
MINUTES OF THE ORDINARY MEETING OF MARANOA REGIONAL COUNCIL HELD AT ROMA ADMINISTRATION CENTRE ON 14 AUGUST 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 (by Microsoft Teams), Cr J R P Birkett (By Microsoft Teams from 9.03am to 10.50am), Cr M K Brumpton, Cr A K Davis, Cr P J Flynn, Cr J M Hancock, Cr B R Seawright, Cr J R Vincent, Chief Executive Officer – Robert Hayward and Kelly Rogers Minutes Officer in attendance.

AS REQUIRED

Deputy CEO - Strategic Roads, Airports & Major Projects – Cameron Hoffmann, Director Corporate Services – Brett Exelby, Director Engineering – Seamus Batstone, Director Regional Development, Environment and Planning – Jamie Gorry, Director Roma – Dean Ellwood, Manager - Regional Facilities Management – Leah Cooper, Manager - Strategic Water, Sewerage & Gas – Mathew Liston, (Acting) - Senior Town Planner – Kate Swepson, Lead Local Development Officer – Georgie Adams-Woodall, Regional Arts and Culture Officer – Kimberley Johnson, Planning Officer – Logan Connell, Local Development Officer Warroo – Jessica Cashen.

WELCOME

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

CONFIRMATION OF MINUTES

Resolution No. OM/08.2025/01	
Moved Cr Brumpton	Seconded Cr Seawright
That the minutes of the Ordinary Meeting held on 24 July 2025 be confirmed.	
CARRIED	9/0

CONSIDERATION OF NOTICES OF MOTION

Item Number: 8.1 **File Number:** D25/78350

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

Officer's Title: **Deputy Director / Strategic Road Management**

Original Resolution Meeting Date: **24 July 2025**
Original Resolution Number: OM/07.2025/35

Original Resolution:

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.*
- 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.*

Resolution No. OM/08.2025/02

Moved Cr O'Neil

Seconded Cr Davis

That Council amend Resolution Number OM/07.2025/35 to read as follows:

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) – 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

9/0

Responsible Officer

Deputy Director / Strategic Road
Management

BUSINESS

ENGINEERING

Item Number: 12.1 File Number: D25/58622

SUBJECT HEADING: WALLUMBILLA MULTIPURPOSE BUILDING | LETTABLE SPACE EXPRESSION OF INTEREST

Officer's Title: Project Officer - Contract Management Office

Executive Summary:

Council undertook an Expression of Interest (EOI) process in April 2025 to gauge community and commercial interest in leasing the 24m² space designed as a commercial kitchen within the Wallumbilla Multipurpose Building.

Four responses were received, indicating varying interest and proposed uses for the space, ranging from frozen meal storage and extra dining/display space to operating a café-style commercial kitchen.

Resolution No. OM/08.2025/03

Moved Cr Seawright

Seconded Cr Davis

That Council:

1. Close the Expression of Interest for the Wallumbilla Lettable Space, without shortlisting any respondents.
2. Undertake a Tender Process for a Commercial Kitchen and shared dining space within the Wallumbilla Multipurpose Building.
3. Write to the Roma Meals on Wheels Group to discuss potential options for meeting their storage needs within another Council facility at Wallumbilla or Yuleba.

CARRIED

9/0

Responsible Officer

Project Officer - Contract Management Office

REPORTS - LOCAL AREA DIRECTORS

Declaration of Interest

Item	13.1
Description	Maranoa Duathlon 2025
Declaring Councillor	Cr Cameron O'Neil
Person with the interest Related party / close associate / other relationship	Myself
Particulars of Interest	Richard Johnson, Duathlon committee member is a personal friend.
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/08.2025/04

Moved Cr Davis

Seconded Cr Brumpton

That it is in the public interest that Councillor O'Neil participates and votes on agenda item 13.1 because a reasonable person would trust that the decision is made in the public interest.

CARRIED

8/0

Item Number:

13.1

File Number: D25/73427

SUBJECT HEADING:

MARANOA DUATHLON 2025

Officer's Title:

Lead Local Development Officer

Executive Summary:

This report provided an overview of the Maranoa Duathlon event, scheduled for Saturday 25 October 2025. The purpose of this report is to inform Councillors of the event, its potential impact on businesses and residents and the extent of Council's involvement.

Resolution No. OM/08.2025/05

Moved Cr Flynn

Seconded Cr Seawright

That Council:

- 1. Approve and support the Maranoa Triathlon Committee to host a Duathlon event on 25 October 2025 in Roma.**
- 2. Allocate up to \$2,000 from WO 19866.2571.2001 – Roma In-Kind Assistance budget.**
- 3. Encourage staff to nominate to participate as part of the Maranoa Regional Council team, and if a Councillor wishes to participate advise the CEO.**

CARRIED

9/0

Responsible Officer

Lead Local Development Officer

Section 150F A (2)(e) of the *Local Government Act 2009*

For a matter to which the prescribed conflict of interest or declarable conflict of interest relates – the name of each eligible councillor who voted on the matter, and how each eligible councillor voted.

Name of each eligible councillor who voted on the matter:

Cr. John Birkett, Cr. Meryl Brumpton, Cr. Amber Davis, Cr. Peter Flynn, Cr. Johanne Hancock, Cr. Cameron O'Neil, Cr. Brendan Seawright, Cr. Wendy Taylor, Cr. Jane Vincent.

How each eligible councillors voted:

Each councillor voted in favour of the motion.

Item Number: 13.2 **File Number:** D25/77396
SUBJECT HEADING: MARANOA NETBALL ASSOCIATION - FUTURE FACILITY DEVELOPMENT PRIORITIES
Officer's Title: Lead Local Development Officer

Executive Summary:

Council has committed \$150,000 in the 2025-26 budget to resurface the courts at the Maranoa Netball Association's facility. The association has expressed appreciation for Council's support and has submitted an updated list of priority infrastructure improvements to support the growth of netball participation and event hosting capacity in the region.

This report outlined those priorities and seeks Council's consideration for potential future investment and planning support.

Resolution No. OM/08.2025/06

Moved Cr Flynn

Seconded Cr Vincent

That Council:

1. **Acknowledge the correspondence received from Maranoa Netball Association outlining their priority infrastructure improvements.**
2. **Thank the association for their valuable contribution to sport in the Maranoa region and for proactively informing Council of their future priorities.**
3. **Work with the association to progress the projects identified in their priority list.**
4. **Support the association in identifying and applying for suitable external grant funding opportunities, working in collaboration with Netball Queensland.**

CARRIED

9/0

Responsible Officer

Lead Local Development Officer

Item Number: 13.3 **File Number:** D25/38246
SUBJECT HEADING: REQUEST FOR IN-KIND ASSISTANCE - TEELBA GUN CLUB
Officer's Title: Director - Warroo

Executive Summary:

The Teelba Gun Club submitted a request to Council to cart and supply gravel from council's local quarry to resheet the facility's car park.

