

MINUTES OF THE ORDINARY MEETING OF MARANOA REGIONAL COUNCIL HELD AT ROMA ADMINISTRATION CENTRE ON 24 JULY 2025 SCHEDULED TO COMMENCE AT 9:00 AM

ATTENDANCE

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

AS REQUIRED

Director Corporate Services – Brett Exelby, Director Engineering – Seamus Batstone, Director Regional Development, Environment and Planning – Jamie Gorry, Manager - Community Safety & Rural Lands Services – Annie Connolly, Manager - Regional Facilities Management – Leah Cooper, Manager - Strategic Water, Sewerage & Gas – Matthew Liston, Manager - Airports (Roma) & Regional Compliance – Daniel Jones, Governance Officer – Grace Pobar, Coordinator Rural Lands – Annie Buckley, Project and Administration Officer – Tennielle Limpus, Planning Officer – Logan Connell, Lead Rates and Utilities Billing Officer / System Administrator – Debbie Gelhaar, Big Rig Coordinator – Leanne Crawford.

WELCOME

The Mayor welcomed all present and declared the meeting open at 9.01am.

CONFIRMATION OF MINUTES

Resolution No. OM/07.2025/19	
Moved Cr Seawright	Seconded Cr Brumpton
That the minutes of the Ordinary Meeting held on 10 July 2025 be confirmed.	
CARRIED	9/0

ON THE TABLE

The following items were laid on the table at a previous meeting:

- 14.8 – 2015/19400 – Change Application (Minor) – Material Change of Use Intensive Animal Industry
- L.2 – Development Application Material Change of Use “Dwelling House” (Domestic Outbuilding) – Lot 900, Wormwell Drive, Roma (Ref:2025/21474)
- LC.2 – Chief Executive Officer | Performance Review

BUSINESS

OFFICE OF THE CEO

Item Number: 10.1 File Number: D25/71144

SUBJECT HEADING: MONTHLY REPORT | ACTIONS FROM COUNCIL MEETINGS

Officer's Title: Lead Officer – Elected Member & Community Engagement

Executive Summary:

The purpose of this report is to provide Council with an update on the status of Council meeting actions for the month of June 2025.

Resolution No. OM/07.2025/20	
Moved Cr O'Neil	Seconded Cr Davis
That Council receive and note the Officer's report as presented.	
CARRIED	9/0

Responsible Officer	Lead Officer - Elected Members & Community Engagement
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CORPORATE SERVICES

Item Number: 11.1 File Number: D25/58384

SUBJECT HEADING: 2024/25 QUARTER 4 PROGRESS REPORT | OPERATIONAL PLAN TO 30 JUNE 2025.

Officer's Title: Governance Officer

Executive Summary:

Under the Local Government Act 2009, the Chief Executive Officer is required to provide to Council a written assessment of progress towards implementing the annual operational plan at intervals not exceeding three months.

This report provided Council with an overview of progress of the Operational Plan for Quarter 4 of 2024/25 in support of Council's implementation of the current Corporate Plan.

Resolution No. OM/07.2025/21	
Moved Cr Brumpton	Seconded Cr Vincent
That Council:	
<ol style="list-style-type: none"> 1. Receive and note the 2024/25 Quarter 4 Report. 2. Endorse the Quarter 4 report as presented, in accordance with Section 104 (7) of the Local Government Act 2009. 	
CARRIED	9/0

Responsible Officer	Governance Officer
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REGIONAL DEVELOPMENT

Item Number: 14.1 File Number: D25/59843

SUBJECT HEADING: APPROVAL OF SELECTIVE INSPECTION PROGRAM 2025

Officer's Title: Manager - Community Safety & Rural Lands Services

Executive Summary:

This report recommends that Council approve the 2025 Selective Inspection Program (SIP) to ensure compliance with the Animal Management (Cats and Dogs) Act 2008 (Qld) (the Act). The program aims to improve compliance with registration and regulated animal provisions for both dogs and cats. It authorises officers to issue advisory notices, remedial action requests, and infringement notices, where non-compliance is identified.

The inspection program will operate from 1 September 2025 to 28 November 2025. Public notice will be given in accordance with the Act. Messaging will emphasise responsible pet ownership and education, with enforcement used only where necessary.

Resolution No. OM/07.2025/22

Moved Cr Davis

Seconded Cr Vincent

That Council resolve:

1. To approve the 2025 Selective Inspection Program under section 113(1) of the *Animal Management (Cats and Dogs) Act 2008 (AMCAD)*, enabling authorised officers to enter selected properties to monitor compliance with the Act. Applying Option 1: Conduct a Selective Inspection Program for dogs only.
2. That the purpose of the program, in accordance with section 113(5)(a) of the AMCAD, is to ensure compliance with registration obligations for dogs and cats and regulated animal provisions under Chapter 3 and Chapter 4 of the Act.
3. That the program commences on 1 September 2025 and concludes on 28 November 2025, as per section 113(5)(b) of the AMCAD.
4. That inspections may occur within the townships of Amby, Injune, Jackson, Mitchell, Muckadilla, Mungallala, Roma, Surat, Wallumbilla, and Yuleba, in accordance with section 113(5)(c) of the AMCAD, where authorised officers have a reasonable belief that unregistered and/or regulated dogs or cats may be present.
5. That, in accordance with section 114 of the AMCAD, public notice of the program be given via local newspapers, Council's website, and social media platforms, at least 14 days and no more than 28 days before the program's commencement.
6. That, upon identification of an unregistered dog or cat or non-compliance with regulated animal provisions, Authorised Officers issue advisory notices that provide 14 days for compliance. If compliance is not achieved, infringement notices will be issued.

CARRIED

9/0

Responsible Officer

Manager - Community Safety & Rural Lands Services

Item Number: 14.2 **File Number:** D25/64028
SUBJECT HEADING: PARTHENIUM MANAGEMENT PLAN
Officer's Title: Coordinator Rural Lands

Executive Summary:

The Parthenium Management Plan 2025-27 was shaped by community consultation sessions held during the drafting of the Biosecurity Plan, and provides a framework for the prevention, containment, and control of parthenium, a declared invasive plant under the Biosecurity Act 2014.

The plan's purpose is to protect the region's agricultural, environmental, and social assets, while ensuring legislative compliance. A community education program will accompany the plan to inform landholders, raise awareness of biosecurity obligations, and encourage active participation in management efforts.

Resolution No. OM/07.2025/23

Moved Cr Seawright

Seconded Cr Birkett

That Council endorse the Parthenium Management Plan 2025-2027 to ensure compliance with legislative requirements, support effective biosecurity management, and protect the region's agricultural, environmental, and economic assets.

CARRIED

9/0

Responsible Officer	Coordinator Rural Lands
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Declaration of Interest

Item	14.3
Description	2026 Queensland Information Centre Association (QICA) Conference – Expression of Interest
Declaring Councillor	Cr Wendy Taylor
Person with the interest Related party / close associate / other relationship	Myself as treasurer of the Roma Clay Target Club.
Particulars of Interest	The report mentions the Roma Clay Target Club and I am the Treasurer.
Type of conflict	Declarable conflict of interest
Action	Leave the room while the matter is discussed and voted on.

