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# **LATE ITEMS** **AGENDA**

## **Ordinary Meeting**

**Thursday 28 August 2025**

Roma Administration Centre

### **NOTICE OF MEETING**

Date: 28 August 2025

Mayor:

Councillor W M Taylor

Deputy Mayor:

Councillor C J O'Neil

Councillors:

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

Chief Executive Officer:

Robert Hayward

Executive Management:

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

Attached is the agenda for the **Ordinary Meeting** to be held at the Roma Administration Centre on **28 August 2025 at 9:00 AM.**

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

Robert Hayward  
**Chief Executive Officer**

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## OFFICER REPORT

**Meeting:** Ordinary 28 August 2025

**Date:** 30 July 2025

**Item Number:** L.1

**File Number:** D25/75568

**SUBJECT HEADING:** Monthly Financial Report as at 31 July 2025

**Classification:** Open Access

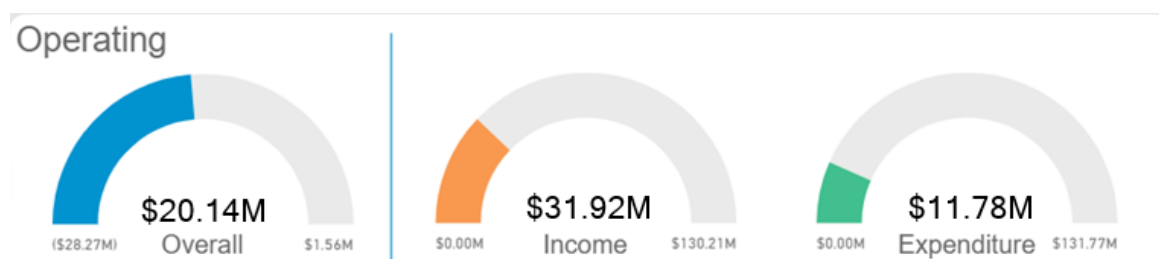
**Officer's Title:** Chief Financial Officer

### **Purpose:**

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 31 July 2025.

### **Executive Summary:**

Council's **operating result** for July 2025 year-to-date is a surplus of \$20.14M.

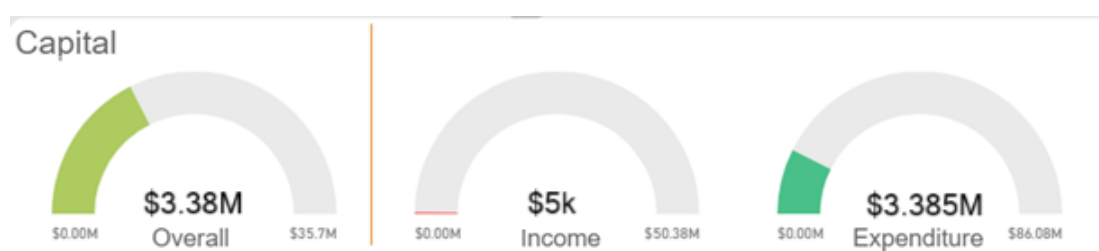


Comparing YTD Actuals to YTD Budget, the variance is a surplus of \$14.96M.

### **Notable variances are:**

- Rates income over budget: First half-year billed in late July, was budgeted for in August \$28.7M
- Grants income under budget: Financial Assistance Grants budgeted for in July, was received early last year (\$13.63M)

**Capital Projects** budgeted expenditure consumed is 3.9%



Financial Risks or issues, across operating and capital, requiring Council's awareness are:

- There are no significant issues at this time

Our **strategic outlook** is favourable. We are on track to achieve budget.

Detailed financial statements are included within the attached report.

**Officer's Recommendation:**

That Council note the Monthly Financial Report for the period ended 31 July 2025.

**Individuals or Organisations to which the report applies:**

Maranoa Regional Council

**Acronyms:**

Acronym	Description
EOFY	End of Financial Year
FAGs	Financial Assistance Grants
FY	Financial Year
YTD	Year To Date

**Context:**

To present the monthly financial report for the period ended 31 July 2025, in accordance with section 204 of the *Local Government Regulation 2012*.

**Background:**

This report presents the consolidated statement of income and expenditure for operating and capital budgets versus actuals for the period ended 31 July 2025.

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

*Local Government Regulation 2012*

**204 Financial Report**

- (1) *The local government must prepare a financial report.*
- (2) *The chief executive officer must present the financial report -*
  - (a) *If the local government meets less frequently than monthly - at each meeting of the local government; or*
  - (b) *Otherwise - at a meeting of the local government once a month.*
- (3) *The financial report must state the progress that has been made in relation to the local government's budget for the period of the financial year up to a day as near as practicable to the end of the month before the meeting is held.*



**Council Policies or Asset Management Plans:**

N/A

**Input into the Report & Recommendation:**

Lead Rates and Utility Billing Officer / System Administrator

Program Funding and Budget Coordinator

General Manager - Saleyards

Manager Airports (Roma) & Regional Compliance

Coordinator - Materials Production (Roma Quarry)

**Funding Bodies:**

Projects with external funding are required to be delivered in accordance with funding agreements.

**This Financial Year's Budget:**

The purpose of this report is to present financial information on the progress that has been made in relation to Council's budget for the period ended 31 July 2025.

**Future Years' Budgets:**

This report is for information purposes.

**Impact on Other Individuals or Interested Parties:**

*Is there anyone who is likely to be particularly interested in or impacted by the decision, or affected by the recommendation if adopted? What would be their key interests or concerns?*

(Interested Parties Analysis - IS9001:2015)

Interested Parties – Maranoa residents, Department of State Development, Infrastructure, Local Government & Planning, Queensland Audit Office, Queensland Treasury Corporation.

**Risks:**

Risk	Description of likelihood & consequences
<b>Compliance with Local Government Regulation 2012</b>	The presentation of the financial report is in accordance with the Regulation.

**Advice to Council:**

The presentation of monthly financial statements is a legislative requirement.

**Recommendation:**

That the preliminary monthly financial report for the period ended 31 July 2025 be noted by Council.

**Link to Corporate Plan:**

Corporate Plan 2023-2028

Corporate Plan Pillar 4: Accountability

4.5 Good governance framework

**Supporting Documentation:**

1 [↓](#) Monthly Financial Report - FY26 JULY

D25/86004

**Report authorised by:**

Chief Financial Officer

Director - Corporate Services



Maranoa Regional Council  
Monthly Financial  
Report

JULY 2025





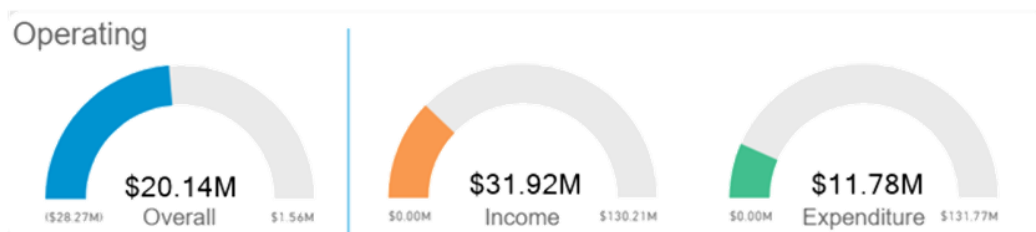
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## Executive Summary

Council's **operating result** for July 2025 year-to-date is a surplus of \$20.14M

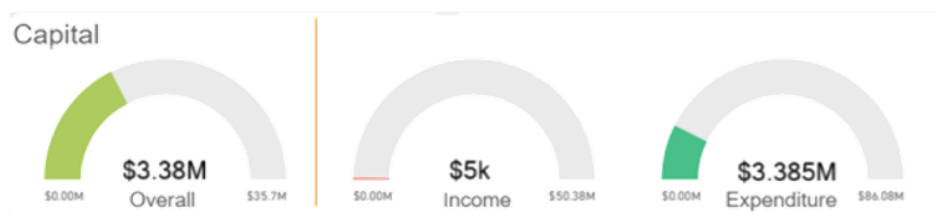


Comparing YTD Actuals \$20.14M to YTD Budget \$5.18M, the variance is a surplus of \$14.96M

**Notable variances are:**

- Rates over budget: First half-year billed in late July, was budgeted for in August \$28.7M
- Grants under budget: The 50% prepayment of the Commonwealth Financial Assistance Grant (FA Grant) for FY26 was budgeted to be received in July 2025 (\$13.63M), however, the payment was received early in last FY25, in June 2025.