The Teelba Gun Club is a valued community asset and one of the few dedicated gathering spaces in south-east Maranoa. In addition to hosting community and council meetings and events, the club also serves as an emergency refuge during critical times.

Together with the local school, it provides a principal place for the community to come together for a wide range of activities and events including as a hard stand area for council vehicles and plant.

Resolution No. OM/08.2025/07

Moved Cr Hancock

Seconded Cr Brumpton

That Council:

1. Receive and note the report.
2. Acknowledge the correspondence and ask Teelba Gun Club to reapply via Council's Community Grants Program with the assistance of the Surat and Surrounds Local Development Officer and Overseer.

CARRIED

9/0

Responsible Officer

Director - Warroo

Item Number:

14.1

File Number: D25/64025

SUBJECT HEADING:

**STOCK ROUTE MANAGEMENT AND COMPLIANCE
POLICY**

Officer's Title:

Coordinator Rural Lands

Executive Summary:

This report sought Council's endorsement of the Stock Route Management and Compliance Policy, which outlines the framework for managing the stock route network in accordance with the Stock Route Management Act 2002 and Queensland's Stock Route Network Management Strategy 2021–2025.

Resolution No. OM/08.2025/08

Moved Cr Hancock

That this lay on the table for a future meeting, to come via a briefing.

CARRIED

9/0

Responsible Officer

Coordinator Rural Lands

Declaration of Interest

Item	14.2
Description	2020/20217 – Change Application (Minor) Material Change of Use – Intensive Animal Industry
Declaring Councillor	Cr Peter Flynn
Person with the interest Related party / close associate / other relationship	Myself
Particulars of Interest	The applicant is a company I have business dealings with through an organisation I am a sole trader of - Maranoa Travel.
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/08.2025/09	
Moved Cr Brumpton	Seconded Cr Vincent
That it is in the public interest that Councillor Flynn participates and votes on agenda item 14.2 because a reasonable person would trust that the decision is made in the public interest.	
CARRIED	7/0

Declaration of Interest

Item	14.2
Description	2020/20217 – Change Application (Minor) Material Change of Use – Intensive Animal Industry
Declaring Councillor	Cr Cameron O'Neil
Person with the interest Related party / close associate / other relationship	Myself
Particulars of Interest	Close friends, Danny and Katie Wells, neighbour the property and were interested stakeholders when this application first came to Council, and may have been submitters.
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/08.2025/10	
Moved Cr Brumpton	Seconded Cr Seawright
That it is in the public interest that Councillor O'Neil participates and votes on agenda item 14.2 because a reasonable person would trust that the decision is made in the public interest.	
CARRIED	7/0

Item Number: 14.2 File Number: D25/75142

SUBJECT HEADING: 2020/20217 - CHANGE APPLICATION (MINOR)
 MATERIAL CHANGE OF USE - INTENSIVE ANIMAL
 INDUSTRY

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

Executive Summary:

Australian Country Choice Feedlots Pty Ltd have submitted a Minor Change Application to the existing approval for a Material Change of Use to establish "Intensive Animal Industry" (up to a maximum of 32,500 SCU) located at Roma-Taroom Road, Eumamurrin, 584 Niella Road, Mooga, 2527 Roma-Taroom Road Eumamurrin, 450 Niella Road, Euthulla, described as Lot 10 on WV406, Lot 25 on WV1108, Lot 30 on WV572, Lot 5 on WV406, Lot 8 on WV1578 and Lot 7 on SP206903 (the subject premises).

Resolution No. OM/08.2025/11

Moved Cr Flynn

Seconded Cr Hancock

That Council issue a Change Decision notice in relation to the existing Development Approval (Ref: 2020/20217) for a Material Change of Use "Intensive Animal Industry" (up to a maximum of 32,500 SCU) located at Roma-Taroom Road, Eumamurrin, 584 Niella Road, Mooga, 2527 Roma-Taroom Road Eumamurrin, 450 Niella Road, Euthulla, described as Lot 10 on WV406, Lot 25 on WV1108, Lot 30 on WV572, Lot 5 on WV406, Lot 8 on WV1578 and Lot 7 on SP206903, reflecting the changes detailed below.

(a) Condition 2 be amended from:

2. 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
ACC-0011- A601	Concept Layout - 32,500SCU	18/05/2020
ACC-0011- A602	Design Layout - 32,500SCU	18/05/2020
ACC-0011- A603	Catchment Plan	18/05/2020
ACC-0011- A604	Typical Pen Layout	18/05/2020
ACC-0011- A605	Typical Pen Cross Section	18/05/2020
ACC-0011- A606	Typical Effluent Management Section	18/05/2020
ACC-0011- A607	Temporary Grain Assistance Layout	18/05/2020
ACC-002- A008	Relocation of Effluent Utilisation Areas	20/09/2021
ACC-002- A010	Relocation of Effluent Utilisation Areas	20/09/2021
Project number 15763	Traffic Impact Statement – Brindley Park Feedlot Expansion	20/10/2020
ACC-0011/1903260 Rev A	Development Assessment Report	20/10/2020

To:

2. 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
F3-113-00-07, Rev. B	Changed Development - Development Layout	06/05/25
F3-113-00-08, Rev. B	Changed Development - Development Complex Layout	06/05/25
F3-113-00-09, Rev. B	Proposed Development – Controlled Drainage Area 2	06/05/25
F3-113-00-10, Rev. B	Proposed Development – Controlled Drainage Area 1 and 2	06/05/25
F3-113-00-13, Rev. B	Proposed Development – Separation Distance Assessment to Sensitive Receivers	06/05/25
ACC-0011- A601	Concept Layout – 32,500SCU	18/05/2020
ACC-0011- A602	Design Layout – 32,500SCU	18/05/2020
ACC-0011- A603	Catchment Plan	18/05/2020
ACC-0011- A604	Typical Pen Layout	18/05/2020
ACC-0011- A605	Typical Pen Cross Section	18/05/2020
ACC-0011- A606	Typical Effluent Management Section	18/05/2020
ACC-0011- A607	Temporary Grain Assistance Layout	18/05/2020
ACC-002- A008	Relocation of Effluent Utilisation Areas	20/09/2021
ACC-002- A010	Relocation of Effluent Utilisation Areas	20/09/2021
Project number 15763	Traffic Impact Statement – Brindley Park Feedlot Expansion	20/10/2020
ACC-0011/1903260 Rev A	Development Assessment Report	20/10/2020

(b) Condition 3 be amended from:

3. Carry out the approved development over the following four stages in accordance with the approved plans—

Stage 1 – includes the addition of 23 cattle pens (two at the southern end of Row 7 and 21 on the western-side Row 7) and 4 grain-assist pens, increasing the holding capacity by 5,330SCU to a total 21,410 SCU. Stage 1 also includes the construction of a new sedimentation pond and the expansion of the existing effluent storage pond. Stage 1 works are generally shown as ‘Stage 1’ on approved plan A602 Design Layout – 32,500 SCU dated 18/05/2020.