Mayor Taylor left the meeting at 9.16am, with the Deputy Mayor taking the role of acting Chair.

Item Number: 14.3 **File Number:** D25/61007
SUBJECT HEADING: 2026 QUEENSLAND INFORMATION CENTRE
 ASSOCIATION (QICA) CONFERENCE - EXPRESSION
 OF INTEREST
Officer's Title: Events Attraction Officer
 Project and Administration Officer

Executive Summary:

Council officers have prepared an Expression of Interest (EOI) for the Maranoa Region to host the 2026 Queensland Information Centre Association (QICA) Conference.

This report sought Council endorsement of the EOI, and approval to submit it before the due date of 1st August 2025. Additionally, it seeks the Council's in-principle support for hosting the event in the Maranoa region, should the application be successful.

Resolution No. OM/07.2025/24

Moved Cr Vincent

Seconded Cr Flynn

That Council:

1. Endorse the Expression of Interest application for Maranoa region to host the 2026 Queensland Information Centre Association (QICA) Conference.
2. Provide in-principle support for the conference, should the Maranoa be successful in its Expression of Interest and be awarded the 2026 Conference.
3. Allocate \$5,000 of in-kind assistance from the 2026/27 Budget for the event, should the EOI be successful.

CARRIED

8/0

Responsible Officer

Events Attraction Officer

At cessation of discussion and decision on the abovementioned item, Mayor Taylor returned to the meeting at 9.18am assuming the chair.

Item Number: 14.4 **File Number:** D25/31408
SUBJECT HEADING: MANAGEMENT AGREEMENT - SURAT AQUARIUM -
 COBB & CO CHANGING STATION
Officer's Title: Leases and Agreements Administration Officer

Executive Summary:

Council has received correspondence from the Surat Fishing and Restocking Club Inc., advising of their intent to terminate their Management Agreement for the operation and maintenance of the Surat Aquarium, located at the Cobb & Co Changing Station Complex.

Resolution No. OM/07.2025/25

Moved Cr Vincent

Seconded Cr Davis

That Council:

- 1. Receive notice that Surat Fishing and Restocking Club Incorporated are terminating their Management Agreement for the operation and maintenance of the Surat Aquarium.**
- 2. Accept the Surat Fishing and Restocking Club's offer to continue operations for the Surat Aquarium, until a suitable replacement is appointed.**
- 3. Thank the Surat Fishing and Restocking Club for their commitment to the aquarium over the past 18 years.**
- 4. Seek interested parties to enter into an agreement to provide for the operation and routine maintenance of the Surat Aquarium.**

CARRIED

9/0

Responsible Officer

**Leases and Agreements Administration
Officer**

Item Number:

14.5

File Number: D25/68402

SUBJECT HEADING:

**TENDER 25044 - EXPRESSION OF INTEREST - STUDIO
2 ROMA COMMUNITY ARTS CENTRE**

Officer's Title:

Leases and Agreements Administration Officer

Executive Summary:

Council released a public tender for Expression of Interest (EOI) to enter into a commercial tenancy agreement for use of Studio 2 within the Roma Community Arts Centre, being part of Lot 4 on SP309888.

Council was asked to consider the sole expression of interest received through the public tender process.

Resolution No. OM/07.2025/26

Moved Cr Brumpton

Seconded Cr Davis

That Council:

1. Approves an amendment to Council's Fees and Charges Schedule to include a monthly fee of \$189.00 per studio, at the Roma Community Arts Centre for non-profit organisations.
2. Enters into a commercial tenancy agreement with Roma Patchwork and Crafters for the use of Studio 2 at the Roma Community Arts Centre, for a term of three (3) years, concluding on 30 September 2028, in alignment with existing studio tenancies.
3. Approves that Roma Patchwork and Crafters be exempt from rental payments under the agreement until roof repairs in Studio 6 are completed to a satisfactory standard.
4. Authorise the Chief Executive Officer (or delegate) to execute all necessary documentation.
5. Receive, via a briefing, a review of the fees and charges for the studios based on lettable space.

CARRIED

9/0

Responsible Officer

**Leases and Agreements Administration
Officer**

Item Number:

14.6

File Number: D25/69261

SUBJECT HEADING:

**THE MARANOA NURSING ADVANCEMENT BURSARY
PROGRAM 2025 ASSESSMENT PANEL**

Officer's Title:

Project and Administration Officer

Executive Summary:

The Maranoa Nursing Advancement Bursary Program 2025 will open for submissions on 18 August 2025 and close on 3 October 2025. As part of the assessment process, it is a requirement for two Councillors to sit on the Selection Committee.

This report sought to endorse the two Councillors who will serve on this committee.

Resolution No. OM/07.2025/27

Moved Cr O'Neil

That this lay on the table until later in the meeting [*To identify a process to potentially amend the framework*].

CARRIED

9/0

Declaration of Interest

Item	14.7
Description	Development Application Material Change of Use "Low Impact Industry" (Extension to Tyre Shop) 90-92 Charles Street, Roma (Ref:2025/21417)
Declaring Councillor	Brendan Seawright
Person with the interest Related party / close associate / other relationship	Myself and my wife Kristen Seawright
Particulars of Interest	Crawfo's Tyres is a sponsor of events held by the Wallumbilla A&P Association which I am the president of and my wife Kristen Seawright is the secretary of.
Type of conflict	Declarable conflict of interest
Action	Although I have a declarable conflict of interest, I do not believe a reasonable person could have a perception of bias. Therefore, I will choose to remain in the meeting. However, I will respect the decision of the meeting on whether I can remain and participate in the decision.

Resolution No. OM/07.2025/28	
Moved Cr Brumpton	Seconded Cr Birkett
<p>That it is in the public interest that Councillor Seawright participates and votes on agenda item 14.7 because a reasonable person would trust that the decision is made in the public interest.</p>	
CARRIED	8/0

Item Number: 14.7 **File Number:** D25/69714

SUBJECT HEADING: DEVELOPMENT APPLICATION MATERIAL CHANGE OF USE "LOW IMPACT INDUSTRY" (EXTENSION TO TYRE SHOP) - 90-92 CHARLES STREET, ROMA (REF: 2025/21417)

Officer's Title: (Acting) - Senior Town Planner

Executive Summary:

Precinct Urban Planning on behalf of Crawfo's Pty Ltd have submitted a development application for a Material Change of Use for a "Low Impact Industry" (Extension to existing tyre shop business). The proposal is located at 90-92 Charles Street, Roma, properly described as Lot 231 on R8613. The development application is subject to Impact Assessment and must be assessed against the assessment benchmarks (to the extent relevant) provided by Section 45 of the Planning Act 2016 ('Planning Act') and any relevant matters prescribed by regulation.

Public notification about the application was carried out in accordance with Part 4 of the Development Assessment Rules ('DA Rules') and for a period of 15 business days. There were no submissions received during this period.

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

Resolution No. OM/07.2025/29
Moved Cr Flynn
Seconded Cr Birkett

The development application for a Material Change of Use – “Low Impact Industry” (Extension to existing tyre shop business) located at 90-92 Charles Street, Roma, described as Lot 231 on R8613, be approved subject to the listed conditions and general advice -

Development details

1. The approved development is a Material change of use – “Low Impact Industry” as defined in the Planning Scheme and as shown on the approved plans.