Council's **Capital Projects** expenditure budget consumed is 3.8%



**Financial Risks or issues**, across operating or capital, requiring Council's awareness are:

- No significant issues at this time
- Potential risk exists in maturity of framework for new projects
- Potential risk exists in out-dated asset management plans

Our **strategic outlook** is favourable. We are on track to achieve budget





## Statement of Comprehensive Income

	YTD Actual Jul-24 \$'000	Annual Budget 2025/26 \$'000	YTD Budget Jul-25 \$'000	YTD Actual Jul-25 \$'000	YTD Actual vs YTD Budget Jul-25 \$'000	YTD Actual vs YTD Budget Jul-25 Target 100%
<b>Income</b>						
<b>Revenue</b>						
<b>Operating revenue</b>						
<i>Note 1</i> Rates, levies & charges	(1)	55,608	0	28,708	28,708	2870790%
Fees and charges	265	4,861	424	296	(129)	(30%)
Rental income	63	732	56	76	20	35%
Interest received	500	5,197	433	424	(9)	(2%)
Sales revenue	1,452	20,541	1,596	2,256	4,758	(190%)
Other revenue	33	1,557	112	54	(4,156)	(99%)
<i>Note 2</i> Grants, subsidies, contributions - FA grant	13,626	16,099	13,626	0	(13,626)	(100%)
Grants, subsidies, contributions - other	43	21,509	2,501	102	(2,399)	(96%)
<b>Total operating revenue</b>	<b>15,982</b>	<b>126,104</b>	<b>18,749</b>	<b>31,916</b>	<b>13,167</b>	<b>70%</b>
<b>Capital revenue</b>						
Grants, subsidies, contributions and donations	42	50,383	50,083	5	(50,078)	(100%)
<b>Total revenue</b>	<b>42</b>	<b>50,383</b>	<b>50,083</b>	<b>5</b>	<b>(50,078)</b>	<b>(100%)</b>
<b>Capital income</b>						
Capital Income	0	0	0	0	0	
<b>Total income</b>	<b>16,025</b>	<b>176,487</b>	<b>68,832</b>	<b>31,921</b>	<b>(36,911)</b>	<b>(54%)</b>
<b>Expenses</b>						
<b>Operating expenses</b>						
Employee and councillor costs	1,741	35,390	2,593	3,002	408	16%
Materials and services	4,079	63,794	8,689	6,484	(2,205)	(25%)
Finance costs	44	1,939	77	77	(0)	(0%)
Depreciation and amortisation	(1,341)	26,542	2,212	2,212	0	0%
<b>Total operating expenses</b>	<b>4,523</b>	<b>127,665</b>	<b>13,571</b>	<b>11,775</b>	<b>(1,796)</b>	<b>(13%)</b>
<b>Capital expenses</b>						
Capital expenses	0	10,000	0	0	0	
<b>Total expenses</b>	<b>4,523</b>	<b>137,665</b>	<b>13,571</b>	<b>11,775</b>	<b>(1,796)</b>	<b>(13%)</b>
<b>Total comprehensive income for the year</b>	<b>11,502</b>	<b>38,822</b>	<b>55,260</b>	<b>20,146</b>	<b>(35,114)</b>	<b>(64%)</b>
<b>Operating result</b>						
Operating revenue	15,982	126,104	18,749	31,916	13,167	70%
Operating expenses	4,523	127,665	13,571	11,775	(1,796)	(13%)
<b>Operating result</b>	<b>11,460</b>	<b>(1,561)</b>	<b>5,178</b>	<b>20,141</b>	<b>14,963</b>	<b>289%</b>

**Note 1:** Rates were billed early by one month and therefore is over the YTD budget by \$28.68M. YTD Budget and YTD Actual will return to low variance next month.

**Note 2:** The Commonwealth Financial Assistance Grant (FA Grant) is under budget in July 2025 by (\$13.63M) as the 50% initial payment that was budgeted to be received in July 2025, was received early in last financial year. Therefore, the YTD Budget and YTD Actual variance for Grants will continue throughout this financial year.

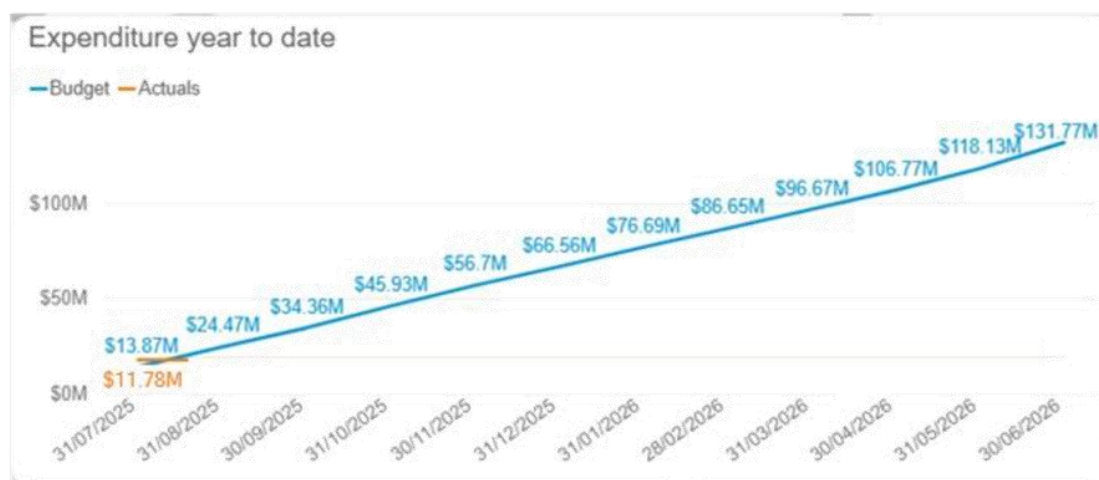


## Operating revenue



**Commentary:** Operating revenue YTD is \$31.92M, compared to Budget YTD of \$18.75M, is over budget by \$13.12M. **Notable variances** include Commonwealth Financial Assistance Grant (FA Grant) (\$13.63M) is under budget in July as the 50% initial payment was received early last financial year; Rates were billed early by one month and so is over YTD budget by \$28.68M.

## Operating expenses



**Commentary:** Operating expenses YTD is \$11.78M, compared to Budget YTD of \$13.87M, is under budget by \$1.8M. **Notable variances** to budget include Materials & Services under budget by \$975k across multiple areas (mainly due to special projects phased 100% into July), and Employee costs under budget by \$310k.

## Operating result

The net operating result of the Council's operation for the month of July 2025 is a surplus of \$20.14M



## Statement of Financial Position

	YTD Actual Jul-24 \$'000	Annual Budget 2025/26 \$'000	YTD Actual Jul-25 \$'000
<b>Assets</b>			
<b>Current assets</b>			
Cash and cash equivalents	96,776	62,126	102,657
Contract assets	28,617	0	16,009
Inventories	2,586	2,523	2,452
Non-current assets held for sale	2,249	0	2,249
Receivables	(4,956)	10,275	32,628
Other assets	0	679	0
Total current assets	125,273	75,603	155,994
<b>Non-current assets</b>			
Property, Plant and equipment	1,060,411	1,146,979	1,115,218
Total non-current assets	1,060,411	1,146,979	1,115,218
<b>Total assets</b>	1,185,684	1,222,582	1,271,212
<b>Liabilities</b>			
<b>Current liabilities</b>			
Borrowings	1,137	1,545	1,519
Contract Liabilities	15,134	0	26,744
Other liabilities	487	497	508
Payables	15,701	7,187	13,203
Provisions	7,795	2,152	3,935
Total current liabilities	40,254	11,381	45,908
<b>Non-current liabilities</b>			
Non-current Borrowings	12,426	16,889	18,425
Non-current Other liabilities	1,037	529	529
Non-current Provisions	47,838	51,860	54,089
Total non-current liabilities	61,300	69,278	73,043
<b>Total liabilities</b>	101,554	80,659	118,951
<b>Net community assets</b>	1,084,130	1,141,923	1,152,261
<b>Community equity</b>			
Asset revaluation reserve	478,615	502,606	513,043
Retained surplus	605,515	639,317	639,218
<b>Total community equity</b>	1,084,130	1,141,923	1,152,261





## Statement of Cash Flows

	YTD Actual Jul-24 \$'000	Annual Budget 2025/26 \$'000	YTD Actual Jul-25 \$'000
<b>Cash flows from operating activities</b>			
Change in Comprehensive Income	9,433	1,516	20,141
Change in Accounts Payable	(11,684)	(107,602)	(5,913)
Change in Other Current Liabilities	(17)	5,921	(44)
Change in Accounts Receivable	15,695	85,070	(24,933)
Change in Inventory	0	0	0
Change in Other Current Assets	(726)	39,347	712
<b>Net cash inflow from operating activities</b>	<b>12,701</b>	<b>24,252</b>	<b>(10,037)</b>
<b>Cash flows from investing activities</b>			
Payments for property, plant and equipment	(1,647)	(107,742)	(3,382)
Proceeds from sale of property, plant and equipment	0	553	0
Grants, subsidies, contributions and donations	0	83,732	5
Other cash flows from investing activities	0	(9,995)	0
<b>Net cash inflow from investing activities</b>	<b>(1,647)</b>	<b>(33,451)</b>	<b>(3,377)</b>
<b>Cash flows from financing activities</b>			
Proceeds from borrowings	0	0	0
Repayment of borrowings	3,713	(1,492)	3,910
<b>Net cash inflow from financing activities</b>	<b>3,713</b>	<b>(1,492)</b>	<b>3,910</b>
<b>Total cash flows</b>			
<b>Net increase in cash and cash equivalent held</b>	<b>14,767</b>	<b>(12,207)</b>	<b>(9,504)</b>
<b>Opening cash and cash equivalents</b>	<b>81,999</b>	<b>74,333</b>	<b>112,161</b>
<b>Closing cash and cash equivalents</b>	<b>96,776</b>	<b>62,126</b>	<b>102,657</b>