Stage 2 – includes an additional 30 cattle pens (7 additional pens on the southern end of Row 1 and 23 pens on the eastern side of Row 1), increasing

the holding capacity by 5,490SCU to a total 26,900SCU. Stage 2 works are generally shown as 'Stage 2' on approved plan A602 Design Layout – 32,500 SCU dated 18/05/2020.

Stage 3 – includes an additional 16 cattle pens generally in the location of the grain assist pens constructed as part of Stage 1 (on the western side of Row 9). Stage 3 will increase the holding capacity by an additional 3,720 SCU to a total 30,620 SCU. Stage 3 works are generally shown as 'Stage 3' on approved plan A602 Design Layout – 32,500 SCU dated 18/05/2020

Stage 4 – includes an additional 8 cattle pens generally in the location of the grain assist pens construed as part of Stage 1 (on the western side of Row 11). Stage 4 will increase the holding capacity by an additional 1,860 SCU to a total 32,480 SCU. Stage 4 works are generally shown as 'Stage 4' on approved plan A602 Design Layout – 32,500 SCU dated 18/05/2020.

To:

3. Carry out the approved development over the following four stages in accordance with the approved plans—

Stage 1 – includes the addition of ~~23~~ **25** cattle ~~production~~ pens (~~Row 8 & 9, B1, B2, B7-B10~~ **two at the southern end of Row 7 and 21 on the western side Row 7**) and ~~4~~ grain assist pens, increasing the holding capacity by ~~5,330~~ **5,700** SCU to a total ~~21,410~~ **21,780** SCU. Stage 1 also includes a new hospital facility, the reconfiguration of Sedimentation Basin 1 and Sedimentation Basin 2 and the expansion of the Holding Pond 1 and the construction of Holding Pond 2.

Stage 1 also includes the construction of a new sedimentation pond and the expansion of the existing effluent storage pond. Stage 1 works are generally shown as 'Stage 1' on approved plan A602 Design Layout – 32,500 SCU dated 18/05/2020.

Stage 2 – includes an additional ~~30~~ **20** cattle pens (~~Row 10, 11~~ **7 additional pens on the southern end of Row 1 and 23 pens on the eastern side of Row 4**), increasing the holding capacity by ~~5,490~~ **5,480** SCU to a total ~~26,900~~ **27,260** SCU. Stage 2 works are generally shown as 'Stage 2' on approved plan A602 Design Layout – 32,500 SCU dated 18/05/2020.

Stage 3 – includes an additional ~~16~~ **11** cattle pens generally in the location of the grain assist pens constructed as part of Stage 1 (~~on the western side of Row 9~~ **Row 12**). Stage 3 will increase the holding capacity by an additional ~~3,720~~ **2,620** SCU to a total ~~30,620~~ **29,880** SCU. Stage 3 works are generally shown as 'Stage 3' on approved plan A602 Design Layout – 32,500 SCU dated 18/05/2020

Stage 4 – includes an additional ~~8~~ **11** cattle pens generally in the location of the grain assist pens construed as part of Stage 1 (~~Row 13~~ **on the western side of Row 11**). Stage 4 will increase the holding capacity by an additional ~~1,860~~ **2,620** SCU to a total ~~32,480~~ **32,500** SCU. Stage 4 works are generally shown as 'Stage 4' on approved plan A602 Design Layout – 32,500 SCU dated 18/05/2020.

- (c) All other conditions of the approval remain unchanged.

CARRIED

9/0

Responsible Officer

(Acting) - Senior Town Planner

Section 150F A (2)(e) of the Local Government Act 2009

For a matter to which the prescribed conflict of interest or declarable conflict of interest relates – the name of each eligible councillor who voted on the matter, and how each eligible councillor voted.

Name of each eligible councillor who voted on the matter:

Cr. John Birkett, Cr. Meryl Brumpton, Cr. Amber Davis, Cr. Peter Flynn, Cr. Johanne Hancock, Cr. Cameron O'Neil, Cr. Brendan Seawright, Cr. Wendy Taylor, Cr. Jane Vincent.

How each eligible councillors voted:

Each councillor voted in favour of the motion.

Item Number:

14.3

File Number: D25/75496

SUBJECT HEADING:

DEVELOPMENT APPLICATION MATERIAL CHANGE OF USE "DWELLING HOUSE" (DOMESTIC OUTBUILDING) & (BOUNDARY RELAXATION) - 2 NORMAN COURT, ROMA (REF:2025/21518)

Officer's Title:

Planning Officer

Executive Summary:

Building Surveying & Certification Professionals on behalf of the property owners G & J Duff have submitted an application for a Material Change of Use "Dwelling House" (Domestic Outbuilding), including a Boundary Relaxation at 2 Norman Court, Roma, properly described as Lot 23 on SP171538 (the subject premises).

The applicant sought formal approval for the newly built 96m2 Carport Extension, which forms part of the combined 192m2 structure on site.

Resolution No. OM/08.2025/12

Moved Cr Flynn

Seconded Cr Brumpton

That the application for a Material Change of Use "Dwelling House" (Domestic Outbuilding) and Boundary Relaxation on land situated at 2 Norman Court, Roma, properly described as Lot 23 on SP171538, 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 approved use of the Domestic Outbuilding is for residential storage purpose only. Parking or storage of vehicles or equipment associated with a commercial or industrial activity is not an approved use.**
- 3. The approved 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 approvals 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
252089.A.100.Issue A	Site Layout	06.12.2024
252089.S.100.Issue A	Footing & Roof Frame Layouts, Details & Section	06.12.2024

Development works

6. 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.
7. 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

8. 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.
9. Prior to the commencement of the use, the applicant shall contact Council to arrange a development compliance inspection.

Building size

10. The approved development is limited to a maximum combined floor area of 192m².

Building design and siting

11. All setbacks on the approved plans are to be measured to the outer most projection of the approved building.
12. The approved development must not exceed 4.2m 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.

13. The outbuilding must be maintained in good repair and have no visual rust marks.
14. 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

15. 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

16. 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 Norman Court 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

17. 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.
18. 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.
19. All lighting shall be directed or shielded so as to ensure that no glare directly affects nearby properties.

Stormwater and drainage

20. 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.
21. The development must not result in any ponding of stormwater on the property during construction or after the development has been completed.