Compliance inspection

2. All conditions relating to the establishment of the approved development must be fulfilled prior to the commencement of use, unless noted in these conditions or otherwise permitted by Council.
3. Prior to the commencement of use, the applicant shall contact Council to arrange a development compliance inspection.

Approved plans and documents

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

Plan/Document number	Plan/Document name	Date
Job No. 20240099, SD-050	Site Plan	13/01/2024
Job No. 20240099, SD-110	Floor Plan	13/01/2024
Job No. 20240099, SD-115	Mezzanine Floor Plan	13/01/2024
Job No. 20240099, SD-200	Elevations	13/01/2024
Job No. 20240099, SD-201	Elevations	13/01/2024
Job No. 20240099, SD-900	3D Views	13/01/2024

Development works

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

completion of the approved works and/or prior to Council's acceptance of any works on-maintenance.

Applicable standards

8. All works must comply with:

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

Works in road reserve

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

Avoiding nuisance

- 10. No unreasonable nuisance is to be caused to adjoining properties and occupiers by the way of noise, smoke, dust, rubbish, contaminant, stormwater discharge or siltation at any time during or after the establishment of the approved development.**

- 11. Lighting of the site, including any security lighting, shall be such that the lighting intensity does not exceed 8.0 lux at a distance of 1.5 metres from the site at any property boundary.**

- 12. All lighting shall be directed or shielded so as to ensure that no glare directly affects nearby properties.**

Note: The Queensland Government Environmental Protection Act 1994 includes controls for light nuisances.

- 13. The area and its surrounds shall be kept in an orderly fashion, free of rubbish and clear of weeds and long grasses. The approved development and the premises are to be maintained in a clean and tidy condition and not to pose any health and safety risks to the community.**

- 14. Unless otherwise approved in writing by the Council, approved hours of construction are restricted to Monday – Saturday 6.30am to 6.30pm – noise permitted. Work or business which causes audible noise must not be conducted from or on the subject land outside the above times or on Sundays or Public Holidays.**

- 15. Graffiti deterrent building surface treatments must be incorporated along the external building façades facing Bowen Street and Charles Street and must be maintained at all times.**

Screening mechanical equipment

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

Refuse Storage

17. At all times while the use continues, waste containers shall be provided on the site and maintained in a clean and tidy state and shall be emptied and the waste removed from the site on a regular basis. All waste containers are to be shielded from the view of travelling public and neighbours and accessible by the vehicles used by Council, its agents and/or others.

Access

18. The landowner is responsible for the construction and maintenance of vehicle crossovers from the property boundary to the external road networks and access ways, and for obtaining any approvals that may be required and for complying with the applicable designs and standards.

Parking

19. Three (3) existing onsite car parking spaces must be maintained to cater for the approved use. PWD spaces are to be provided in accordance with the National Construction Code.
20. Car park design, including car parking spaces (widths and lengths), vehicle access lanes and maneuvering areas are to comply with Australian Standard AS/NZS 2890.1:2004 Part 1: Off-street car parking.
21. Disabled car parking bays are to comply with Australian Standard AS/NZS 2890.6:2009 - Parking Facilities Part 6: Off-street parking for people with disabilities.
22. Onsite service vehicle access, parking and maneuvering is to be designed in accordance with Australian Standard AS/NZS 2890.2:2004 - Parking facilities Part 2: Off-street commercial vehicle facilities requirements.
23. Vehicle movements within the site are to be clear of proposed parking areas, buildings, and landscape treatments.
24. Vehicle parking bays must not encroach into swept paths for vehicle movements.
25. Vehicles accessing the site and designated onsite parking areas must be able to enter and leave the site in forward direction. All vehicle maneuvers to and from the onsite parking spaces must be totally contained within the development site boundaries and must not encroach onto the adjacent roadway.
26. All onsite access, parking and maneuvering areas are to be sealed with an approved impervious surface. Surfacing shall consist of reinforced concrete, asphaltic hotmix or two coat (primer seal/seal) bitumen seal.

Footpath

27. A footpath is to be constructed along the full frontage of the development site on Bowen Street (excluding vehicle access driveways). The footpath construction is to be generally in accordance with Standard Drawings CMDG-R-051 and CMDG-R-058 and must be a minimum width 1.5 metres. Footpath works are to include a kerb ramp to allow safe access in the Charles Street direction of travel in accordance with Standard Drawing CMDG-R-050.

Services

28. The approved development is to be connected to Council's reticulated water supply network in accordance with the Water Services Association of Australia (WSAA) publication and the CMDG Design Guidelines – D11 'Water Reticulation', at no cost to Council.

29. The approved development is to be connected to Council's reticulated sewerage disposal system in accordance with the Sewerage Code of Australia and the CMDG Design Guideline - D12 'Sewerage Reticulation', at no cost to Council.
30. Any connection to or works associated with Council's sewerage infrastructure must be completed by a qualified plumber/drainlayer under Council supervision. No works are to be undertaken on Council's sewerage infrastructure without first obtaining the express permission of Council.
- Note: Any damage caused to Council's sewer infrastructure due to the progression of works or as a result of the approved use shall be rectified at the landowner's expense.
31. Connection of the development to a telecommunication service must be undertaken in accordance with the relevant service provider's requirements and specifications along with relevant building standards, requirements and specifications.

CARRIED

9/0

Responsible Officer	(Acting) - Senior Town Planner
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Item Number: 14.8 File Number: D25/70539

SUBJECT HEADING: 2015/19400 - CHANGE APPLICATION (MINOR) - MATERIAL CHANGE OF USE - INTENSIVE ANIMAL INDUSTRY

Officer's Title: (Acting) - Senior Town Planner

Executive Summary:

McIntyre Agriculture Pty Ltd & McIntyre Land Pty Ltd have submitted a Minor Change Application to the existing approval for a Material Change of Use to establish an "Intensive Animal Industry" (4,000 Standard Cattle Units) and Environmentally Relevant Activity 2(1)(b) – Intensive Animal Feeding located at 1115 Binya Lane, Mount Abundance, described as Lots 17 & 19 on WV841 (the subject premises).

Resolution No. OM/07.2025/30

Moved Cr O'Neil

That this lay on the table until later in the meeting [To receive further information in response to questions raised, and the potential addition of an explanatory note in consideration of traffic movements].

CARRIED

8/1

LATE ITEMS

Item Number: L.1 **File Number:** D25/69422
SUBJECT HEADING: MONTHLY FINANCIAL REPORT AS AT 30 JUNE 2025 (PRELIMINARY)
Officer's Title: Management Accountant
 Chief Financial Officer

Executive Summary:

The purpose of this report is to present the monthly financial report to Council in accordance with section 204 of the Local Government Regulation 2012 for the period ended 30 June 2025.

It is important to note that this is a PRELIMINARY (draft) report.

The operational plan requires that we provide a financial report by the second meeting of the month following. However, at the specific point in time that this report's figures were taken from the system, there were still material amounts yet to be processed. This is normal practice, being the end of the financial year. Therefore, please note that this is only a PRELIMINARY (draft) report only.