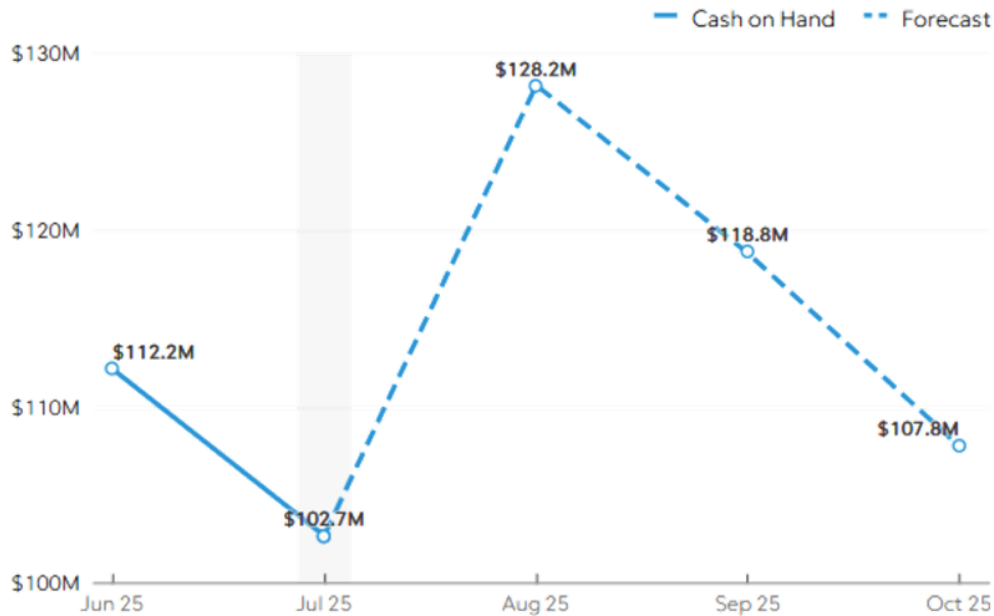
### Cash Balance

Council's cash balance at the end of this month is \$118.7M

Apr 2025	May 2025	Jun 2025	Jul 2025
102,359,909	96,427,010	112,160,885	102,656,731



Council's cash balance forecast is:



### Restricted Cash

Council's **externally restricted** cash balance is \$28.8M

Council's **internally restricted** cash balance is \$33.7M

Council's **unrestricted cash** balance is \$40.16M

### Investment & Borrowings

Investments	
	Current Balance
<b>Fixed Interest Security</b>	
At Call Deposit (1)	\$76,288,088
Term Deposits (25)	\$25,900,000
<b>Total</b>	<b>\$102,188,088</b>

The investment interest recognised this month was \$412k.



## Capital Budget

	Annual Budget	YTD Actual	YTD Actual as a % of Annual Budget
	2025/26 \$'000	Jul-25 \$'000	Jul-25 %
<b>Capital revenue</b>			
Contributions - capital	6,732	5	0.1%
Developer contributions/infrastructure charges	0	0	
Government grants and subsidies	43,561	0	0.0%
<b>Total capital revenue</b>	<b>50,293</b>	<b>5</b>	<b>0.0%</b>
<b>Capital expenditure</b>			
Projects - capital	88,408	3,385	3.8%
Loan repayments	1,408	0	0.0%
<b>Total capital expenditure</b>	<b>89,816</b>	<b>3,385</b>	<b>3.8%</b>
<b>Total capital budget</b>	<b>(39,523)</b>	<b>(3,380)</b>	<b>8.6%</b>

Capital revenue YTD is \$5k, compared to Annual Budget of \$50.38M. Funds recognised as revenue to date are from a capital contribution. Capital Project expenditure YTD is \$3.4M, compared to Annual Budget of \$88.4 M. This is a capital project burn rate for this month of 3.8%.

## Capital Works Expenditure

	2025/26 Budget \$'000	Jul-25 YTD Actual \$'000
<b>Property</b>		
Land improvements	3,678	125
<b>Total land</b>	<b>3,678</b>	<b>125</b>
 Buildings	 28,817	 132
<b>Total buildings</b>	<b>28,817</b>	<b>132</b>
<b>Total property</b>	<b>32,495</b>	<b>257</b>
 <b>Plant and equipment</b>		
Plant, machinery and equipment	6,648	1,062
Audio visual, Computers and telecommunications	383	19
<b>Total plant and equipment</b>	<b>7,031</b>	<b>1,081</b>
 <b>Infrastructure</b>		
Roads, drainage & bridges	40,124	1,993
Water	2,331	50
Sewer	395	1
Gas	35	3
Airports & Aerodromes	2,414	-
Other infrastructure	3,582	-
<b>Total infrastructure</b>	<b>48,882</b>	<b>2,047</b>
<b>Total capital works expenditure</b>	<b>88,408</b>	<b>3,385</b>



## QRA Flood Events

This report provides an update on the Maranoa Regional Council Disaster Recovery program for the significant 2024 weather events, Tropical Cyclone Kirrily and associated rainfall and flooding (January/February 2024) and Western Queensland Rainfall and Flooding (March/April 2024). In addition the recent 2025 weather events for Southwest Queensland Flooding and Rainfall (November/December 2024) and Western Queensland Surface Trough and Associated Rainfall and Flooding (March 2025) are now included.

### Project management update

This summary highlights ongoing and completed recovery works across all regions with significant achievements under approved funding.

#### Submissions

Four approved submissions for Booringa Region: Booringa South (\$4.7M), Booringa North (\$7.4M), Booringa Central and South 2 (\$5.4M), and Hoganthulla Road (\$0.85M). Submissions for Ulandilla Road and Unsealed Roads (Event 17) are in development.

Four approved submissions for Bungil Region: Priority Roads (\$12.6M), Injune-Taroom Road (\$3.3M), Mt Saltbush Road crossing (\$1.5M), and Unsealed Roads (\$5.5M). An Event 17 submission for Unsealed Roads (\$7M) and a submission for Arcadia Valley Road embankment (Event 18) are in progress.

Four approved submissions for Bendemere Region: Six Mile Lane (\$180K), E15 Unsealed Roads (\$10M), E16 Unsealed Roads (\$372K), and Cattle Creek Road crossing (\$537K). An Unsealed Roads submission for Event 17 (\$1.3M) was lodged on 25 July.

Two approved submissions for Warroo Region: E15 Priority Roads (\$11.3M) and E16 Priority Roads (\$4.5M). A submission for Unsealed Roads (Event 17) is in development.

Region-wide submissions: Sealed Roads, Drainage and Furniture (Bendemere/Booringa, \$2.7M), Sealed Roads, Drainage and Furniture (Bungil/Warroo, \$1.5M), remaining E16 Unsealed Roads (\$0.8M), and remaining E15 Unsealed Roads (\$2.3M).

#### July Update

Recently completed roads in Booringa Region include Mt Moffatt Road (b), Charleys Creek Road, and Mt Mcleay Road. Ongoing works include Dundee, Arlington Access, Homeboin, and Mt Moffatt Road (c). The RFQ package for Muya and Farmleigh Roads was issued, with quotations due by 22 August.

In Bungil Region, Short Street has been removed from Event 15 and will be addressed under Event 18. Recently completed roads include Rosedale and Gladstone Roads, while works commenced on Mt Saltbush culvert. Roads in progress include Hartleys Lane, Airport, Myall Downs, Mountainview, Glen Arden, and Slate Hill Roads.

Recently completed roads in Bendemere Region include Gurulmundi, Hairs, Leabrae, and Kobarda Roads. Major works on the Cattle Creek floodway have been finalised, and roads in progress include Baker, Summerfield, Crossroads, Hillview, Mt Everdale (a), Cottage Creek, Marra Marra, and Raslie Roads.

In Warroo Region, completed roads include Woodburn and Meribah Roads. Works continue on Dilqui Road, while works on Rocky Glen and Ungabilla Roads remain paused.

For region-wide activities, sealed road and drainage pickups for Event 18 are ongoing. Stabilcorp was chosen as the successful tenderer for the Injune-Taroom Road rehabilitation contract, with minor adjustments required before finalisation. Scope and tender packaging for region-wide sealed and drainage submissions are in progress.



## Business Units Performance

### Airports

	Annual Budget	YTD Budget	YTD Actual	YTD Actual vs YTD Budget	YTD Actual as a % of YTD Budget
	2025/26 \$'000	Jul-25 \$'000	Jul-25 \$'000	Jul-25 \$'000	Jul-25 Target 100%
<b>Total Airports</b>					
<b>Operating revenue</b>					
Fees and charges - commercial	2,552	233	206	(27)	88%
Other revenue	53	2	0	(2)	1%
<b>Total operating revenue</b>	<b>2,605</b>	<b>235</b>	<b>206</b>	<b>(30)</b>	<b>87%</b>
<b>Operating expenses</b>					
Employee costs	620	48	60	12	125%
Finance costs	63	5	5	0	100%
Materials and services	871	204	87	(118)	43%
Internal corporate overhead	242	20	20	0	101%
Depreciation	845	70	70	0	100%
<b>Total operating expenses</b>	<b>2,641</b>	<b>348</b>	<b>243</b>	<b>(105)</b>	<b>70%</b>
<b>Total Airports Operating result</b>	<b>(36)</b>	<b>(113)</b>	<b>(37)</b>	<b>76</b>	<b>33%</b>
<b>Roma Airport</b>					
<b>Operating revenue</b>					
Fees and charges - commercial	2,536	232	206	(26)	89%
Other revenue	53	2	0	(2)	1%
<b>Total operating revenue</b>	<b>2,589</b>	<b>234</b>	<b>206</b>	<b>(28)</b>	<b>88%</b>
<b>Operating expenses</b>					
Employee costs	585	45	56	11	124%
Finance costs	63	5	5	0	100%
Materials and services	780	198	83	(115)	42%
Internal corporate overhead	242	20	20	0	101%
Depreciation	608	51	51	0	100%
<b>Total operating expenses</b>	<b>2,279</b>	<b>319</b>	<b>215</b>	<b>(104)</b>	<b>67%</b>
<b>Roma Airport Operating result</b>	<b>310</b>	<b>(85)</b>	<b>(10)</b>	<b>76</b>	<b>11%</b>



	Annual Budget	YTD Budget	YTD Actual	YTD Actual vs YTD Budget	YTD Actual as a % of YTD Budget
	2025/26 \$'000	Jul-25 \$'000	Jul-25 \$'000	Jul-25 \$'000	Jul-25 Target 100%
<b>Regional Airports</b>					
<b>Operating revenue</b>					
Fees and charges - commercial	16	1	0	(1)	0%
<b>Total operating revenue</b>	<b>16</b>	<b>1</b>	<b>0</b>	<b>(1)</b>	<b>0%</b>
<b>Operating expenses</b>					
Employee costs	35	3	4	1	151%
Materials and services	91	6	4	(3)	60%
Depreciation	236	20	20	0	100%
<b>Total operating expenses</b>	<b>362</b>	<b>29</b>	<b>28</b>	<b>(1)</b>	<b>96%</b>
<b>Regional Airports Operating result</b>	<b>(347)</b>	<b>(27)</b>	<b>(28)</b>	<b>(0)</b>	<b>100%</b>

**Commentary:** Operating revenue YTD is \$205.56k, compared to Budget YTD of \$232.9k, is under budget by \$29.7k. **Notable variances:** Additional charter flights have increased both passenger numbers and landing fees. Compared to July 2024, passenger numbers in July 2025 increased by 6%. There was a delayed receipt of data from a third party, therefore the slight underbudget in revenue is a timing difference only. We expect this to be on par with budget in August.



