/council-policies> for Council Policies.
- d) The relevant planning scheme for this development is the *Maranoa Planning Scheme 2017*. All references to the 'Planning Scheme' and 'Planning Scheme Schedules' within these conditions refer to the above Planning Scheme.
- e) This approval lapses if a plan for the reconfiguration is not given to the Council within four (4) years of the approval taking effect. The plan for the reconfiguration must be duly signed by the registered proprietor of the land and the surveyor, and submitted to Council for approval in a form acceptable to Council within the approval currency period.
- f) 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.
- g) The land use rating category may change upon commencement of any new use on the approved lot(s). Council's current Revenue Statement, which includes the minimum general rate levy for the approved use/s, can be viewed on the Council Website: www.maranoa.qld.gov.au.
- h) 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.
- i) 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 use.
- j) All persons involved in the development, operation or use of the site have an obligation to take all reasonable and practical measures to prevent or minimise any biosecurity risk under the *Biosecurity Act 2014*.
- k) Refer to attached Adopted Infrastructure Charges Notice for infrastructure charges levied for the approved development.
- l) 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.

ATTACHMENT 2 – PLANNING ACT EXTRACT APPEAL RIGHTS**Chapter 6 Dispute resolution Part 1 Appeal rights****229 Appeals to tribunal or P&E Court**

(1) Schedule 1 states—

(a) matters that may be appealed to—

- (i) either a tribunal or the P&E Court; or
- (ii) only a tribunal; or
- (iii) only the P&E Court; and

(b) the person—

- (i) who may appeal a matter (the **appellant**); and
- (ii) who is a respondent in an appeal of the matter; and
- (iii) who is a co-respondent in an appeal of the matter; and
- (iv) who may elect to be a co-respondent in an appeal of the matter.

(2) An appellant may start an appeal within the appeal period.

(3) The **appeal period** is—

- (a) for an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or
- (b) for an appeal against a deemed refusal—at any time after the deemed refusal happens; or
- (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or
- (d) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
- (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or
- (f) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note—

See the P&E Court Act for the court's power to extend the appeal period.

(4) Each respondent and co-respondent for an appeal may be heard in the appeal.

(5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.

(6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—

- (a) the adopted charge itself; or
- (b) for a decision about an offset or refund—
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—
 - (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar must, within the service period, give a copy of the notice of appeal to—
 - (a) the respondent for the appeal; and
 - (b) each co-respondent for the appeal; and
 - (c) for an appeal about a development application under
 - (d) schedule 1, table 1, item 1—each principal submitter for
 - (e) the development application; and
 - (f) for an appeal about a change application under
 - (g) schedule 1, table 1, item 2—each principal submitter for
 - (h) the change application; and
 - (i) each person who may elect to become a co-respondent
 - (j) for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and
 - (k) for an appeal to the P&E Court—the chief executive; and
 - (l) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.
- (4) The **service period** is—
 - (a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or
 - (b) otherwise—10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.

231 Other appeals

- (1) Subject to this chapter, schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
- (2) The Judicial Review Act 1991, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the Judicial Review Act 1991 in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
- (4) In this section—

decision includes—

 - (a) conduct engaged in for the purpose of making a decision; and
 - (b) other conduct that relates to the making of a decision; and

- (c) the making of a decision or the failure to make a decision; and
- (d) a purported decision; and
- (e) a deemed refusal.

non-appealable, for a decision or matter, means the decision or matter—

- (a) is final and conclusive; and
- (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the Judicial Review Act 1991 or otherwise, whether by the Supreme Court, another court, a tribunal or another entity; and
- (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, a tribunal or another entity on any ground.

232 Rules of the P&E Court

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with rules of the P&E Court.

ATTACHMENT 3 – STATEMENT OF REASONS

The following information is provided in accordance with section 63 of the *Planning Act 2016*.