In assessing the remaining transactions still to be processed into June 2025, it is expected that the final Operating Result will likely be closer to a surplus of \$1.539M million.

The final report for the year ending 30 June 2025 will be presented to Council in October/November. It will include a detailed analysis of the variances between the final result and the annual budget.

Resolution No. OM/07.2025/31

Moved Cr Brumpton

Seconded Cr Flynn

That Council note the Preliminary Monthly Financial Report for the period ended 30 June 2025.

CARRIED

9/0

Item Number: L.2 **File Number:** D25/70532
SUBJECT HEADING: DEVELOPMENT APPLICATION MATERIAL CHANGE OF USE "DWELLING HOUSE" (DOMESTIC OUTBUILDING)- LOT 900, WORMWELL DRIVE, ROMA (REF:2025/21474)
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).

Resolution No. OM/07.2025/32

Moved Cr Flynn

That this lay on the table until later in the meeting. [To allow officer's to circulate an alternate draft resolution in the instance that council wished to consider approving the application].

CARRIED

9/0

Declaration of Interest

Item	L.3
Description	Roma Airport Precinct Plan – Concept Stage
Declaring Councillor	Cr Peter Flynn
Person with the interest Related party / close associate / other relationship	Myself
Particulars of Interest	Myself as a contractor that works for an organisation at Roma Airport.
Type of conflict	Declarable conflict of interest
Action	Leave the room while the matter is discussed and voted on.

Cr Flynn left the meeting at 10.00am

Item Number: L.3 **File Number:** D25/61318

SUBJECT HEADING: ROMA AIRPORT PRECINCT PLAN - CONCEPT STAGE

Officer's Title: Manager - Airports (Roma) & Regional Compliance

Executive Summary:

Council engaged PSA Consulting in the 2024/2025 financial year to develop a concept Roma Airport Precinct Plan, incorporating both aeronautical and non-aeronautical developments that would ensure the long-term financial sustainability of the airport.

Resolution No. OM/07.2025/33

Moved Cr O'Neil

Seconded Cr Davis

That Council adopt the Roma Airport Precinct Plan as presented.

CARRIED

8/0

Responsible Officer	Manager - Airports (Roma) & Regional Compliance
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At cessation of discussion and decision on the abovementioned item, Cr Flynn returned to the meeting at 10.04am

Item Number: L.4 **File Number:** D25/73084

SUBJECT HEADING: 2025 LGAQ ANNUAL CONFERENCE | COUNCILLOR ATTENDANCE AND VOTING ARRANGEMENTS

Officer's Title: Lead Officer - Elected Members & Community Engagement

Executive Summary:

The Local Government Association of Queensland (LGAQ) Annual Conference will be held this year at the Gold Coast Convention and Exhibition Centre on 20 - 22 October 2025.

This report sought Council's consideration and attendance confirmation to this year's LGAQ Conference, as well as seeks to appoint voting delegate/s and/or proxy for the conference motions.

Resolution No. OM/07.2025/34

Moved Cr O'Neil

Seconded Cr Davis

That Council:

1. **Nominate available Councillors to attend the 2025 LGAQ Annual Conference at the Gold Coast on 20 - 22 October 2025.**
2. **Nominate Councillors O'Neil and Brumpton as its voting delegates for 2025 LGAQ Annual Conference.**
3. **Draw applicable registration, travel and accommodation costs from attending Councillors' conference budget allocation.**

CARRIED

9/0

Responsible Officer

Lead Officer - Elected Members & Community Engagement

Declaration of Interest

Item	L.5
Description	Advocacy Consideration Call for LGAQ Conference Motions (2025)
Declaring Councillor	Cr Peter Flynn
Person with the interest Related party / close associate / other relationship	Myself
Particulars of Interest	Perceived conflict with regard to business dealings.
Type of conflict	Declarable conflict of interest
Action	Leave the room while the matter is discussed and voted on.

Cr Flynn left the meeting at 10.16am.

Item Number:

L.5

File Number: D25/73086

SUBJECT HEADING:

**ADVOCACY CONSIDERATION | CALL FOR LGAQ
CONFERENCE MOTIONS (2025)**

Officer's Title:

**Lead Officer - Elected Members & Community
Engagement**

Executive Summary:

Council has been invited to submit motions to be debated at the upcoming 2025 Local Government Association of Queensland (LGAQ) Annual Conference.

Lodgement of motions need to be finalised no later than Monday, 28 July 2025.

Resolution No. OM/07.2025/35

Moved Cr O'Neil

Seconded Cr Brumpton

That Council submit the following motions to the 2025 Local Government Association of Queensland (LGAQ) Annual Conference:

1. On behalf of Maranoa Regional Council – Call on the Local Government Association of Queensland (LGAQ) to advocate to the Queensland Government for further legislative or administrative reform that prevents the renewal of resource tenements where the applicant has outstanding local government rates in any Queensland local government area, not just the jurisdiction of the tenement where rates are owing.
2. ~~On behalf of the South West Queensland Regional Organisation of Councils (SWQROC) – Call on the Local Government Association of Queensland (LGAQ) to advocate to the Queensland Department of Transport and Main Roads (TMR) for the timely release of the upcoming tender for regulated long distance air services across Queensland, and to ensure that the development of the tender scope includes early and comprehensive engagement with impacted local governments and their communities.~~
2. On behalf of the South West Queensland Regional Organisation of Councils (SWQROC) – That the LGAQ calls on the State Government to undertake the scheduled 2026 review of regulated air service contracts in Queensland in a manner that:
 1. Involves early, comprehensive and contemporary engagement with affected communities, councils, regional industries, service users and other relevant stakeholders ensuring all voices are heard and considered
 2. Provides opportunities for councils and communities to contribute to the development of the terms of reference / scope of the review ensuring it will address key concerns identified
 3. Involves a more extensive review than those previously undertaken to provide a future focused approach which supports economic growth and equitable airline services for regional, rural and remote Queenslanders.
3. That Maranoa Regional Council call on LGAQ to advocate for legislative amendments to the Federal Assistance Grants that would define a set payment schedule of full payment within the same financial year for which the grant is intended.

CARRIED

8/0

Responsible Officer	Lead Officer - Elected Members & Community Engagement
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At the ordinary meeting on 14 August 2025, Council resolved to amend point 2 of the resolution as identified in blue text. [Refer Resolution No. OM/08.2025/02].

At cessation of discussion and decision, Cr Flynn returned to the meeting at 10.23am.

COUNCIL ADJOURNED THE MEETING
 FOR MORNING TEA AT 10.23am

SUBJECT HEADING: RESUMPTION OF STANDING ORDERS
 COUNCIL RESUMED THE MEETING AT 11.00am

CONFIDENTIAL ITEMS

Resolution No. OM/07.2025/36

Moved Cr Seawright

Seconded Cr Vincent

In accordance with the provisions of Section 254(J(3) of the Local Government Regulation 2012, that Council resolve to close the meeting to the public at [11.00am] to discuss confidential items that its Councillors consider is necessary to close the meeting.

In accordance with Section 254J(5) of the Local Government Regulation 2012, the following table provides:

- The matters to be discussed;
- An overview of what is to be discussed while the meeting is closed.