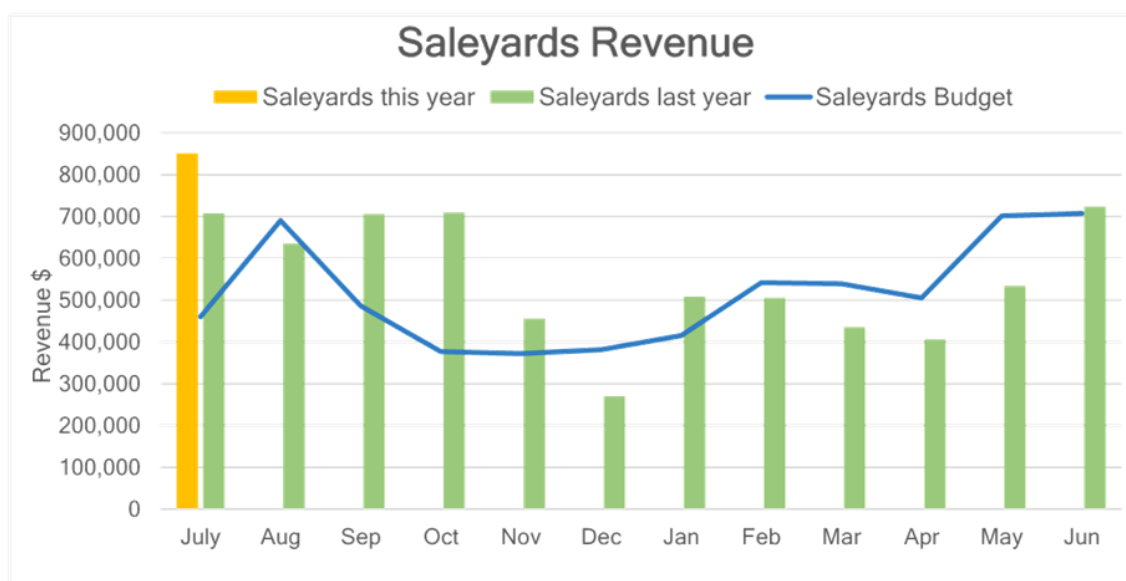




## Saleyards

	Annual Budget	YTD Budget	YTD Actual	YTD Actual vs YTD Budget	YTD Actual as a % of YTD Budget
	2025/26	Jul-25	Jul-25	Jul-25	Jul-25
	\$'000	\$'000	\$'000	\$'000	Target 100%
<b>TOTAL Saleyards</b>					
<b>Operating revenue</b>					
Fees and charges - commercial	5,988	445	835	390	188%
Other revenue	191	16	17	1	109%
<b>Total operating revenue</b>	<b>6,179</b>	<b>461</b>	<b>852</b>	<b>391</b>	<b>185%</b>
<b>Operating expenses</b>					
Employee costs	930	35	92	56	260%
Finance costs	75	7	7	0	102%
Materials and services	3,531	172	354	181	205%
Internal corporate overhead	317	0	26	26	0%
Depreciation	572	48	48	0	100%
<b>Total operating expenses</b>	<b>5,426</b>	<b>262</b>	<b>526</b>	<b>264</b>	<b>201%</b>
<b>Total Saleyards Operating result</b>	<b>753</b>	<b>199</b>	<b>326</b>	<b>127</b>	<b>164%</b>

**Commentary:** Operating revenue YTD is \$851.6k, compared to Budget YTD of \$460.5k, is over budget by \$391.1k. **Notable variances:** \$390k higher Revenue due to strong throughput sales; \$181k higher Materials & Services for external contractors due to higher sales.





## Quarries & Gravel Pits

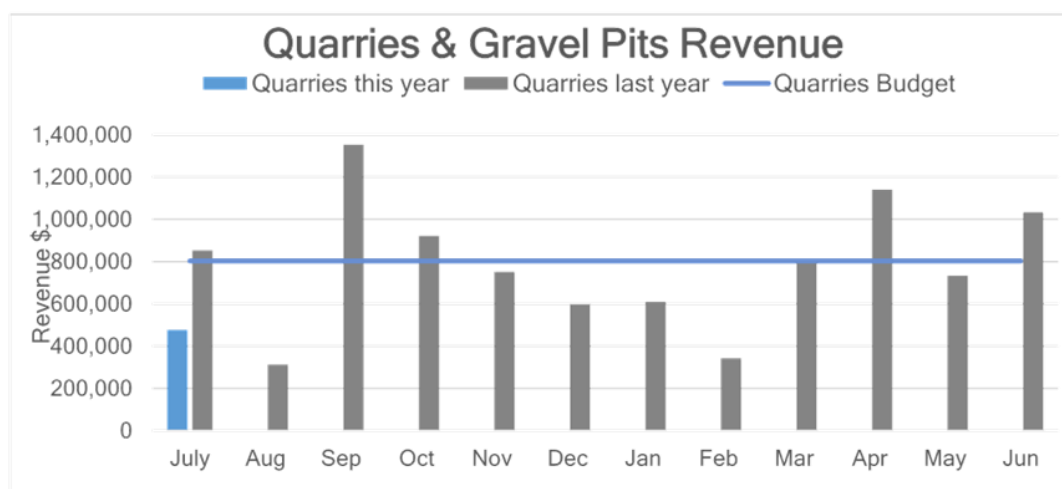
	Annual Budget	YTD Budget	YTD Actual	YTD Actual vs YTD Budget	YTD Actual as a % of YTD Budget
	2025/26 \$'000	Jul-25 \$'000	Jul-25 \$'000	Jul-25 \$'000	Jul-25 Target 100%
<b>TOTAL Quarries</b>					
<b>Operating revenue</b>					
Internal revenue	1,500,000	124,999	0	(124,999)	0%
Other revenue	2,104,362	175,363	142,666	(32,697)	81%
Sale of goods and major services	6,028,846	502,399	332,793	(169,606)	66%
<b>Total operating revenue</b>	<b>9,633,208</b>	<b>802,761</b>	<b>475,458</b>	<b>(327,303)</b>	<b>59%</b>
<b>Operating expenses</b>					
Employee costs	793,736	61,058	59,037	(2,021)	97%
Finance costs	30,000	0	0	0	0%
Materials and services	7,225,466	583,340	555,337	(28,003)	95%
Internal corporate overhead	333,250	27,770	27,770	0	100%
Depreciation	466,776	38,898	38,898	0	100%
<b>Total operating expenses</b>	<b>8,849,228</b>	<b>711,066</b>	<b>681,042</b>	<b>(30,024)</b>	<b>96%</b>
<b>Operating result - Surplus/(Deficit)</b>	<b>783,980</b>	<b>91,695</b>	<b>(205,583)</b>	<b>(297,278)</b>	<b>(224%)</b>
<b>Roma Quarry</b>					
<b>Operating revenue</b>					
Other revenue	2,104,362	175,363	142,666	(32,697)	81%
Sale of goods and major services	4,489,046	374,082	332,793	(41,289)	89%
<b>Total operating revenue</b>	<b>6,593,408</b>	<b>549,445</b>	<b>475,458</b>	<b>(73,987)</b>	<b>87%</b>
<b>Operating expenses</b>					
Employee costs	595,596	45,815	48,133	2,318	105%
Finance costs	0	0	0	0	0%
Materials and services	4,440,466	367,924	536,150	168,226	146%
Internal corporate overhead	166,625	13,885	13,885	0	100%
Depreciation	466,776	38,898	38,898	0	100%
<b>Total operating expenses</b>	<b>5,669,463</b>	<b>466,522</b>	<b>637,066</b>	<b>170,544</b>	<b>137%</b>
<b>Operating result - Surplus/(Deficit)</b>	<b>923,945</b>	<b>82,923</b>	<b>(161,608)</b>	<b>(244,531)</b>	<b>(195%)</b>