Description of Development	Reconfiguring a Lot (One (1) Lot into 31 Lots, parkland and road reserve) in three (3) stages
Assessment benchmarks	<p>Maranoa Planning Scheme 2017</p> <ul style="list-style-type: none"> • Part 8 – Overlays <ul style="list-style-type: none"> ○ Part 8.2.1 – Agricultural Land Overlay Code ○ Part 8.2.6 – Bushfire Hazard Overlay Code ○ Part 8.2.8 – Airport Environs Overlay Code • Part 9 – Development Codes <ul style="list-style-type: none"> ○ 9.4.5 – Reconfiguring a Lot Code
Relevant matters	The existing variation approval (2019/19879) dated 19 February 2020, given under s.63(2) of the <i>Planning Act 2016</i> , is a relevant matter in the assessment of the application.
Matters raised in submissions	Not Applicable – The application was Code Assessable
Reasons for decision	<p>It is considered that, on balance, the proposal presents no significant inconsistency with the applicable assessment benchmarks. Development conditions have been imposed to ensure compliance to the greatest extent possible.</p> <p>Any perceived inconsistency with the assessment benchmarks needs to be considered having regard to:</p> <ul style="list-style-type: none"> • The existing variation approval, supporting development of the site for Rural Residential purposes; • The applicant has demonstrated that future dwellings can be designed to prevent reverse amenity impacts on surrounding industrial land uses; • The proposed lots all comply with the minimum lot size; • Relevant infrastructure will be provided to service the development.

ATTACHMENT 4 – ADOPTED INFRASTRUCTURE CHARGES NOTICE

This Infrastructure Charges Notice is issued by Maranoa Regional Council.

The notice is issued in accordance with the provision of Chapter 4 of the *Planning Act 2016* and related provisions

The reasons for the decision to give this Notice are explained in the attached Infrastructure Charges Information Notice.

DEVELOPMENT APPLICATION:	2023/21015
DATE OF ISSUE:	4 June 2025
PROPERTY ADDRESS:	Wormwell Drive, Roma QLD 4455
PROPERTY DESCRIPTION:	Lot: 900 SP: 263036
APPLICATION PROPOSAL:	Reconfiguring a Lot (One (1) Lot into 31 Lots, parkland and road reserve) in three (3) stages
PLANNING SCHEME:	Maranoa Planning Scheme 2017
LEVIED CHARGE:	\$472,500.00

Please find attached an Adopted Infrastructure Charges Notice issued in accordance with section 119 of the *Planning Act 2016*.

The amount in the Adopted Infrastructure Charges Notice has been calculated according to Council's Adopted Infrastructure Charges Resolution.

The amount in the Adopted Infrastructure Charges Notice is subject to index adjustments and may be different at the time of payment. Please contact the Planning Team at Council for review of the charge amount prior to payment.

Payment to Council

Payment of the infrastructure charges must be made to Maranoa Regional Council.

Due date for payment

Infrastructure charges are payable in accordance with section 122 of the *Planning Act 2016*.

Automatic increases

The adopted charge may be increased automatically after the charge is levied and before it is paid to the local government. The increase will be calculated in accordance with Schedule 5 of the Adopted Infrastructure Charges Resolution (Roma) 2015.

Levied Charge Calculations:

Charge Category and Use	Applied Adopted Infrastructure Charge	Demand	Levied Charge
<i>Residential (Proposed new lot)</i>	<p>\$21,000 per dwelling unit – 3 or more bedroom dwelling</p> <p><i>*Where not connected to Sewerage, the charge rate is reduced by 25% in accordance with Section 3.1.3 of the Adopted Infrastructure Charges Resolution</i></p> <p>Trunk Infrastructure:</p> <ul style="list-style-type: none"> • Transport • Water • Stormwater • Parks and Community Land 	<p>Additional Lots created by the development</p> <p>Thirty additional lots</p> <p>= \$15,750.00* x 30 = \$472,500.00</p>	\$472,500.00
TOTAL			\$472,500.00

General Information**GST:**

The Federal Government has determined that contributions made by a developer to local government for infrastructure and services under the *Planning Act 2016* are GST exempt.

Appeals:

Pursuant to section 229(3) of the *Planning Act 2016* a person may appeal an infrastructure charges notice or a refusal (or deemed refusal) of conversion application.

For further details about the appeal provisions see **Attachment 2** of the Decision Notice Approval Reference 2023/21015.

When this notice lapses:

The infrastructure charges notice lapses if the development approval stops having effect.