Erosion control

22. 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

23. 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

24. 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

25. 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) 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.
- h) In completing an assessment of the proposed development, Council has relied on the information submitted in support of the development application as true and correct. Any change to the approved plans and documents may require a new or changed development approval. It is recommended to contact Council for advice in the event of any potential change in circumstances.

CARRIED

9/0

Responsible Officer

Planning Officer

Item Number:

14.4

File Number: D25/75581

SUBJECT HEADING:

DEVELOPMENT APPLICATION MATERIAL CHANGE OF USE "TRANSPORT DEPOT"- 102 HOUSTON ROAD, WALLUMBILLA (REF:2025/21278)

Officer's Title:

Planning Officer

Executive Summary:

Murray & Associates (QLD) Pty Ltd on behalf of Origin Construction Group have submitted a development application for a Material Change of Use for a "Transport Depot". The proposal is located at 102 Houston Road, Wallumbilla, properly described as Lot 50 on WAL53326. 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 that 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 conditioned to achieve compliance.

Resolution No. OM/08.2025/13

Moved Cr Seawright

Seconded Cr Davis

The development application for a Material Change of Use – "Transport Depot" located 102 Houston Road, Wallumbilla, described as Lot 50 on WAL53326, be approved subject to the listed conditions and general advice listed below-

Development details

1. The approved development is a Material change of use – "Transport Depot" 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
24573-Sheet 01- Rev 4	Site Plan	17/09/2024
24573-Sheet 02- Rev 4	Earthworks Plan & Sections	17/09/2024
ARK_24_06_03-SK01-Rev B	Site Layout Plan	05/2024
	Shed Elevations-Page 1	
	Shed Dimensions-Page 5	
AUSCO Mp1230-B-Multi-Purpose 12.0 x 3.0	Floor Plan	
ARK_P_24_06_03 Rev D	Site Based Stormwater Management Plan	13/05/2025

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).

Applicable standards

7. 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

8. 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

9. 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.
10. 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.
11. 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.

12. 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.
13. Dust emanating as a result of operations carried out onsite must be continually monitored and suppressed in order to prevent any dust drifting onto road networks, nearby properties and sensitive land uses.

Refuse storage and collection

14. At all times while use continues, waste containers shall be provided on the site and maintained in a clean and tidy state and shall be emptied the waste removed from the site on a regular basis. All waste containers are to be shielded from the view of travelling public on Houston Road and from neighbouring properties.
15. Convenient access to the bulk refuse storage areas must be provided at all times for service vehicles.
16. Refuse collection from the site must not occur before 7:00am or after 6:00 pm, or on Sundays or public holidays.

Access

17. Vehicle access to and from the development site shall be provided from Houston road generally in the location shown on approved drawing 24573-Sheet 01- Rev 4 Site Plan. The vehicle crossover is to be constructed generally in accordance with CMDG Drawing - CMDG-R-040 Rev F, dated 11/2022 and must be designed to cater for the maximum vehicle size accessing the site, ensuring no damage to the roadway or kerb. The grade of the vehicle crossover must not exceed the specifications of the CMDG.
18. The landowner is responsible for the construction and maintenance of vehicle crossovers from the property boundary to the external road networks, and for obtaining any approvals that may be required and for complying with the applicable designs and standards.
19. All internal access roads are to be constructed of an all-weather gravel surface.

Parking

20. A minimum of 8 car parking spaces are to be provided within the development site area. Parking spaces for persons with disabilities (PWD) are to be provided in accordance with the Building Code of Australia.
21. Car park design, including car parking spaces (widths and lengths), vehicle access lanes and manoeuvring areas are to comply with Australian Standard AS/NZS 2890.1:2004 Part 1: Off-street car parking.
22. 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.
23. Onsite service vehicle access, parking and manoeuvring is to be designed in accordance with Australian Standard AS/NZS 2890.2:2004 - Parking facilities Part 2: Off-street commercial vehicle facilities requirements.
24. Vehicle movements within the site are to be clear of proposed parking areas, buildings, and landscape treatments.
25. Vehicle parking bays must not encroach into swept paths for vehicle movements.
26. Vehicles accessing the site and designated onsite parking areas must be able to enter and leave the site in forward direction. All vehicle manoeuvres to and from the onsite parking spaces must be totally contained within the development site boundaries and must not encroach onto the adjacent roadway.
27. All onsite access, parking and manoeuvring areas are to be constructed of a dust suppressive gravel surface (minimum standard).

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 must be provided with access to reliable water supply for firefighting purposes.
30. While the use is operating, sufficient water for dust suppression activities must be maintained on site.
31. The approved development is to be connected to an on-site effluent disposal system designed in accordance with AS/NZS 1547:2012.
32. The development must be connected to an electricity reticulation service in accordance with the relevant service provider's requirements and specifications along with relevant building standards, requirements and specifications.

Note: Any renewable energy systems integrated into the development are to contribute to the supply and use of electricity to and from the grid.

33. All services installation, including sewer, water, electricity and telecommunications connections to the respective networks (where applicable), must comply with (i) the development approval conditions, (ii) any relevant provisions in the planning scheme for the area, (iii) Council's standard designs for such work where such designs exist (iv) the Capricorn Municipal Development Guidelines (CMDG) where it applies (v) any relevant Australian Standard that applies to that type of work and (vi) any alternative specifications that Council has agreed to in writing and which

the developer must ensure do not conflict with any requirements imposed by any applicable laws and standards.

34. Any conflicts associated with proposed and existing services shall be forwarded by the developer to the appropriate controlling authority for approval for any proposed changes.

Outdoor Storage Areas

35. Outdoor Storage Areas are to be maintained in a clean, organised and tidy state and shall not detract from the overall appearance or amenity of the area.

Signage

36. Signage is provided at the entrance of the site displaying the necessary information
- ☐ Owner of the site
 - ☐ Manager of the site
 - ☐ Route for Emergency Vehicles
 - ☐ Emergency contact Phone Numbers
37. Any proposed advertising signage in addition to that identified in the approved development plans, is subject to further development approval unless compliant with the requirements for “Accepted development” or “Accepted development subject to requirements” identified in the planning scheme in force at the time.
38. Any advertising signage associated with the approved use must be fully contained within the development site boundaries and must not encroach into adjoining properties or roads.

Stormwater and drainage

39. Stormwater runoff from roofs and impervious surfaces is to be collected internally and discharged in accordance with the approved Site Based Stormwater Management Plan (Project No. ARK_P_24_06_03 - May 2024) and CMDG D-5 ‘Stormwater Drainage Design’.
40. Stormwater must not be discharged to adjoining properties and must not pond on the property being developed, or adjoining properties during the development process or after the development has been completed.
41. There must be no increases in any silt loads or contaminants in any overland flow from the property being developed during the development process and after the development has been completed.
42. The stormwater disposal system must be designed to include appropriate pollution control devices or methods to ensure no contamination or silting of creeks or other waterways.