	Annual Budget	YTD Budget	YTD Actual	YTD Actual vs YTD Budget	YTD Actual as a % of YTD Budget
	2025/26 \$'000	Jul-25 \$'000	Jul-25 \$'000	Jul-25 \$'000	Jul-25 Target 100%
<b>Headache Hill Quarry</b>					
Operating revenue					
Sale of goods and major services	1,539,800	128,317	0	(128,317)	0%
<b>Total operating revenue</b>	<b>1,539,800</b>	<b>128,317</b>	<b>0</b>	<b>(128,317)</b>	<b>0%</b>
Operating expenses					
Employee costs	95,700	7,362	0	(7,362)	0%
Finance costs	30,000	0	0	0	0%
Materials and services	2,028,000	152,333	0	(152,333)	0%
<b>Total operating expenses</b>	<b>2,153,700</b>	<b>159,695</b>	<b>0</b>	<b>(159,695)</b>	<b>0%</b>
<b>Operating result - Surplus/(Deficit)</b>	<b>(613,900)</b>	<b>(31,378)</b>	<b>0</b>	<b>31,378</b>	<b>0%</b>
<b>Quarry Pits</b>					
Operating revenue					
Internal revenue	1,500,000	124,999	0	(124,999)	0%
<b>Total operating revenue</b>	<b>1,500,000</b>	<b>124,999</b>	<b>0</b>	<b>(124,999)</b>	<b>0%</b>
Operating expenses					
Employee costs	102,440	7,881	10,903	3,022	138%
Materials and services	757,000	63,083	19,187	(43,896)	30%
Internal corporate overhead	166,625	13,885	13,885	0	100%
<b>Total operating expenses</b>	<b>1,026,065</b>	<b>84,849</b>	<b>43,976</b>	<b>(40,873)</b>	<b>52%</b>
<b>Operating result - Surplus/(Deficit)</b>	<b>473,935</b>	<b>40,150</b>	<b>(43,976)</b>	<b>(84,126)</b>	<b>(110%)</b>

**Commentary:** Operating revenue YTD is \$475.5k, compared to Budget YTD of \$802.8k, is under budget by \$327.3k. **Notable variances:** \$450k additional revenue for July 2025 (\$250k for Gravel Pits; \$200k for Roma Quarry), missed cutoff for processing, to be reflected into August. Timing difference only. Actually performing better than YTD Budget. Headache Hill: Lower Revenue and Lower Costs due to delays with operational commencement of the quarry.

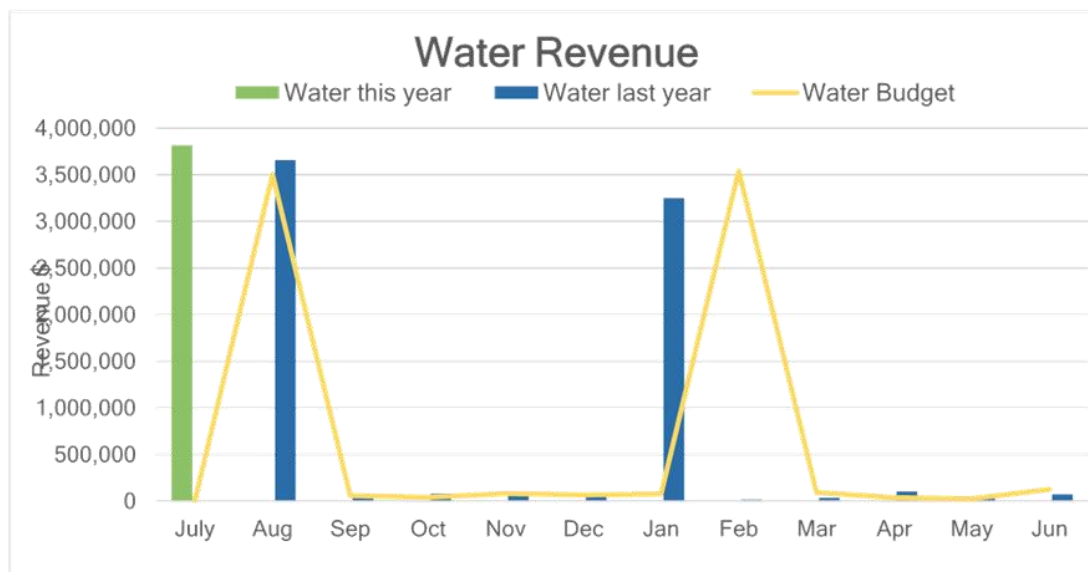




## Water

	Annual Budget	YTD Budget	YTD Actual	YTD Actual vs YTD Budget	YTD Actual as a % of YTD Budget
	2025/26	Jul-25	Jul-25	Jul-25	Jul-25
	\$'000	\$'000	\$'000	\$'000	Target 100%
<b>Water</b>					
<b>Operating revenue</b>					
Fees and charges - statutory	708,500	1,478	3,950	2,472	267%
Grants subsidies and contributions	0	0	0	0	0%
Internal revenue	25,000	0	0	0	0%
Rates and charges	6,922,000	1,000	3,816,294	3,815,294	381629%
Sale of contract and recoverable works	0	0	0	0	0%
<b>Total operating revenue</b>	<b>7,655,500</b>	<b>2,478</b>	<b>3,820,244</b>	<b>3,817,766</b>	<b>154166%</b>
<b>Operating expenses</b>					
Employee costs	1,557,317	120,760	131,540	10,780	109%
Finance costs	53,945	5,084	4,730	(354)	93%
Materials and services	3,736,785	539,907	278,744	(261,163)	52%
Internal corporate overhead	584,887	48,740	48,741	1	100%
Depreciation	2,128,027	177,338	177,338	0	100%
<b>Total operating expenses</b>	<b>8,060,961</b>	<b>891,829</b>	<b>641,093</b>	<b>(250,736)</b>	<b>72%</b>
<b>Water Operating result</b>	<b>(405,461)</b>	<b>(889,351)</b>	<b>3,179,151</b>	<b>4,068,502</b>	<b>(357%)</b>

**Commentary:** Operating revenue YTD is \$3.8M, compared to Budget YTD of \$0M, is over budget by \$3.8M. **Notable variances:** The first half yearly Rates and Levies were posted into July which is one month earlier than budgeted (August).

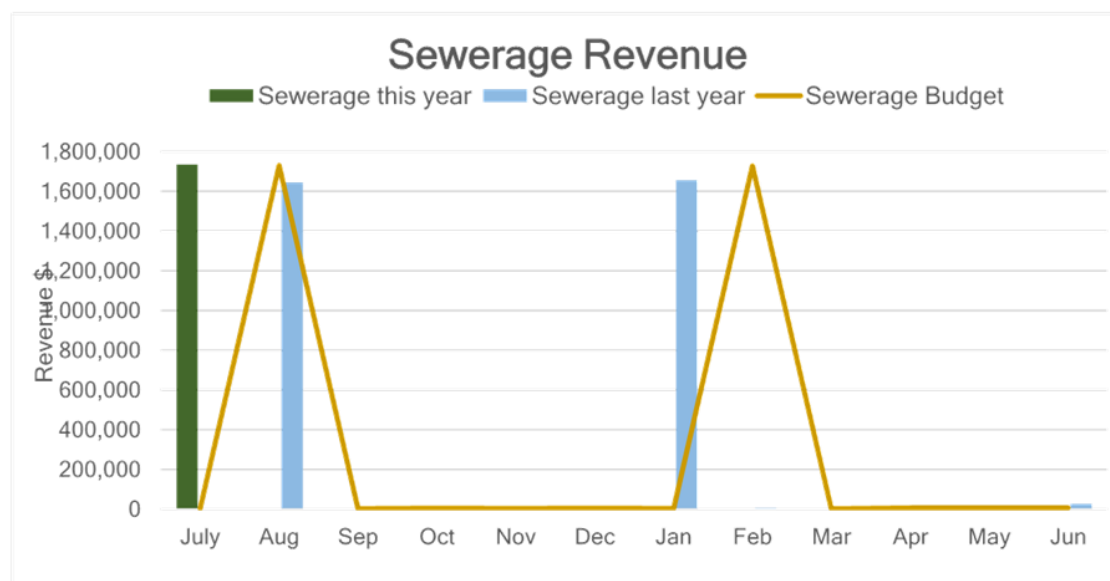




## Sewerage

	Annual Budget	YTD Budget	YTD Actual	YTD Actual vs YTD Budget	YTD Actual as a % of YTD Budget
	2025/26	Jul-25	Jul-25	Jul-25	Jul-25
	\$'000	\$'000	\$'000	\$'000	Target 100%
<b>Sewerage</b>					
<b>Operating revenue</b>					
Fees and charges - commercial	45,500	2,514	2,186	(328)	87%
Rates and charges	3,460,000	832	1,732,957	1,732,125	208288%
<b>Total operating revenue</b>	<b>3,505,500</b>	<b>3,346</b>	<b>1,735,143</b>	<b>1,731,797</b>	<b>51857%</b>
<b>Operating expenses</b>					
Employee costs	510,439	39,778	44,177	4,399	111%
Finance costs	49,518	4,258	4,269	11	100%
Materials and services	728,390	85,873	26,774	(59,099)	31%
Internal corporate overhead	397,176	33,098	33,098	0	100%
Depreciation	1,089,855	90,821	90,821	0	100%
<b>Total operating expenses</b>	<b>2,775,378</b>	<b>253,828</b>	<b>199,138</b>	<b>(54,690)</b>	<b>78%</b>
<b>Operating result - Surplus/(Deficit)</b>	<b>730,122</b>	<b>(250,482)</b>	<b>1,536,005</b>	<b>1,786,487</b>	<b>(613%)</b>

**Commentary:** Operating revenue YTD is \$1.735M, compared to Budget YTD of \$3.35k, is under budget by \$1.732M. **Notable variances:** The first half yearly Rates and Levies were posted into July which is one month earlier than budgeted (August).