Agenda Item	Matters to be discussed (Reasons to close the meeting under the <i>Local Government Regulation 2012</i>)	Overview
C.1 – Rates & Utilities – Write Off of Doubtful Debts	Section 254J(3)(d) rating concessions.	This report recommends that Council decline the proposed payment arrangement to address overdue rates and charges.
C.2 – Report – Update of the Hydrogeological Model for Roma (QLD)	Section 254J(3)(c) the local government's budget.	The Queensland State Government and Maranoa Regional Council have funded an update to the Roma hydrogeological model. Australasian Groundwater and Environmental Consultants (AGE) were awarded the contract to complete this update. AGE Consultants have completed the model and provided Council with a report. The report will assist Council in making strategic decisions about water security for Roma.
LC.1 – Proposed Acquisition of Strategic Vacant Land – Assessment Number 15018880	Section 254J(3)(i) a matter the local government is required to keep confidential under a law of, or formal arrangement with, the Commonwealth or a State.	Since mid-2023, Council has been in discussions with Economic Development Queensland (EDQ) regarding a parcel of undeveloped strategic land located on the western side of Roma. This report provides an update on those discussions, summarising the current offer, site context, planning framework, financial and asset management considerations, and the options available to Council.
LC.2 – Chief Executive Officer Performance Agreement	Section 254J(3)(b) industrial matters affecting employees	Presentation of the Chief Executive Officer's draft Performance Agreement for Council approval.

CARRIED

9/0

Resolution No. OM/07.2025/37

Moved Cr O'Neil

Seconded Cr Birkett

That Council open the meeting to the public [at 11.39am].

CARRIED

9/0

Item Number:

C.1

File Number: D25/17898

SUBJECT HEADING:

RATES & UTILITIES - WRITE OFF OF DOUBTFUL DEBTS

Officer's Title:

Lead Rates and Utilities Billing Officer / System Administrator

Executive Summary:

This report recommended that Council decline the proposed payment arrangement to address overdue rates and charges.

Resolution No. OM/07.2025/38

Moved Cr Brumpton

Seconded Cr O'Neil

That Council:

- 1. Decline the proposed payment arrangement of \$12,500 per quarter for a period of 12 months as settlement for all overdue rates and charges.**
- 2. Advise the ratepayer that Council deems the proposed payment amount to be inadequate and not reflective of the seriousness of the outstanding debt and require all arrears to be paid in full by 30 June 2026, with a minimum monthly payment of \$63,000 required to meet this expectation.**
- 3. Is of the view that overdue rates and charges significantly affect Council's capacity to deliver essential services and infrastructure, which in turn impacts the broader community and is of the view that it is essential that payment arrangements are both reasonable and sufficient to address the debt in a timely manner, ensuring fairness to all ratepayers and the sustainability of Council operations.**
- 4. Write to the Minister for Natural Resources and Mines, Minister for Manufacturing and Minister for Regional and Rural Development and the Minister for Local Government, Water and Minister for Fire, Disaster Recovery and Volunteers - highlighting the issue of outstanding rates on discontinued petroleum leases on entities that continue to hold any petroleum leases and the significant financial effect this has on local government.**

CARRIED

9/0

Responsible Officer

Lead Rates and Utilities Billing Officer / System Administrator

Item Number: C.2 **File Number:** D25/70800
SUBJECT HEADING: REPORT - UPDATE OF THE HYDROGEOLOGICAL MODEL FOR ROMA (QLD)
Officer's Title: Manager - Strategic Water, Sewerage & Gas

Executive Summary:

The Queensland State Government and Maranoa Regional Council have funded an update to the Roma hydrogeological model. Australasian Groundwater and Environmental Consultants (AGE) were awarded the contract to complete this update. AGE Consultants have completed the model and provided Council with a report. The report will assist Council in making strategic decisions about water security for Roma.

Resolution No. OM/07.2025/39

Moved Cr Birkett

Seconded Cr Seawright

That Council:

1. Receive and accept the Update of the Hydrogeological Model for Roma (QLD) Report as presented.
2. Consider the findings of the Update of the Hydrogeological Model for Roma (QLD) Report into future planning, development, infrastructure prioritisation and funding applications.

CARRIED

9/0

Responsible Officer

Manager - Strategic Water, Sewerage & Gas

Item Number: LC.1 **File Number:** D25/71662
SUBJECT HEADING: PROPOSED ACQUISITION OF STRATEGIC VACANT LAND – ASSESSMENT NUMBER 15018880
Officer's Title: Deputy Director / Strategic Road Management

Executive Summary:

Since mid-2023, Council has been in discussions with Economic Development Queensland (EDQ) regarding a parcel of undeveloped strategic land located on the western side of Roma.

This report provided an update on those discussions, summarising the current offer, site context, planning framework, financial and asset management considerations, and the options available to Council.

Resolution No. OM/07.2025/40

Moved Cr O'Neil

Seconded Cr Brumpton

That Council:

1. Accept the offer from Economic Development Queensland as outlined in Option 3 of this report.
2. Authorise the Chief Executive Officer, or delegate, to progress the necessary actions to give effect to this option.

CARRIED

9/0

Responsible Officer	Deputy Director / Strategic Road Management
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Item Number: LC.2 **File Number:** D25/71172

SUBJECT HEADING: CHIEF EXECUTIVE OFFICER | PERFORMANCE AGREEMENT

Officer's Title: Chief Executive Officer

Executive Summary:

Presentation of the Chief Executive Officer's draft Performance Agreement for Council approval.

Resolution No. OM/07.2025/41	
Moved Cr Vincent	Seconded Cr Birkett
That Council receive and approve the Chief Executive Officer's Performance Agreement as presented.	
CARRIED	9/0

Responsible Officer	Chief Executive Officer
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Item Number: 14.6 **File Number:** D25/69261

SUBJECT HEADING: THE MARANOA NURSING ADVANCEMENT BURSARY PROGRAM 2025 ASSESSMENT PANEL

Officer's Title: Project and Administration Officer

Executive Summary:

The Maranoa Nursing Advancement Bursary Program 2025 will open for submissions on 18 August 2025 and close on 3 October 2025. As part of the assessment process, it is a requirement for two Councillors to sit on the Selection Committee.

This report sought to endorse the two Councillors who will serve on this committee.

Resolution No. OM/07.2025/42	
Moved Cr O'Neil	Seconded Cr Seawright
That:	
<ol style="list-style-type: none"> Council endorse Mayor Taylor and Cr Brumpton to serve as members of the Selection Committee for the Maranoa Nursing Advancement Bursary Program 2025. The Maranoa Nursing Advancement Bursary Program Framework be brought back to an upcoming council meeting for review. 	
CARRIED	9/0

Responsible Officer	Project and Administration Officer
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Item Number: 14.8 File Number: D25/70539

SUBJECT HEADING: 2015/19400 - CHANGE APPLICATION (MINOR) - MATERIAL CHANGE OF USE - INTENSIVE ANIMAL INDUSTRY

Officer's Title: (Acting) - Senior Town Planner

Executive Summary:

McIntyre Agriculture Pty Ltd & McIntyre Land Pty Ltd have submitted a Minor Change Application to the existing approval for a Material Change of Use to establish an "Intensive Animal Industry" (4,000 Standard Cattle Units) and Environmentally Relevant Activity 2(1)(b) – Intensive Animal Feeding located at 1115 Binya Lane, Mount Abundance, described as Lots 17 & 19 on WV841 (the subject premises).