Construction activities and erosion control

43. During the course of any construction activities, soil erosion and sediment must be managed in accordance with CMDG Design Guidelines D-7 ‘Erosion Control and Stormwater Management’.
44. If there is a possibility of erosion or silt or other materials being washed off the property during the development process or after the development is completed, the developer must document and implement a management plan that prevents this from occurring.

45. Stockpiles of topsoil, sand, aggregate, spoil or other material capable of being moved by the action of running water shall be stored clear of drainage paths and be prevented from entering the road and/or drainage system.
46. Should it be necessary for the road and/or drainage system to be reinstated or cleaned up due to erosion and/or sedimentation from the site, then such works shall be at no cost to Council. Such works shall be undertaken immediately.
47. Temporary fencing must be erected and maintained around the perimeter of the development area whilst any construction activities are carried out.

Safe storage of equipment and materials

48. Any material and machinery with the potential to cause harm by way of floating debris or potential contamination of waterways during a flood event must be stored in flood proof containers, adequately secured or located safely above the defined flood event (DFE) level. Any material or machinery with the potential to cause harm or contamination that is not located above the DFE or in flood-proofed containers shall be stored in such a manner as to be easily accessed and relocated off-site ahead of a minor or major flood event.

Building design

49. All buildings must be designed, constructed, connected and anchored so that, in the event of a flood up to the DFE (as a minimum) it-
 - a) Resists flotation, collapse or significant permanent movements, resulting from –
 - i. hydrostatic action
 - ii. hydrodynamic action;
 - iii. erosion and scouring;
 - iv. wind; and
 - v. any other action; and
 - vi. safeguards occupants and other people against illness and injury caused by flood water affecting the building.
50. Building materials and surface treatments used under the DFE level must be resistant to water damage and must not include wall cavities that would collect water and sediment during a flood event.

Emergency events

51. A Flood Management Plan shall be prepared prior to the commencement of the use having regard to the site characteristics and management procedures in the event of flood. All staff must be made aware of the Flood Management Plan, its content, and the procedures that need to be followed in the case of a major flood event.
52. All reasonable efforts should be made to advise visitor/s/customers in advance of premises closures that are required due to inclement weather events.

Operating hours

53. Operating hours are restricted to 6:00am to 6:00pm Monday to Saturdays. The development is not permitted to operate on Sundays or Public Holidays.

Delivery of goods

54. Loading and unloading of goods must not occur outside the hours of 6:00am to 6:00pm Monday to Saturdays. No loading or unloading shall occur on Sundays or Public Holidays.

55. The delivery, loading and unloading of goods to the site must be undertaken within the subject site and must not occur on adjoining properties or roads.

No cost to Council

56. Services and infrastructure required in connection with the establishment of the approved development must be provided at the developer's cost.
57. 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.
58. All rates and charges of any description and all arrears of such rates and charges, together with interest outstanding thereon, on the land, due to Council shall be paid prior to the commencement of use.

Latest versions

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

Application documentation

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

GENERAL ADVICE

- 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 the above Planning Scheme.
- d) Under the Planning Scheme –

“Transport Depot” means the use of premises for:

 - a) Storing vehicles, or machinery, that are used for a commercial or public purpose; or
 - b) Cleaning, repairing or servicing vehicles or machinery, if the use is ancillary to the use in paragraph (a).
- 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) 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.
- g) 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.
- 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 use.
- i) An operational works application will be required to be submitted to and approved by Council for any cut and/or filling works that exceed 50m³.
- 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.

CARRIED

9/0

Responsible Officer	Planning Officer
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Item Number: 14.5 File Number: D25/75586

SUBJECT HEADING: DEVELOPMENT APPLICATION MATERIAL CHANGE OF USE "UNDEFINED USE" (MICRO DISTILLERY)- 120-122 ALICE STREET, MITCHELL (REF:2025/21452)

Officer's Title: Planning Officer

Executive Summary:

Mathew Polizzi trading as Croozen Pty Ltd has submitted a development application for a Material Change of Use - "Undefined Use" (Micro Distillery). The proposal is located at 120-122 Alice Street, Mitchell, properly described as Lot 1 on RP93769. 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 DA Rules 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 conditioned to achieve compliance.

Resolution No. OM/08.2025/14

Moved Cr Birkett

Seconded Cr Hancock

The development application for a Material Change of Use - "Undefined Use" (Micro Distillery) located at 120-122 Alice Street, Mitchell, properly described as Lot 1 on RP93769, be approved subject to the listed conditions and general advice-

Development details

- 1. The approved development is a Material Change of Use - "Undefined Use" (Micro Distillery) 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 of each approved stage (as applicable), 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
	Site Plan	

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.**

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 (including the establishment of shipping containers on the site) 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. Dust emanating as a result of operations carried out onsite must be continually monitored and suppressed in order to prevent any dust drifting onto road networks, nearby properties and sensitive land uses.**

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.**

Building Siting

17. All shipping containers are to be located a minimum distance of 1.5 metres from any property boundary.

Refuse storage and collection

18. Bulk refuse storage and collection facilities must be provided on-site. The bulk refuse storage container/s shall be screened from the street and adjoining properties and retain reasonable standards of amenity for users of the premises and surrounding properties.
19. Convenient access to the bulk refuse storage areas must be provided at all times for service vehicles.
20. Refuse collection from the site must not occur before 7:00am or after 6:00 pm, or on Sundays or public holidays.

Access and Carparking

21. Vehicle access to and from the development site is to be provided via the existing vehicle crossover from Alice Street, generally in the location shown on approved drawing 'Site Plan'. Any alterations to the existing crossover are to be generally in accordance with CMDG Drawing - CMDG-R-042A Rev B, dated 12/2016 and must be designed to cater for the maximum vehicle size accessing the site, ensuring no damage to the roadway or kerb. The grade of the vehicle crossover must not exceed the specifications of the CMDG.
22. Vehicle crossovers must be located a minimum distance of one metre from any power poles, street signage, streetlights, manholes, stormwater gully pits or other Council assets, unless otherwise specified in the applicable development standards and specifications.
23. The landowner is responsible for the construction and maintenance of vehicle crossovers from the property boundary to the external road network, and for obtaining any approvals that may be required and for complying with the applicable designs and standards.
24. A minimum of two car parking spaces are to be provided onsite. Parking spaces for persons with disabilities (PWD) are to be provided in accordance with the National Construction Code.
25. Car park design, including car parking spaces (widths and lengths), vehicle access lanes and manoeuvring areas are to comply with Australian Standard AS/NZS 2890.1:2004 Part 1: Off-street car parking.
26. 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.
27. Onsite service vehicle access, parking and manoeuvring is to be designed in accordance with Australian Standard AS/NZS 2890.2:2004 - Parking facilities Part 2: Off-street commercial vehicle facilities requirements.
28. Vehicle movements within the site are to be clear of proposed parking areas, buildings, and landscape treatments.
29. Vehicle parking bays must not encroach into swept paths for vehicle movements.
30. Vehicles accessing the site and designated onsite parking areas must be able to enter and leave the site in forward direction. All vehicle manoeuvres to and from the

onsite parking spaces must be totally contained within the development site boundaries and must not encroach onto the adjacent roadway.