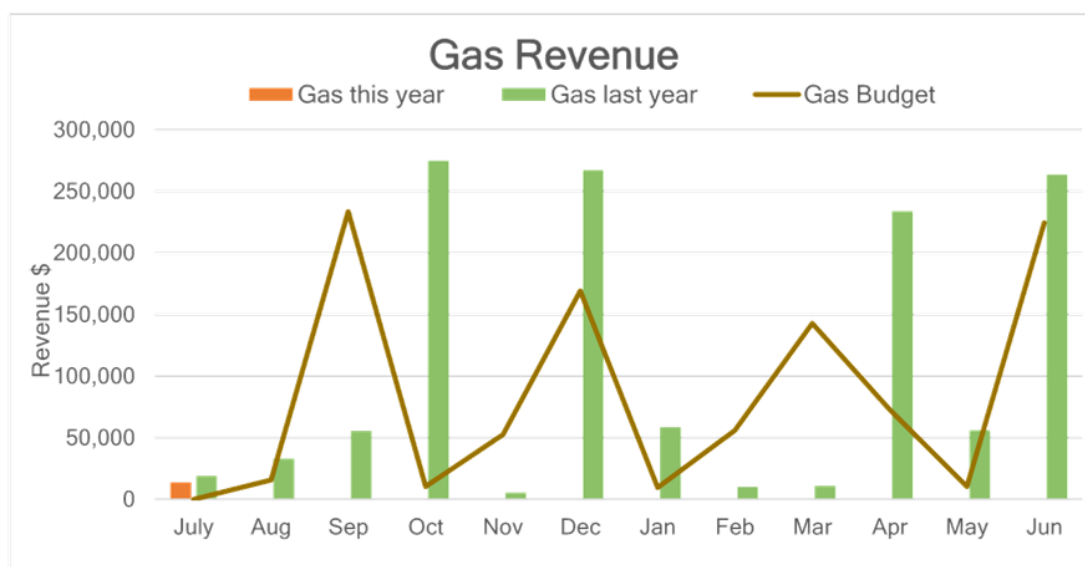




## Gas

	Annual Budget	YTD Budget	YTD Actual	YTD Actual vs YTD Budget	YTD Actual as a % of YTD Budget
	2025/26	Jul-25	Jul-25	Jul-25	Jul-25
	\$'000	\$'000	\$'000	\$'000	Target 100%
<b>Gas</b>					
<b>Operating revenue</b>					
Fees and charges - commercial	855,000	(120)	13,814	13,934	(11511%)
Internal revenue	140,000	0	0	0	0%
Other revenue	2,000	0	0	0	0%
Rates and charges	0	0	(67)	(67)	0%
<b>Total operating revenue</b>	<b>997,000</b>	<b>(120)</b>	<b>13,747</b>	<b>13,867</b>	<b>(11456%)</b>
<b>Operating expenses</b>					
Employee costs	129,342	9,948	15,688	5,740	158%
Materials and services	439,860	3,595	21,017	17,422	585%
Internal corporate overhead	112,034	9,336	9,336	0	100%
Depreciation	274,713	22,893	22,893	0	100%
<b>Total operating expenses</b>	<b>955,949</b>	<b>45,772</b>	<b>68,934</b>	<b>23,162</b>	<b>151%</b>
<b>Gas Operating result</b>	<b>41,051</b>	<b>(45,892)</b>	<b>(55,188)</b>	<b>(9,296)</b>	<b>120%</b>

**Commentary:** Operating revenue YTD is \$13.8k, compared to Budget YTD of \$0k, is over budget by \$13.8k. **Notable variances:** Materials & Services higher than budgeted by \$17k due to rebuilding of pumps in gas station YZ odorant system as required in Santos spot audit. Employee costs higher as staff are required to be present during the audit.





## Waste

	Annual Budget	YTD Budget	YTD Actual	YTD Actual vs YTD Budget	YTD Actual as a % of YTD Budget
	2025/26	Jul-25	Jul-25	Jul-25	Jul-25
	\$'000	\$'000	\$'000	\$'000	Target 100%
<b>Waste</b>					
<b>Operating revenue</b>					
Fees and charges - commercial	2,118,620	176,551	93,295	(83,256)	53%
Fees and charges - statutory	0	0	115	115	0%
Grants subsidies and contributions	507,927	0	0	0	0%
Rates and charges	1,912,157	0	964,985	964,985	0%
<b>Total operating revenue</b>	<b>4,538,704</b>	<b>176,551</b>	<b>1,058,395</b>	<b>881,844</b>	<b>599%</b>
<b>Operating expenses</b>					
Employee costs	1,121,243	85,888	68,603	(17,285)	80%
Finance costs	1,000,000	0	0	0	0%
Materials and services	6,614,362	1,041,744	188,743	(853,001)	18%
Internal corporate overhead	444,395	0	37,033	37,033	0%
Depreciation	196,953	16,414	16,414	0	100%
<b>Total operating expenses</b>	<b>9,376,953</b>	<b>1,144,046</b>	<b>310,794</b>	<b>(833,252)</b>	<b>27%</b>
<b>Waste Operating result</b>	<b>(4,838,249)</b>	<b>(967,495)</b>	<b>747,602</b>	<b>1,715,097</b>	<b>(77%)</b>

**Commentary:** Operating revenue YTD is \$1.058M, compared to Budget YTD of \$176.6k, is over budget by \$965k. **Notable variances:** The first half yearly Rates and Levies were posted into July which is one month earlier than budgeted (August). The refuse disposal fee is lower by \$83K.



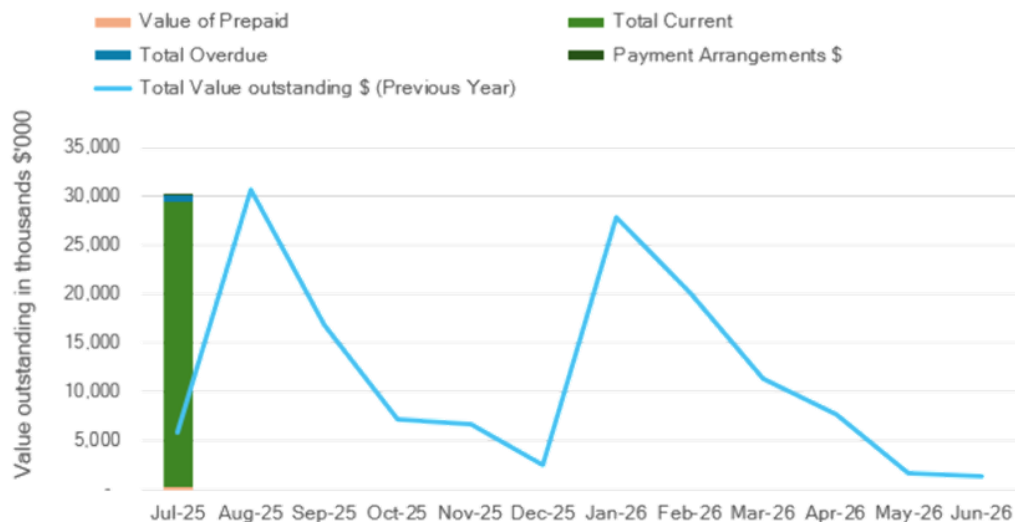


## Aged Debtors

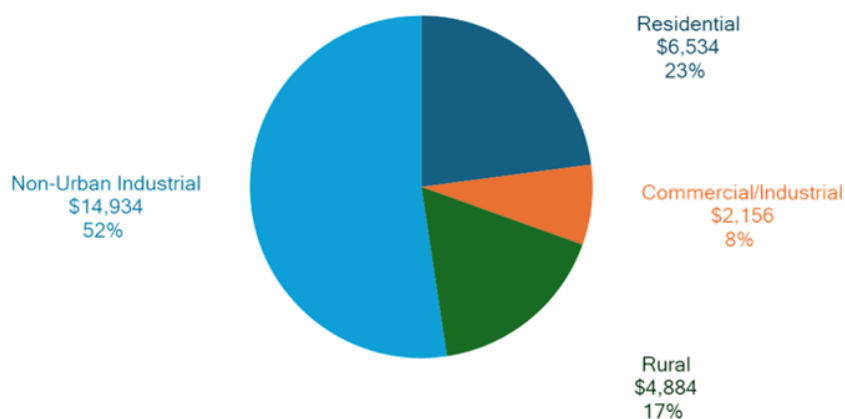
### Rates

This includes service charges such as water, sewerage, waste, and emergency management levies.

### Rates Debtors



### Rates outstanding by Category for July 2025





**Commentary:** Levies have been issued in July, so we see a very high Outstanding Balance. This balance is expected to decrease to 50% or less by 31 August. The due date is 5 September, therefore arrears are anticipated to reduce further to 10% or lower in September.

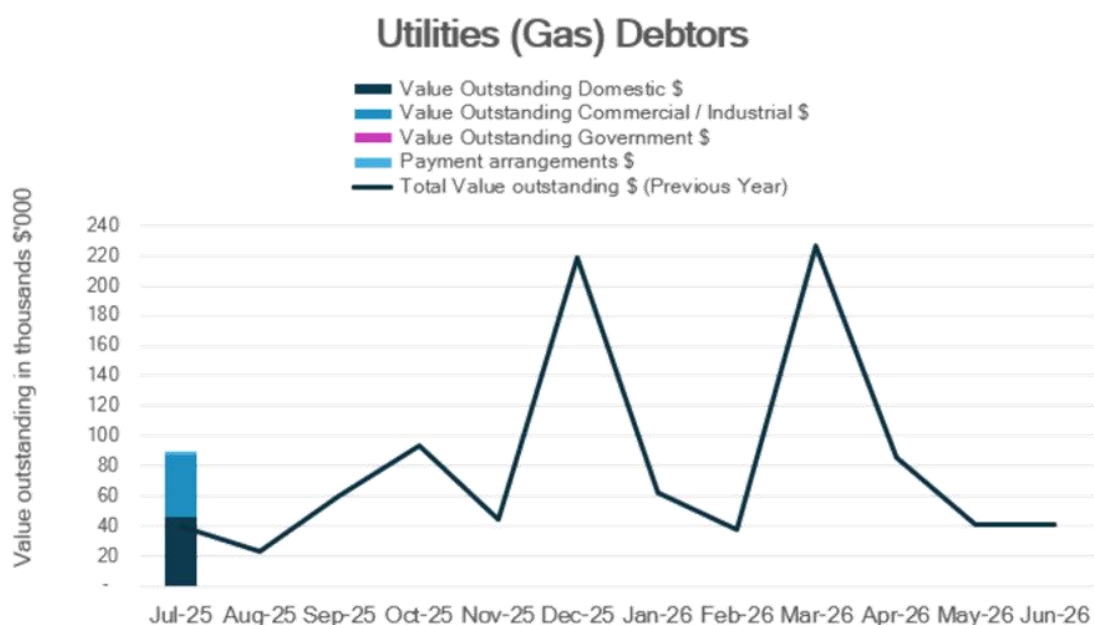
**Total Outstanding Balance:** \$29,878,666 across 7,305 assessments