Resolution No. OM/07.2025/43

Moved Cr Brumpton

Seconded Cr Davis

That Council:

1. Issue a Change Decision notice in relation to the existing Development Approval (Ref: 2015/19400) for a Material Change of Use "Intensive Animal Industry" (4,000 Standard Cattle Units) and Environmentally Relevant Activity 2(1)(b) – Intensive Animal Feeding located at 1115 Binya Lane, Mount Abundance, described as Lots 17 & 19 on WV841, reflecting the changes detailed below.

(a) Condition 4 be amended from:

4. Complete and maintain the approved development - Material Change of Use "Intensive Animal Industry" and Environmentally Relevant Activity 2(1)(b) – Intensive Animal Feeding generally in accordance with the following approved plans and documents, subject to and modified by any conditions of this approval:

Plan/Document number	Plan/Document name	Date
8372 Masterplan – Fig 1 Locality	4000 SCU Dunan Feedlot Licence Application - Locality Plan Prepared by FSA Consulting	23/09/15
8372 Masterplan – Fig 2 DCDB	4000 SCU Dunan Feedlot Licence Application - Cadastral Plan Prepared by FSA Consulting	23/09/15
8372 Masterplan – Fig 3 TOPO	4000 SCU Dunan Feedlot Licence Application - Topographic Plan Prepared by FSA Consulting	23/09/15
8372 Masterplan – Fig 4 Aerial	4000 SCU Dunan Feedlot Licence Application - Aerial Plan Prepared by FSA Consulting	23/09/15
8372 Masterplan – Fig 5 Layout	4000 SCU Dunan Feedlot Licence Application - Proposed Feedlot Layout Plan Prepared by FSA Consulting	23/09/15
8372 Masterplan – Fig 6 Receptors	4000 SCU Dunan Feedlot Licence Application - Sensitive Receptors Plan Prepared by FSA Consulting	23/09/15
8372 Masterplan – Fig 7 SO & Flood	4000 SCU Dunan Feedlot Licence Application - Stream Order and Flood Plan Prepared by FSA Consulting	23/09/15

8372 Masterplan – Fig 8 Bores	4000 SCU Dunan Feedlot Licence Application - Groundwater Bore Plan Prepared by FSA Consulting	23/09/15
8372 Masterplan – Fig 13 Oil & Gas	4000 SCU Dunan Feedlot Licence Application - Oil and Gas Pipeline Plan Prepared by FSA Consulting	23/09/15
8372 Masterplan – Fig 14 Catchment	4000 SCU Dunan Feedlot Licence Application - Stormwater Catchment Plan Prepared by FSA Consulting	23/09/15
CMDG-R-040 Rev D	Rural Road Access and Property Access Over Table Drains	09/14
Capricorn Municipal Development Guidelines		
D5	CMDG – Stormwater Drainage	02/15
D6	CMDG - Site Regrading	03/12
D7	CMDG – Erosion Control and Stormwater Management	03/12

To:

4. Complete and maintain the approved development - Material Change of Use “Intensive Animal Industry” and Environmentally Relevant Activity 2(1)(b) – Intensive Animal Feeding generally in accordance with the following approved plans and documents, subject to and modified by any conditions of this approval:

Plan/Document number	Plan/Document name	Date
8372 Masterplan – Fig 1 Locality	4000 SCU Dunan Feedlot Licence Application - Locality Plan Prepared by FSA Consulting	23/09/15
8372 Masterplan – Fig 2 DCDB	4000 SCU Dunan Feedlot Licence Application - Cadastral Plan Prepared by FSA Consulting	23/09/15
8372 Masterplan – Fig 3 TOPO	4000 SCU Dunan Feedlot Licence Application - Topographic Plan Prepared by FSA Consulting	23/09/15
8372 Masterplan – Fig 4 Aerial	4000 SCU Dunan Feedlot Licence Application - Aerial Plan Prepared by FSA Consulting	23/09/15
8372 Masterplan – Fig 5 Layout	4000 SCU Dunan Feedlot Licence Application - Proposed Feedlot Layout Plan Prepared by FSA Consulting	23/09/15
8372 Masterplan – Fig 6 Receptors	4000 SCU Dunan Feedlot Licence Application - Sensitive Receptors Plan Prepared by FSA Consulting	23/09/15
8372 Masterplan – Fig 7 SO & Flood	4000 SCU Dunan Feedlot Licence Application - Stream Order and Flood Plan Prepared by FSA Consulting	23/09/15
8372 Masterplan – Fig 8 Bores	4000 SCU Dunan Feedlot Licence Application - Groundwater Bore Plan Prepared by FSA Consulting	23/09/15
8372 Masterplan – Fig 13 Oil & Gas	4000 SCU Dunan Feedlot Licence Application - Oil and Gas Pipeline Plan Prepared by FSA Consulting	23/09/15
8372 Masterplan – Fig 14 Catchment	4000 SCU Dunan Feedlot Licence Application - Stormwater Catchment Plan Prepared by FSA Consulting	23/09/15
CMDG-R-040 Rev D	Rural Road Access and Property Access Over Table Drains	09/14

252046	Roma Feedlot – TIA.docx	Roma Feedlot and Spelling Yards Traffic Impact Assessment - Road Impact Report	20/11/24
242091		Northern Growers Pty Ltd - Access For Type 2 Road Trains - Road Condition Assessment Report	26/12/23
Capricorn Municipal Development Guidelines			
D5		CMDG – Stormwater Drainage	02/15
D6		CMDG – Site Regrading	03/12
D7		CMDG – Erosion Control and Stormwater Management	03/12

(b) A new condition 31 is added that reads:

31. The haul route for Type 2 Road Trains is Massey Lane from the intersection with the Warrego Hwy to Mt Abundance Road (11.36km), then Mt Abundance Road from the intersection with Massey Lane to Binya Lane (6.28km), then Binya Lane from the intersection with Mt Abundance Road to the approved site access (10.11km).

(c) A new condition 32 is added that reads:

32. Prior to the commencement of Type 2 Road Train access to the site, curve widening must be undertaken at the Massey Lane/Mt Abundance Road intersection so that Type 2 Road Trains can turn and remain on the sealed surface, in accordance with the recommendations of the approved Road Condition Assessment Report, prepared by Brandon & Associates, dated 26 December 2023 (Ref: 242091).

(d) A new condition 33 is added that reads:

33. The proposed Type 2 Road Train haul route, detailed in Condition 31, is not currently an approved Type 2 Road Train Route. An approval for the route to be used by multi-combination vehicles must be obtained from the National Heavy Vehicle Regulator prior to allowing access for Type 2 Road Trains along the above road section. Please refer to the following link for more information:
<https://www.nhvr.gov.au/road-access/access-management/applications-and-forms>

(e) All other conditions are renumbered but remain unchanged.