31. All parking and manoeuvring areas are to be constructed of an all weather dust suppressive gravel surface (minimum standard).

Services

32. 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.
33. 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.
34. 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.

35. 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.
36. The development must be connected to an electricity reticulation service in accordance with the relevant service provider's requirements and specifications along with relevant building standards, requirements and specifications.

Note: Any renewable energy systems integrated into the development are to contribute to the supply and use of electricity to and from the grid.

37. All services installation, including sewer, water, electricity and telecommunications connections to the respective networks, must comply with (i) the development approval conditions, (ii) any relevant provisions in the planning scheme for the area, (iii) Council's standard designs for such work where such designs exist (iv) the Capricorn Municipal Development Guidelines (CMDG) where it applies (v) any relevant Australian Standard that applies to that type of work and (vi) any alternative specifications that Council has agreed to in writing and which the developer must ensure do not conflict with any requirements imposed by any applicable laws and standards.
38. Any conflicts associated with proposed and existing services shall be forwarded by the developer to the appropriate controlling authority for approval for any proposed changes.

Construction Activities and Erosion Control

39. During the course of any construction activities, soil erosion and sediment must be managed in accordance with CMDG Design Guidelines D-7 'Erosion Control and Stormwater Management'.
40. Should it be necessary for the road and/or drainage system to be reinstated or cleaned up due to erosion and/or sedimentation from the site during the course of an construction activities, then such works shall be at no cost to Council. Such works shall be undertaken immediately.

Landscaping

41. Landscaping areas are to be provided onsite with a minimum width of 2 metres along the Western property boundary and must not interfere with sight lines at access driveways for vehicle traffic.

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

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

Outdoor Areas

46. Outdoor storage areas are to be maintained in a clean, organised and tidy state and shall not detract from the overall appearance or amenity of the area.

Advertising signage

47. Any proposed advertising signage in addition to that identified in the approved development plans, is subject to further development approval unless complaint with the requirements for “Accepted development” or “Accepted development subject to requirements” identified in the planning scheme in force at the time.
48. Any advertising signage associated with the approved use must be fully contained within the development site boundaries and must not encroach into adjoining properties or roads.

Stormwater and drainage

49. Stormwater from the development is to be collected internally within the site 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) must not be discharged to adjoining properties.
50. Stormwater must not be discharged to adjoining properties and must not pond on the property being developed, or adjoining properties during the development process or after the development has been completed.

Safe storage of equipment and materials

51. Any material and goods with the potential to cause harm by way of floating debris or potential contamination of waterways during a flood event must be stored in flood proof containers, adequately secured or located safely above the defined flood event (DFE) level. Any material or machinery with the potential to cause harm or contamination that is not located above the DFE or in flood proofed containers shall be stored in such a manner as to be easily accessed and relocated off-site ahead of a minor or major flood event.

Emergency events

52. A Flood Management Plan shall be prepared addressing all activities conducted on the site and persons involved in the operation of the site, prior to the commencement of the use having regard to the site characteristics and management procedures in the event of flood.

Building design

53. New building work (including shipping containers) must be designed, constructed, connected and anchored so that, in the event of a flood up to the DFE (as a minimum) it-
- a) Resists flotation, collapse or significant permanent movements, resulting from –
 - i. hydrostatic action
 - ii. hydrodynamic action;
 - iii. erosion and scouring;
 - iv. wind; and
 - v. any other action; and
 - vi. safeguards occupants and other people against illness and injury caused by flood water affecting the building.
54. Building materials and surface treatments used under the DFE level must be resistant to water damage and must not include wall cavities that would collect water and sediment during a flood event.

Operating hours

55. Operating hours are restricted to 7:00am to 8:00pm Monday to Friday and 8:00am to 5:00pm on Saturdays. The development is not permitted to operate on Sundays or Public Holidays.

Delivery of goods

56. Loading and unloading of goods must not occur outside the hours of 7:00am to 6:00pm Monday to Friday and 8:00am to 5:00pm on Saturdays. No loading or unloading shall occur on Sundays or Public Holidays.
57. The delivery, loading and unloading of goods to the site must be undertaken within the subject site and must not occur on adjoining properties or roads.

No cost to Council

58. Services and infrastructure required in connection with the establishment of the approved development must be provided at the developer's cost.
59. 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.

Rates and Charges

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

Latest versions

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

Application documentation

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

GENERAL ADVICE

- 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 the above Planning Scheme.
- d) Under the Planning Scheme –

 Undefined Use: Does not meet the descriptions listed in the categories of development and assessment.
- 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) 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.
- g) 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.
- 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 use.
- i) An operational works application will be required to be submitted to and approved by Council for any cut and/or filling works that exceed 50m³.

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.
CARRIED	
9/0	

Responsible Officer	Planning Officer
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Item Number: 14.6 File Number: D25/76480

SUBJECT HEADING: OVERSIZED DOMESTIC SHEDS

Officer's Title: Manager - Regional Planning & Building Development

Executive Summary:

A process for referring applications for oversized sheds to the elected Council for decision is proposed. This aims to achieve consistency in Council's assessment processes and enable elected members to contribute to decision making for applications that do not conform to the planning scheme.

Resolution No. OM/08.2025/15

Moved Cr Flynn

Seconded Cr Seawright

That Council resolves:

1. That future development applications for domestic sheds which exceed the maximum building floor area and height specified in the Acceptable Outcomes of the applicable codes of the Maranoa Planning Scheme be referred to the elected Council for decision where any one the following applies:
 - a) Gross Floor Area exceeding 150m² or resulting in more than 50% total site cover in the General Residential Zone;
 - b) Gross Floor Area exceeding 220m² on allotments less than 10 hectares in the Rural Residential Zone;
 - c) Gross Floor Area exceeding 300m² on allotments equal to or greater than 10 hectares in the Rural Residential Zone;
 - d) Gross Floor Area exceeding 250m² on allotments less than 10 hectares in the Rural Zone;
 - e) Building height exceeding 5 metres in the General Residential Zone;
 - f) Building height exceeding 5 metres on allotments less than 10 hectares in the Rural Residential Zone;
 - g) Building height exceeding 5 metres on allotments less than 10 hectares in the Rural Zone;

2. In exceptional circumstances, where the assessing officer considers it in the best interests of Council, having regard to the development assessment timeframes, applications meeting the above criteria may be decided by Officer delegation with prior notification being provided to the elected Council.
3. Where an application for a domestic shed that exceeds the maximum building floor area and height specified in the Acceptable Outcomes of the applicable codes of the Maranoa Planning Scheme is proposed to be refused by the assessing officer, the application be referred to the elected Council for decision.