Current 0-30 days: \$29,200,351

Overdue Balance: \$678,315

**Overdue Percentage:** Currently 2% of the total rate base

## Utilities (Gas)



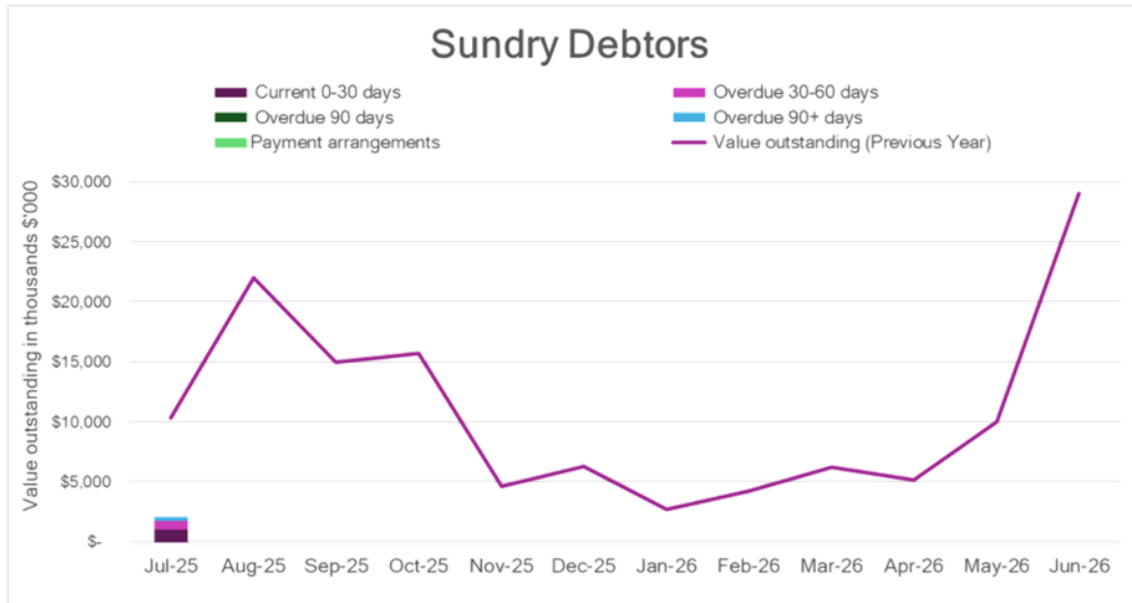
**Total Outstanding Balance:** \$87,224

**First Reminder Notices:** Sent to 77 overdue customers.





## Sundry Debtors



**Total Outstanding at the end of this month: \$2,117,951**

Current 0-30 days: \$1,018

30-60 days: \$770,738

60-90 days: \$9,850

90+ days: \$319,503

**Council invoices issued this month: 630 invoices created totalling \$5,300,876**

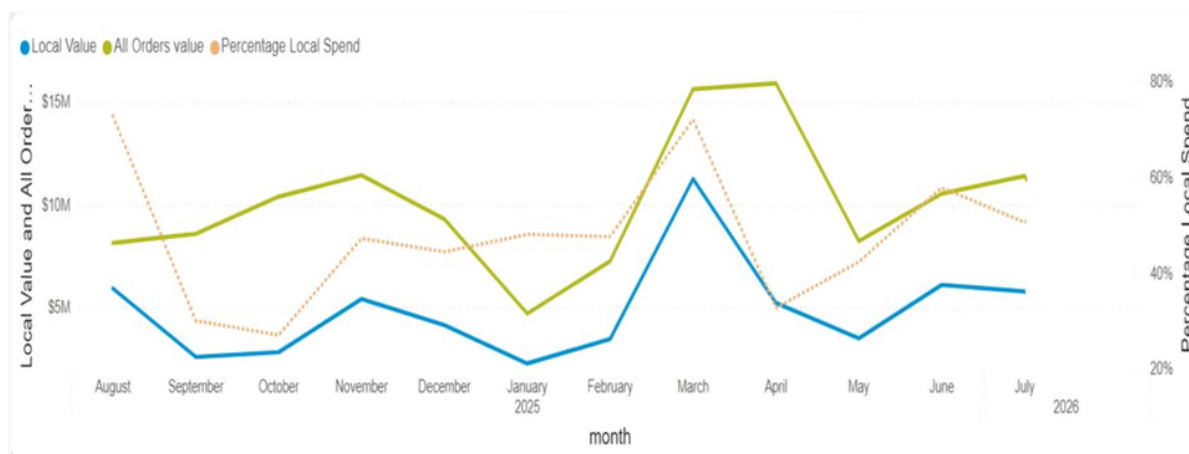




## Procurement

### Local spend

	MRC Local	All Orders	% of Local
July 2025	\$5.76M	\$11.38M	51%
June 2025	\$6.08M	\$10.52M	58%



### Contracts awarded over \$200k

Contract Title	Supplier Name	Tender Value (excl. GST)
MISCAMBLE & QUEEN ST CYCLEWAY UPGRADE	Roma Earthmoving Pty Ltd	598,617
ROAD REHABILITATION PROGRAM	Stabilcorp Pty Ltd	1,793,354



## Glossary

Term	Definition
<b>Book Value of Debt</b>	The book value of the council's debt (QTC or other loans) as at the reporting date (i.e., 30 June).
<b>Burn Rate</b>	$\text{Burn Rate (\%)} = (\text{Total Amount Spent} / \text{Total Budget}) \times 100$ This gives you the percentage of the budget consumed. For example, if your project's total budget is \$100,000 and you have spent \$30,000 so far, the burn rate is 30%. This can be calculated at any point in time to show how much of the budget has been burned.
<b>Capital Subsidies and Grants</b>	Capital subsidies and grants are used by Council for the construction of specific assets and are recognised over time in line with completion of the construction works.
<b>Community Equity</b>	Equity includes accumulated retained surpluses and asset revaluation reserves which record the valuation adjustments to Council's existing non-current assets
<b>Current Assets</b>	Cash and other assets, like trade receivables, that are easily converted into cash. The actual cash balance will vary significantly throughout the year as rate receipts, loans and major payments are processed. Cash investment is managed by Council's Treasury Section.
<b>Current Investments</b>	An investment that has a maturity of 12 months or less (such as term deposits or other interest-earning investment/deposits), or an investment that council intends to convert into cash within 12 months from the time the investment was made.
<b>Current Liabilities</b>	Obligations that Council has to make payments for within the next financial year. This includes accounts payable and provisions for employee entitlements to annual and long service leave. It also includes the expected loan payment due in the next financial year.
<b>Depreciation</b>	Represents the consumption of property, plant and equipment and the reduction of the future value of the assets is recognised as a cost to Council. While this is a significant cost, it does not represent a cash outflow to Council.
<b>Employee Benefits</b>	Represents the total cost of staff employed in the delivery of Council services. Costs include wages, superannuation, employee leave entitlements and other On-costs. They will not include the costs of engaging contractors providing services to the Council on an outsourced basis.
<b>Externally Restricted Cash</b>	A local government's cash that is subject to restrictions or conditions by a third party which govern the use of these funds for general purposes. This does not include internal reserves of a council which can be accessed by a council resolution.
<b>Fees and Charges</b>	Revenue includes a mixture of regulated fees and user fees, for services provided by local governments, such as building application, development, town planning and property connection fees, licences, permits and parking fees, infringements, refuse fees, and other ad hoc fees and charges. The pattern of revenue for fees and charges reflects a mixture of billing cycles and seasonal variations.
<b>Finance Costs</b>	Interest on QTC loans, bank charges and doubtful debts expense.