INFRASTRUCTURE CHARGES INFORMATION NOTICE**Reasons for the decision:**

The approved development will increase demand upon the following local government trunk infrastructure networks as specified in the above table:

- Water
- Stormwater
- Transport
- Public parks and community facilities

The costs of meeting the increase in demand may be recovered from the developer up to the limits set by the Queensland Government.

To encourage development, the Maranoa Regional Council charges less than the limits set by the Queensland Government.

The infrastructure charges to be paid are based on the *Planning Act 2016* (primarily chapter 8) and related regulatory provisions and guidelines.

The Maranoa Regional Council has made a *Resolution to adopt Infrastructure Charges for the Maranoa Planning Scheme under the State planning regulatory provision (adopted charges), 2012*. This resolution sets out the infrastructure charges that apply to development within the Priority Infrastructure Area (PIA) of the Maranoa Planning Scheme 2017 administered by the Maranoa Regional Council.

As the developer is not required to construct any trunk infrastructure, (which is infrastructure which services other premises) then there are no offsets or refunds for the provision of trunk infrastructure by the developer.

The development has been given credits in accordance with the *Adopted Infrastructure Charges (Roma) Resolution 2015*.

ATTACHMENT 5 – APPROVED PLANS AND SPECIFICATIONS

OFFICER REPORT

Meeting: Ordinary 19 June 2025

Date: 5 June 2025

Item Number: L.2

File Number: D25/56113

SUBJECT HEADING: Loan of Heritage Assets - Hayshed tin sheeting

Classification: Open Access

Officer's Title: Project and Administration Officer

Executive Summary:

Council has received a request from the Roma Historical Precincts Inc. regarding tin sheeting that was removed from the grain shed on Station Street and is believed to be stored at Council's Cartwright Street depot.

The sheeting holds historical significance, featuring the names and signatures of swaggies, workers, and returned soldiers who frequently camped in the shed.

The Roma Historical Precincts Inc. is seeking Council's permission to display these sheets at the Butter Factory to recognise and honour their historical and cultural value.

Officer's Recommendation:

That Council:

1. Loan the tin sheeting, featuring the names and signatures of swaggies, workers, and returned soldiers, to the Butter Factory at its Roma site for display, ensuring local heritage is preserved, appreciated, and accessible to the community.
2. Enter into a straightforward loan agreement for a period of five (5) years, concluding in June 2030, with an option to renew for an additional five years if requested by the organisation.
3. Update Council's asset registers to reflect this arrangement.

Individuals or Organisations to which the report applies:

Are there any individuals or organisations who stand to gain a benefit, or suffer a loss, (either directly or indirectly) depending on the outcome of consideration of this matter?

(Note: This is to assist Councillors in identifying if they have a Material Personal Interest or Conflict of Interest in the agenda item - i.e., whether they should participate in the discussion and decision making).

Roma Historical Precincts Inc.

Acronyms:

Are there any industry abbreviations that will be used in the report?

Note: This is important as particular professions or industries often use shortened terminology where they refer to the matter on a regular basis. However, for individuals not within the profession or industry it can significantly impact the readability of the report if these are not explained at the start of the report).

Acronym	Description
RHPI	Roma Historical Precinct Inc

Context:

Why is the matter coming before Council?

Council has received a request from the Roma Historical Precincts Inc. regarding tin sheeting that was removed from the grain shed on Station Street and is believed to be stored at Council's Cartwright Street depot.

The sheeting holds historical significance, featuring the names and signatures of swaggies, workers, and returned soldiers who frequently camped in the shed.

The Roma Historical Precincts Inc. is seeking Council's permission to display these sheets at the Butter Factory to recognise and honour their historical and cultural value.

Background:

Has anything already happened in relation to this matter?

(Succinct overview of the relevant facts, without interpretation)

At the RHPI meeting held on 26 April, it was resolved to formally write to Council regarding the future of the tin sheeting that once adorned the grain shed. These sheets are of historical significance, as they bear the names and signatures of swaggies, workers, and returned soldiers who frequently camped in the shed.

The sheeting was removed several years ago for preservation purposes and are being stored at the Council's Cartwright Street depot. RHPI is seeking Council's assistance in locating these items and requests permission to display them at the Butter Factory to honour their historical and cultural value.

This initiative aims to preserve and showcase an important piece of local heritage for the community.

Legislation, Local Laws, State Policies & Other Regulatory Requirements:

What does the legislation and other statutory instruments include about the matter under consideration?