CARRIED

9/0

Responsible Officer	Manager - Regional Planning & Building Development
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Cr Birkett left the meeting at 10.50am, and did not return for the remainder of the meeting.

Declaration of Interest

Item	14.7
Description	Applications Through Regional Arts Development Fund (RADF) Program 2024/2025
Declaring Councillor	Cr Meryl Brumpton
Person with the interest Related party / close associate / other relationship	Myself
Particulars of Interest	Although I am not a committee member of Bymount Creative circle, I do participate in many activities conducted by the group and I will be an attendee at one of the proposed workshops in this funding application. Note that I declared this conflict to the RADF committee and did not participate in their assessment of this application.
Type of conflict	Prescribed conflict of interest
Action	Leave the room while the matter is discussed and voted on.

Cr Brumpton left the meeting at 9.51am.

Item Number: 14.7 **File Number:** D25/78197

SUBJECT HEADING: APPLICATIONS THROUGH REGIONAL ARTS DEVELOPMENT FUND (RADF) PROGRAM 2024/2025

Officer's Title: Regional Arts and Culture Officer

Executive Summary:

The Maranoa Regional Council Regional Arts Development Fund (RADF) Committee has reviewed a funding application for an arts and cultural project.

The assessment was completed, and the Committee recommends supporting the Bymount Creative Circle application for their Mosaic Festival project.

It was recommended that the Committee's assessment be endorsed.

Resolution No. OM/08.2025/16

Moved Cr Hancock

Seconded Cr Vincent

That Council endorse the RADF Committee's grant assessment recommendation in supporting the Bymount Creative Circle for \$12,000.00.

CARRIED

7/0

Responsible Officer

Regional Arts and Culture Officer

Section 150F A (2)(e) of the *Local Government Act 2009*

For a matter to which the prescribed conflict of interest or declarable conflict of interest relates – the name of each eligible councillor who voted on the matter, and how each eligible councillor voted.

Name of each eligible councillor who voted on the matter:

Cr. Amber Davis, Cr. Peter Flynn, Cr Johanne Hancock, Cr. Cameron O'Neil, Cr Brendan Seawright, Cr Wendy Taylor, Cr. Jane Vincent.

How each eligible councillors voted:

Each councillor voted in favour of the motion.

At cessation of discussion and decision on the abovementioned item, Cr Brumpton returned to the meeting at 9.52am.

LATE ITEMS

Declaration of Interest

Item	L.1
Description	Wallumbilla Cemetery Project
Declaring Councillor	Cr Brendan Seawright
Person with the interest Related party / close associate / other relationship	Myself
Particulars of Interest	I am President of the Wallumbilla Town Improvement Group who is tabling this project to Council.
Type of conflict	Prescribed conflict of interest
Action	Leave the room while the matter is discussed and voted on.

Cr Seawright left the meeting at 9.53am.

Item Number:

L.1

File Number: D25/80290

SUBJECT HEADING:

WALLUMBILLA CEMETERY PROJECT

Councillor's Title:

Cr. Johanne (Joh) Hancock

Executive Summary:

The volunteer members of Wallumbilla Town Improvement group who look after the Wallumbilla Cemetery have requested Council's assistance for a Cemetery project.

Resolution No. OM/08.2025/17

Moved Cr Hancock

Seconded Cr Vincent

That Council work with the volunteers of the Wallumbilla Town Improvement Group who look after the Wallumbilla Cemetery to develop a plan for the project and assist them with a community grant application for the project, (including in kind assistance).

CARRIED

7/0

Responsible Officer

Local Development Officer - Bendemere

Section 150F A (2)(e) of the *Local Government Act 2009*

For a matter to which the prescribed conflict of interest or declarable conflict of interest relates – the name of each eligible councillor who voted on the matter, and how each eligible councillor voted.

Name of each eligible councillor who voted on the matter:

Cr. Meryl Brumpton, Cr. Amber Davis, Cr. Peter Flynn, Cr Johanne Hancock, Cr. Cameron O'Neil, Cr Wendy Taylor, Cr. Jane Vincent.

How each eligible councillors voted:

Each councillor voted in favour of the motion.

At cessation of discussion and decision on the abovementioned item, Cr Seawright returned at 9.56am.

CONFIDENTIAL ITEMS

Resolution No. OM/08.2025/18

Moved Cr Hancock

Seconded Cr Davis

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 [9.56am] 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 – Tender 24005 – Supply and Delivery of One (1) Water Truck	Section 254J(3)(c) the local government's budget.	This report outlines the evaluation of Tender 24005 for the supply and delivery of a Water Truck. Due to the sole tender exceeding budget, no tenders were accepted. A suitable alternative vehicle has been identified through direct negotiation, in accordance with Section

		228 of the Local Government Regulation 2012.
C.2 – Application for Permit to Occupy – Lot A on Crown Plan AP14271	Section 254J(3)(i) a matter the local government is required to keep confidential under a law of, or formal arrangement with, the Commonwealth or a State.	Council has received an application for a Permit to Occupy over a section of the road reserve described as Lot A on Crown Plan AP14271, for the purpose of grazing livestock.
C.3 – Application for Permit to Occupy – Lot 1 on Crown Plan PER5417	Section 254J(3)(i) a matter the local government is required to keep confidential under a law of, or formal arrangement with, the Commonwealth or a State.	Council has received an application for a Permit to Occupy over land described as Lot 1 on Crown Plan PER5417.
C.4 – Request from Assessment 13003330 for Extension to Council's Regional Water Supply Zone Boundary	Section 254J(3)(c) 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.	The applicants would like to develop their lot and have written to Council requesting a connection to the Council water reticulation network. They have therefore requested that Council extend the boundary of the supply zone to allow them to access this network.
LC.1 – Sewer Alignment – Lot 3 SP257155	Section 254J(3)(i) a matter the local government is required to keep confidential under a law of, or formal arrangement with, the Commonwealth or a State.	Council has received correspondence from the owners of Lot 3 on SP257155 regarding a sewer alignment and diversion issue on this block. The issue has come to light since the purchase of the block in April 2025 and has caused them issues in beginning the construction of their dwelling.
CARRIED		8/0

Resolution No. OM/08.2025/19	
Moved Cr Seawright	Seconded Cr Vincent
That Council open the meeting to the public [at 10.09am].	
CARRIED	
8/0	

Item Number: C.1 **File Number:** D25/76994
SUBJECT HEADING: TENDER 24005 - SUPPLY AND DELIVERY OF ONE (1) WATER TRUCK
Location: Roma Quarry
Officer's Title: Director - Engineering

Executive Summary:

This report outlined the evaluation of Tender 24005 for the supply and delivery of a Water Truck. Due to the sole tender exceeding budget, no tenders were accepted. A suitable alternative vehicle has been identified through direct negotiation, in accordance with Section 228 of the Local Government Regulation 2012.