2. Note that in addition to the infrastructure upgrades required by the change application, the management of road operations — including speed restrictions, hours of operation, and additional traffic control measures (e.g. pilot vehicles) — will be considered and conditioned through the National Heavy Vehicle Regulator (NHVR) permit process, which governs road use by multi-combination vehicles.

CARRIED

8/1

Responsible Officer	(Acting) - Senior Town Planner
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Item Number:

L.2

File Number: D25/70532

SUBJECT HEADING:

DEVELOPMENT APPLICATION MATERIAL CHANGE OF USE "DWELLING HOUSE" (DOMESTIC OUTBUILDING)- LOT 900, WORMWELL DRIVE, ROMA (REF:2025/21474)

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).

Resolution No. OM/07.2025/44

Moved Cr Flynn

Seconded (Called but not received)

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 900 on SP263036 be approved subject to the listed conditions and general advice:

Development details

Use

1. The approved development is a Material Change of Use - "Dwelling house" (Domestic outbuilding) as defined in the *Maranoa Planning Scheme 2017* and as shown on the approved plans.
2. The use of the approved Domestic Outbuilding must be residential storage purposes only. Parking or storage of vehicles or equipment associated with a commercial or industrial activity is not an approved use, nor is the use of the building for business activities.
3. The Domestic Outbuilding is a non-habitable building and must not be used for residential occupation.
4. A development permit for building works must be obtained prior to commencing construction of the outbuilding.

Approved plans and documents

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

Plan/Document Number	Plan/Document Name	Date
252086-A.100.ISSUE D- Number 01B	Locality Layout, Site Layout (as amended in red by Council)	21/07/2025

6. A revised site plan, a floor plan and plans showing all elevations of the proposed building are to be submitted to Council within 3 months of the date of this development approval and prior to commencing any building works for the approved development. The plans shall demonstrate the following characteristics and will be endorsed by Council as approved plans for the development:

- a) Gross floor area not exceeding 350m²
- b) Maximum enclosed floor area of 248.5m²
- c) Balance floor area consisting of an open-sided structure
- d) Maximum building height of 5.7 metres

Development works

- 7. During the course of constructing the works, the developer shall ensure that all works are carried out by appropriately qualified persons and the developer and the persons carrying out and supervising the work shall be responsible for all aspects of the works, including public and worker safety, and shall ensure adequate barricades, signage and other warning devices are in place at all times.
- 8. The developer is responsible for locating and protecting any Council and public utility services, infrastructure and assets that may be impacted on during construction of the development. Any damage to existing infrastructure (kerb, road pavement, existing underground assets, etc.) that is attributable to the progress of works on the site or vehicles associated with the development of the site shall be immediately rectified in accordance with the asset owners' requirements and specifications and to the satisfaction of the asset owners' representative(s).

Compliance inspection

- 9. All conditions relating to the establishment of the approved development must be fulfilled prior to the approved use commencing, unless otherwise noted in these conditions.
- 10. Prior to the commencement of the use, the applicant shall contact Council to arrange a development compliance inspection.

Building size

- 11. The maximum floor area of the approved "Dwelling House" (Domestic Outbuilding) is restricted to 358m², comprising of 248.4m² enclosed floor area and 108m² open carport skillion.

Building design and siting

- 12. All setbacks on the approved plans are to be measured to the outer most projection of the approved building.
- 13. The approved development must not exceed 5.7 metres in height (measured to the highest point i.e roof pitch) above the building pad/s. The height of the building pad shall be no more than what is reasonably required to prevent stormwater from ponding and must not exceed 300mm above existing ground level.

Note: The existing ground level is taken to be the level of the ground prior to the progression of any works on the premises.

- 14. The outbuilding must be maintained in good repair and have no visual rust marks.
- 15. Building materials and surface finishes must be predominantly within the colour range and style of the surrounding built and natural environment to blend with the local landscape and surrounding residential development.

Note: Suitable materials include Colorbond or similar.

Applicable Standards

- 16. All works must comply with:

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

Access, parking and manoeuvring

- 17. The landowner is responsible for providing and maintaining vehicle access to the site from the road carriageway to the property boundary. Should any damage be caused to Wormwell Drive at the existing access location, it is the landowner's responsibility to ensure this is reinstated. Any repair works are to be undertaken in consultation with Council and at the landowner's expense.

Avoiding nuisance

- 18. No nuisance is to be caused to adjoining properties and occupiers by the way of noise smoke, dust, rubbish, contaminant, stormwater discharge or siltation at any time during the establishment of the approved development.
- 19. Lighting of the site, including any security lighting, shall be such that the lighting intensity does not exceed 8.0 lux at a distance of 1.5 metres from the site at any property boundary.
- 20. All lighting shall be directed or shielded so as to ensure that no glare directly affects nearby properties.

Stormwater and drainage

- 21. Stormwater from the building is to be collected and discharged so as to:
 - a) protect the stability of buildings and the use of adjacent land;
 - b) prevent water-logging of nearby land;
 - c) protect and maintain environmental values; and
 - d) maintain access to reticulated infrastructure for maintenance and replacement purposes.
- 22. The development must not result in any ponding of stormwater on the property during construction or after the development has been completed.

Erosion control

- 23. Erosion control and silt collection measures must be undertaken as necessary during construction to maintain the quality of stormwater runoff from the development site and prevent any environmental harm.

No cost to Council

- 24. The developer is responsible for meeting all costs associated with the approved development unless there is specific agreement by other parties, including the Council, to meeting those costs.

Latest versions

- 25. Where another condition refers to a specific published standard, manual or guideline, including specifications, drawings, provisions and criteria within those documents, that condition shall be deemed as referring to the latest versions of those publications that are publicly available at the commencement of the development works, unless a regulation or law requires otherwise.

Application documentation

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

GENERAL ADVICE

- a) Refer to <http://www.cmdg.com.au/> for the Capricorn Municipal Development Guidelines (CMDG).
- b) Refer to <http://www.maranoa.qld.gov.au/council-policies> for Council Policies.
- c) The relevant planning scheme for this development is Maranoa Planning Scheme 2017. All references to the 'Planning Scheme' and 'Planning Scheme Schedules' within these conditions refer to this Planning Scheme.
- d) Under the Planning Scheme a "Dwelling house" *means a residential use of premises involving –*
 - (i) *1 dwelling for a single household and any domestic outbuildings associated with the dwelling; or*
 - (ii) *1 dwelling for a single household, a secondary dwelling, and any domestic outbuildings associated with either dwelling.*
- e) 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.
- f) 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.
- g) 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.
- h) It is the responsibility of the developer to obtain all necessary permits and submit all necessary plans and policies to the relevant authorities for the approved development.
- i) 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.