(Include an extract of the relevant section's wording of the legislation – please do not just quote the section number as that is of no assistance to Councillors)

N/a

Council Policies or Asset Management Plans:

Does Council have a policy, plan or approach ordinarily followed for this type of decision?

What are relevant sections of the policy or plan?

(Quote/insert the relevant section's wording / description within the report)

Council does not have a specific bequest policy, and its lending policy pertains solely to financial loans and borrowings.

Input into the Report & Recommendation:

Have others' views or input been sourced in developing the report and recommendation to Council? (i.e., other than the report author?) What did each say? (Please include consultation with the funding body, any dates of critical importance or updates or approvals required)

Konrad Crawford - Team Coordinator - Parks & Open Spaces (Roma)

Funding Bodies:

Is the project externally funded (or proposed to be)? If so, are there any implications in relation to the funding agreement or grant application. (Please do not just include names)

N/a

This Financial Year's Budget:

Will the matter under consideration impact how much Council collects in income or how much it will spend? How much (\$)? ***Is this already included in the budget? (Include the account number and description).***
If the matter under consideration has not been included in the budget, where can the funds be transferred from? (Include the account number and description) What will not be done as a result?

N/a – the assets have a cultural/heritage value rather than a financial value.

Future Years' Budgets:

Will there need to be a change in future years' budgets to cater for a change in income or increased expenditure as a result of Council's decision? How much (\$)? (e.g., estimate of additional maintenance or operating costs for a new or upgraded project)

N/a

Impact on Other Individuals or Interested Parties:

Is there anyone who is likely to be particularly interested in or impacted by the decision, or affected by the recommendation if adopted? What would be their key interests or concerns?
 (Interested Parties Analysis - IS9001:2015)

Bequesting families may appreciate the display of such bequests at a heritage location within Roma.

Risks:

What could go wrong if Council makes a decision on this matter? (What is the likelihood of it happening and the consequence if it does) (List each identified risk in a table)

Risk	Description of likelihood & consequences
Heritage items could deteriorate further	Low, many are currently in storage. Preservation and display will keep these items in better condition and allow for public appreciation.

Advice to Council:

What do you think Council should do, based on your skills, qualifications and experience, your knowledge of this and related matters, and the facts contained in the report?

(A summary of what the employee thinks Council needs to hear, not what they think individual Councillors want to hear – i.e., employees must provide sound and impartial advice – the employee's professional opinion)

By lending the tin sheeting to the Roma Historical Precinct Inc. (RHPI), Council can ensure these historically significant items are preserved in a controlled and dedicated environment, enhancing their longevity and safeguarding their cultural value.

Displaying the sheeting at the Butter Factory will allow the community to reconnect with an important part of local history, while also providing visitors to the region with a unique insight into the lives of swaggies, workers, and returned soldiers who left their mark on these artefacts.

This initiative not only promotes the preservation of local heritage but also strengthens the region's cultural tourism offerings, fostering greater appreciation for the stories and contributions of past generations.

By supporting this request, Council demonstrates its commitment to celebrating and sharing the rich history of the area with both residents and visitors alike.

Recommendation:

What is the 'draft decision' based on the advice to Council?

Does the recommendation suggest a decision contrary to an existing Council policy? If so, for what reason?

(Note: recommendations if adopted by Council become a legal decision of government and therefore must be clear and succinct about the action required by employees (unambiguous)).

Does this recommendation suggest a decision contrary to an existing Council policy?

If so, for what reason?

That Council:

1. Loan the tin sheeting, featuring the names and signatures of swaggies, workers, and returned soldiers, to the Butter Factory at its Roma site for display, ensuring local heritage is preserved, appreciated, and accessible to the community.
2. Enter into a straightforward loan agreement for a period of five (5) years, concluding in June 2030, with an option to renew for an additional five years if requested by the organisation.
3. Update Council's asset registers to reflect this arrangement.

Link to Corporate Plan:

Corporate Plan 2023-2028

Strategic Priority 4: Growing our region

4.10 Foster arts and culture within our communities and help preserve our local history

Supporting Documentation:

Nil.

Report authorised by:

Manager - Regional Economic & Community Development

Director - Regional Development, Environment & Planning