Resolution No. OM/08.2025/20

Moved Cr Hancock

Seconded Cr Seawright

That Council:

1. Decline to accept any tenders pursuant to Section 228(8) of the Local Government Regulation 2012.
2. Authorise the Chief Executive Officer (or delegate) to enter into negotiations with STG Global and form a purchase order for the supply and delivery of one new 2024 Isuzu FVZ 240-300 6X4 Water Truck for \$277,153.55 (Exc. GST), as Council has met the requirements of Section 228 of the Local Government Regulation 2012 through tender 24005.
3. Approve a budget transfer of \$47,153.55 from Work Order 14754 (Quarry Operations) to Work Order 24555 (Quarry Water Truck) to fund the purchase.

CARRIED

8/0

Responsible Officer

Director - Engineering

Item Number: C.2 **File Number:** D25/69979
SUBJECT HEADING: APPLICATION FOR PERMIT TO OCCUPY - LOT A ON CROWN PLAN AP14271
Officer's Title: Administration Officer - Council Facilities Management

Executive Summary:

Council received an application for a Permit to Occupy over a section of the road reserve described as Lot A on Crown Plan AP14271, for the purpose of grazing livestock.

Resolution No. OM/08.2025/21

Moved Cr Vincent

Seconded Cr Davis

That Council:

1. Offer no objection to the issuance of a Permit to Occupy over land described as Lot A on Crown Plan AP14271 for the purpose of grazing.
2. As Trustee of the Road Reserve, authorise the use of the land be dealt with under the Land Act 1994 by the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development.
3. Authorise the Chief Executive Officer, or delegate, to sign Part C 'Statement in relation to an application under the Land Act 1994 over State Land' in respect to this application.

CARRIED

8/0

Responsible Officer

Administration Officer - Council Facilities Management

Item Number:

C.3

File Number: D25/72722

SUBJECT HEADING:

APPLICATION FOR PERMIT TO OCCUPY - LOT 1 ON CROWN PLAN PER5417

Officer's Title:

Administration Officer - Council Facilities Management

Executive Summary:

Council received an application for a Permit to Occupy over land described as Lot 1 on Crown Plan PER5417.

Resolution No. OM/08.2025/22

Moved Cr Brumpton

Seconded Cr Davis

That Council:

1. Offer no objection to the issuance of a Permit to Occupy over land described as Lot 1 on Crown Plan PER5417, subject to the following conditions:
 - a) Any damage to Council's Road network resulting from any failed or ruptured pipe must be repaired by the Registered Permittee.
 - b) Immediate testing of existing pipe is required, as it appears to be compromised.
 - c) The Registered Permittee is solely responsible for removing the pump in the event of flooding.
2. As Trustee of the Road Reserve, authorise the use of the land be dealt with under the Land Act 1994 by the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development.
3. Authorise the Chief Executive Officer or delegate to sign Part C 'Statement in relation to an application under the Land Act 1994 over State Land' in respect to this application.

CARRIED

8/0

Responsible Officer

Administration Officer - Council Facilities Management

Item Number: C.4 **File Number:** D25/75460
SUBJECT HEADING: REQUEST FROM ASSESSMENT 13003330 FOR
 EXTENSION TO COUNCIL'S REGIONAL WATER
 SUPPLY ZONE BOUNDARY
Location: 1824 Blue Hills Road
Officer's Title: Manager - Strategic Water, Sewerage & Gas

Executive Summary:

The applicants would like to develop their lot and have written to Council requesting a connection to the Council water reticulation network. They have therefore requested that Council extend the boundary of the supply zone to allow them to access this network.

Resolution No. OM/08.2025/23

Moved Cr Vincent

Seconded Cr Brumpton

That Council:

1. Decline the request to extend the Regional Water Supply Zone.
2. Inform the applicants of this decision.

CARRIED

8/0

Responsible Officer

Manager - Strategic Water, Sewerage & Gas

LATE CONFIDENTIAL ITEM

Item Number: LC.1 **File Number:** D25/78708
SUBJECT HEADING: SEWER ALIGNMENT - LOT 3 SP257155
Officer's Title: Manager - Strategic Water, Sewerage & Gas

Executive Summary:

Council has received correspondence from the owners of Lot 3 on SP257155 regarding a sewer alignment and diversion issue on this block. The issue has come to light since the purchase of the block in April 2025 and has caused them issues in beginning the construction of their dwelling.

Resolution No. OM/08.2025/24

Moved Cr Brumpton

Seconded Cr Davis

That Council:

1. Install a new sewer main to run north bound within the boundary of 31–33 Lovell Street, Roma, to collect all existing services from the old “Barracks” and terminate (cap) the existing domestic drain(s) that crosses Lot 3 on SP257155.
2. Approve the reallocation of \$25,000 from the approved 2025/26 Capital Works Program Budget for Sewer Main Relining Projects (WO25989) to fund the proposed works.

CARRIED

8/0

Responsible Officer

Manager - Strategic Water, Sewerage & Gas

Resolution No. OM/08.2025/25

Moved Cr O'Neil

Seconded Cr Flynn

That a new item be added to the agenda – May Street, Wallumbilla.

CARRIED

8/0

MOTION WITHOUT NOTICE

Item Number:

L.2

File Number: N/a

SUBJECT HEADING:

MAY STREET, WALLUMBILLA

Councillor's Title:

Cr. Cameron O'Neil

Executive Summary:

Consideration of a Motion without notice put forward by Cr O'Neil regarding May Street, Wallumbilla.

Resolution No. OM/08.2025/26

Moved Cr O'Neil

Seconded Cr Hancock

That Council:

- 1. Undertake a naming review of May Street Wallumbilla, particularly the section west of Wallumbilla Road South that joins Blue Hills Road in response to resident concerns.**
- 2. A report with a suite of options for Council to consider and address the issue be presented at an upcoming Council Meeting.**

CARRIED

8/0

Responsible Officer

Deputy CEO - Strategic Roads, airports & Major Projects

CLOSURE

There being no further business, the Mayor thanked Council for their attendance and declared the meeting closed at 10.26am.

These Minutes are to be confirmed at the next Ordinary Meeting of Council to be held on 28 August 2025, at Roma Administration Centre.