MOTION LAPSED

Responsible Officer

Planning Officer

With the motion lapsed due to the absence of a 'Seconder' a further motion was put forward as follows:

Moved Cr Davis	Seconded (Called but not received)
<p>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 900 on SP263036 be refused for the following reasons:</p> <ul style="list-style-type: none"> <input type="checkbox"/> The proposed outbuilding does not comply with the applicable assessment benchmarks in the Maranoa Planning Scheme 2017. <input type="checkbox"/> The proposed outbuilding is to be significantly larger than the accepted Outbuilding Size within the Rural Residential Zone. <input type="checkbox"/> The applicant has not provided sufficient justification to support a 358m2 shed in the Rural Residential Zone. 	
MOTION LAPSED	

With the motion lapsed due to the absence of a "Seconder" a further draft motion was put forward as follows:

Moved Cr Birkett

Seconded Cr Seawright

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 900 on SP263036 be approved subject to the listed conditions and general advice:

Development details

Use

1. The approved development is a Material Change of Use - “Dwelling house” (Domestic outbuilding) as defined in the *Maranoa Planning Scheme 2017* and as shown on the approved plans.

2. The use of the approved Domestic Outbuilding must be residential storage purposes only. Parking or storage of vehicles or equipment associated with a commercial or industrial activity is not an approved use, nor is the use of the building for business activities.

3. The Domestic Outbuilding is a non-habitable building and must not be used for residential occupation.

4. A development permit for building works must be obtained prior to commencing construction of the outbuilding.

Approved plans and documents

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

Plan/Document Number	Plan/Document Name	Date
252086-A.100.ISSUE D– Number 01B	Locality Layout, Site Layout	21/07/2025

6. A floor plan and plans showing all elevations of the proposed building are to be submitted to Council within 3 months of the date of this development approval and prior to commencing any building works for the approved development. The plans shall demonstrate the following characteristics and will be endorsed by Council as approved plans for the development:

- a) Gross floor area not exceeding 358m²
- b) Maximum enclosed floor area of 248.5m²
- c) Maximum open-sided floor area of 108m²
- d) Maximum building height of 5.7 metres

Development works

7. During the course of constructing the works, the developer shall ensure that all works are carried out by appropriately qualified persons and the developer and the persons carrying out and supervising the work shall be responsible for all aspects of the works, including public and worker safety, and shall ensure adequate barricades, signage and other warning devices are in place at all times.
8. The developer is responsible for locating and protecting any Council and public utility services, infrastructure and assets that may be impacted on during construction of the development. Any damage to existing infrastructure (kerb, road pavement, existing underground assets, etc.) that is attributable to the progress of works on the site or vehicles associated with the development of the site shall be immediately rectified in accordance with the asset owners' requirements and specifications and to the satisfaction of the asset owners' representative(s).

Compliance inspection

9. All conditions relating to the establishment of the approved development must be fulfilled prior to the approved use commencing, unless otherwise noted in these conditions.
10. Prior to the commencement of the use, the applicant shall contact Council to arrange a development compliance inspection.

Building size

11. The maximum floor area of the approved "Dwelling House" (Domestic Outbuilding) is restricted to 358m², comprising of 248.4m² enclosed floor area and 108m² open carport skillion.

Building design and siting

12. All setbacks on the approved plans are to be measured to the outer most projection of the approved building.
13. The approved development must not exceed 5.7 metres in height (measured to the highest point i.e roof pitch) above the building pad/s. The height of the building pad shall be no more than what is reasonably required to prevent stormwater from ponding and must not exceed 300mm above existing ground level.

Note: The existing ground level is taken to be the level of the ground prior to the progression of any works on the premises.

14. The outbuilding must be maintained in good repair and have no visual rust marks.
15. Building materials and surface finishes must be predominantly within the colour range and style of the surrounding built and natural environment to blend with the local landscape and surrounding residential development.

Note: Suitable materials include Colorbond or similar.

Applicable Standards

16. All works must comply with:

- e) the development approval conditions;
- f) any relevant provisions in the Planning Scheme and the Capricorn Municipal Development Guidelines;
- g) any relevant Australian Standard that applies to that type of work; and
- h) any alternative specifications that Council has agreed to in writing and which the developer must ensure do not conflict with any requirements imposed by any applicable laws and standards.

Access, parking and manoeuvring

- 17. The landowner is responsible for providing and maintaining vehicle access to the site from the road carriageway to the property boundary. Should any damage be caused to Wormwell Drive at the existing access location, it is the landowner's responsibility to ensure this is reinstated. Any repair works are to be undertaken in consultation with Council and at the landowner's expense.**

Avoiding nuisance

- 18. No nuisance is to be caused to adjoining properties and occupiers by the way of noise smoke, dust, rubbish, contaminant, stormwater discharge or siltation at any time during the establishment of the approved development.**
- 19. Lighting of the site, including any security lighting, shall be such that the lighting intensity does not exceed 8.0 lux at a distance of 1.5 metres from the site at any property boundary.**
- 20. All lighting shall be directed or shielded so as to ensure that no glare directly affects nearby properties.**

Stormwater and drainage

- 21. Stormwater from the building is to be collected and discharged so as to:**
- e) protect the stability of buildings and the use of adjacent land;
 - f) prevent water-logging of nearby land;
 - g) protect and maintain environmental values; and
 - h) maintain access to reticulated infrastructure for maintenance and replacement purposes.
- 22. The development must not result in any ponding of stormwater on the property during construction or after the development has been completed.**

Erosion control

- 23. Erosion control and silt collection measures must be undertaken as necessary during construction to maintain the quality of stormwater runoff from the development site and prevent any environmental harm.**

No cost to Council

- 24. The developer is responsible for meeting all costs associated with the approved development unless there is specific agreement by other parties, including the Council, to meeting those costs.**

Latest versions

25. Where another condition refers to a specific published standard, manual or guideline, including specifications, drawings, provisions and criteria within those documents, that condition shall be deemed as referring to the latest versions of those publications that are publicly available at the commencement of the development works, unless a regulation or law requires otherwise.

Application documentation

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

GENERAL ADVICE

- j) Refer to <http://www.cmdg.com.au/> for the Capricorn Municipal Development Guidelines (CMDG).
- k) Refer to <http://www.maranoa.qld.gov.au/council-policies> for Council Policies.
- l) The relevant planning scheme for this development is Maranoa Planning Scheme 2017. All references to the 'Planning Scheme' and 'Planning Scheme Schedules' within these conditions refer to this Planning Scheme.
- m) Under the Planning Scheme a "Dwelling house" *means a residential use of premises involving –*
 - (iii) *1 dwelling for a single household and any domestic outbuildings associated with the dwelling; or*
 - (iv) *1 dwelling for a single household, a secondary dwelling, and any domestic outbuildings associated with either dwelling.*
- n) 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.
- o) 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.
- p) 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.
- q) It is the responsibility of the developer to obtain all necessary permits and submit all necessary plans and policies to the relevant authorities for the approved development.
- r) 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.

Statement of Reason

Due to the location of the site, elevation, block sizes and proximity to other potential residents.

CARRIED

8/1

Responsible Officer

Planning Officer

Council then returned to review the resolution for Item L.5 – Advocacy Consideration | Call for LGAQ Conference Motions.

Cr Flynn left the meeting at 12.13pm, having previously declared a declarable conflict of interest in the matter.

Following review of the resolution, Cr Flynn returned to the meeting at 12.14pm.

CLOSURE

There being no further business, the Mayor thanked Council for their attendance and declared the meeting closed at 12.14pm.

These Minutes are to be confirmed at the next Ordinary Meeting of Council to be held on 14 August 2025, at Roma Administration Centre.