Term	Definition
Infrastructure Assets	Those significant, enduring assets that facilitate ratepayers' access to social and economic facilities and services. These assets do not include land, plant and equipment, cultural and heritage assets, furniture and fittings, and intangible assets.
Infrastructure Assets	Those significant, enduring assets that facilitate ratepayers' access to social and economic facilities and services. These assets do not include land, plant and equipment, cultural and heritage assets, furniture and fittings, and intangible assets.
Interest Received	Interest is earned on surplus cash fund balances, QTC investments, and is also charged on overdue rates. The interest earned fluctuates throughout the year due to the timing of rates collections.
Loss on Disposal of PP&E	Loss on disposal of Property, Plant and Equipment (PP&E) represents the accounting value of an asset when it is retired. As it is an accounting entry only, it does not have a cash impact for Council.
Materials and Services	Costs incurred in the purchase of material or services necessary to deliver Council services. Includes plant hire, legal, software, external consultants, cleaning, utilities, maintenance costs, etc.
Miscellaneous Revenue	Miscellaneous revenue comprises of items that don't meet the definition for other categories. It includes reimbursements and recoveries, and external contract works.
Net Rates and Utility Charges	Rates, levies, and annual charges levied by a local government less discounts and concessions. Rates notices are usually issued in August and February each year. Revenue is accounted for in the one month that the rates notice is created.
Non-Current Assets	The value of property, plant and equipment and infrastructure assets including land, transport, drainage, water and sewerage infrastructure after depreciation, renewals, new capital works, contributed assets and revaluations are accounted for.
Non-Current Liabilities	The financial obligations relating to provisions for employee entitlements and debt that is not required to be paid within the next financial year.
Operational Grants, Subsidies, Contributions	Council receives support to fund and assist in the delivery of services. Financial assistance grants are federally funded and allocated via state Grant Commissions, whilst tiered grants are generally linked to the delivery of specific programs.
Outstanding debt	An outstanding balance is any amount of money that is still owed and has not been paid, regardless of whether it's overdue or not. Also known as 'Open balance'.
Overdue debt	An overdue balance is a specific type of outstanding balance where the payment deadline has passed, meaning the payment is late and the amount is now past due. Also known as Aged or Arrears.
Total Cash and Equivalents	A local government's cash and cash equivalents which are short-term or are at call in nature. Council should refer to Australian Accounting Standards 107 for guidance on what should be included in cash and cash equivalents.
Total Operating Expenditure	All council expenses minus capital items such as: » losses on disposal of assets, and » impairment losses » depreciation on right of use assets » interest on finance leases associated with right of use assets » other capital expenditure items as identified by the council
Total Operating Revenue	All council income minus capital items such as: » capital grants, subsidies, contributions, and donations » gains on disposal of assets » other capital revenue items as identified by the council
Written Down Replacement Cost	An asset's current replacement cost less accumulated depreciation.

## **OFFICER REPORT**

**Meeting:** Ordinary 28 August 2025

**Date:** 14 August 2025

**Item Number:** L.2

**File Number:** D25/81814

**SUBJECT HEADING:** Amendments to the Maranoa Nursing  
Advancement Bursary Framework

**Classification:** Open Access

**Officer's Title:** Project and Administration Officer

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### **Executive Summary:**

This report is to seek Councils endorse the amendment to The Maranoa Nursing Advancement Bursary Framework.

### **Officer's Recommendation:**

That Council endorse the amendment the Maranoa Nursing Advancement Bursary Program framework document, with the following amendment:

- Page 2 – Change 'The selection panel chair will be a nurse' to 'the selection panel chair will be a councillor'.

---

### **Context (*Why is the matter coming before Council?*):**

The council resolved to have the Maranoa Nursing Advancement Bursary Program Framework brought back for review.

**Resolution No. OM/07.2025/42**

**That:**

1. Council endorse Mayor Taylor and Cr Brumpton to serve as members of the Selection Committee for the Maranoa Nursing Advancement Bursary Program 2025.
2. The Maranoa Nursing Advancement Bursary Program Framework be brought back to an upcoming council meeting for review.

### **Background (*Including any previous Council decisions*):**

At a previous Council meeting, Council resolved to launch and deliver the Maranoa Nursing Advancement Bursary Program for 2025–2026. During this meeting, Council adopted the framework document with **Section 2.5: Selection Process** remaining unchanged, as follows:

- The selection panel chair will be a nurse



**Resolution No. OM/05.2025/12**

**That Council:**

1. **Adopt the Maranoa Nursing Advancement Bursary Program framework document, including the following amendment:**
  - **Page 10 – Change ‘medical’ pathway to ‘nursing’ pathway.**
2. **Launch and deliver the Maranoa Nursing Advancement Bursary Program for 2025–2026.**
3. **Form an assessment panel comprising two Councillors and two nursing professionals plus the HCE or delegate from the South West Health Service to decide the successful candidates.**
4. **Be provided with the recommended nominees for endorsement.**

At the ordinary meeting held 24 July 2025, Council endorsed the two Councillors for the assessment panel.

Councillors raised that within the framework it states that the selection panel chair will be a nurse. Councilors expressed concern, noting that as the program is Council-run with the support of South West Health Services, the chair of the assessment panel should instead be a Councillor to reflect Council's leadership role in the program.

This report is to seek Councils endorse the amendment to The Maranoa Nursing Advancement Bursary Framework. The proposed amendment to **Section 2.5: Selection Process (Point 2)** is as follows:

- **Current Wording:**  
"The selection panel chair will be a nurse."
- **Proposed Wording:**  
"The selection panel chair will be a Councillor."

**Options Considered:**

N/A

**Recommendation:**

That Council endorse the amendment the Maranoa Nursing Advancement Bursary Program framework document, with the following amendment:

- **Page 2 – Change ‘The selection panel chair will be a nurse’ to ‘the selection panel chair will be a councillor’.**

**Risks:**

Risk	Description of likelihood & consequences
n/a	n/a

**Policy and Legislative Compliance:**

The Maranoa Nursing Advancement Bursary program framework (D25/29784)

**Budget / Funding** *(Current and future):*

No budget will be affected by this resolution

**Timelines / Deadlines:**

ASAP

**Consultation** *(Internal / External):*

CEO of Maranoa Regional Council  
Manager Economic and Community Development

**Strategic Asset Management Implications:**

*(If applicable, outline changes to whole of life costs and / or level of service)*

n/a

**Acronyms:**

Acronym	Description
<Insert Acronym>	<Provide details>

**Addition to Operational or Corporate Plan:**

Plan Description	Yes / No
Operational	No
Corporate	No

**Link to Corporate Plan:**

Corporate Plan 2023-2028

Strategic Priority 4: Growing our region

4.1 Work with our communities to identify priorities, and provide leadership and advocacy to grow our region

**Supporting Documentation:**

1 [↓](#) Maranoa Nursing Advancement Bursary Program Policy D25/29784  
FINAL

**Report authorised by:**

Manager - Regional Economic & Community Development

Chief Executive Officer



## The Maranoa Nursing Advancement Bursary Program Framework

### 1. Introduction

The Maranoa Nursing Bursary Program aims to provide financial assistance and professional development opportunities to nursing students and professionals from the Maranoa Local Government Area, Queensland. The program supports Nursing individuals committed to serving the local community in the nursing field.

### 2. Maranoa Nursing Advancement Bursary Program

#### 2.1 Objective

The Maranoa nursing Advancement Bursary Program provides financial assistance to existing nurses living and working in the region who wish to specialize in midwifery (CNMs), nurse practitioner (NPs) and clinical nurse specialists (CNSs) roles. It aims to mitigate the financial burden associated with unpaid clinical placements while fostering professional growth and retention in the Maranoa region.

#### 2.2 Eligibility Criteria Applicants must meet the following criteria:

1. Residents of the Maranoa Local Government Area, Queensland, Australia.
2. Enrolled in an accredited nursing program specialising in midwifery (CNMs), nurse practitioner (NPs) and clinical nurse specialists (CNSs) studies.
3. Demonstrated commitment to the nursing profession and a clear motivation to pursue a career in midwifery or nursing advanced professional roles.
4. Financial need will be considered.

#### 2.3 Number of Bursaries

The Maranoa Nursing Advancement Bursaries for midwifery (CNMs), nurse practitioner (NPs) and clinical nurse specialists (CNSs) will be awarded in any combination, depending on applications recommended by the panel. Up to three bursaries will be awarded to the value of \$10,000 each.

#### 2.4 Application Process

1. Interested candidates must complete the official application form, including personal information, academic achievements, professional goals, a personal statement, and references.
2. Applications can be submitted online through the Council's website or via mail.
3. Application deadlines will be specified annually.

#### 2.5 Selection Process

Adopted by Council 14 May 2025 OM/05.2025/12





1. A selection committee composed of nursing professionals, Councillors, and program coordinators will review applications.
2. The selection panel chair will be a nurse.
3. Applicants will be assessed based on academic achievements, commitment to the nursing profession, financial need, professional goals, and personal statements.
4. Shortlisted candidates may be invited for an interview or additional assessments if necessary.
5. Final selection will be made by Council based on the committee's evaluation and recommendation.

#### **2.6 Notification and Award**

1. Successful recipients will be notified via email or phone.
2. Recipients will receive an official award letter detailing the bursary terms and conditions.
3. Bursary funds will be disbursed directly to the recipients to cover educational expenses such as tuition or clinical placement costs.

#### **2.7 Monitoring and Evaluation**

1. Recipients must provide a final results report to the program committee, showcasing their academic achievements and successful completion of their specialty within a month of completion or they may have to repay their bursary back to Council.
2. The program committee will evaluate the program's impact based on recipients' feedback, academic progress, and career advancement.
3. Review and Amendments This framework will be reviewed periodically to ensure its continued relevance and effectiveness. Amendments may be made as required by the Council to enhance program objectives and outcomes.



## Maranoa Nursing Advancement Bursary Program Application Form

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### 1. Nursing Pathway

What training Pathway are you planning/currently undertaking?

- Midwifery (CNMs)
  - Nurse practitioner (NPs)
  - Clinical nurse specialists (CNSs)
- 

### 2. Residency

Are you a resident or do you reside in the Maranoa Local Government Area? For how long?

•

**Comments:**

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### 3. Personal Information

Please enter the following details:

- **Full Name:**
- **Date of Birth (DOB):**
- **Contact Number:**
- **Email Address:**
- **Residential Address:**
- **Postal Address (if different):**
- **Do you identify as being of Aboriginal and/or Torres Strait Islander origin?**

○

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### 4. Education

Are you enrolled in an accredited medical school or nursing program?

- **Current Education Facility:**
- **Course of Study:**
- **Where did you complete your secondary education?**

Adopted by Council 14 May 2025 OM/05.2025/12



- How long have you been in the Maranoa Region?
  - Please provide proof of enrolment
- 

#### 5. Professional Goals

Please explain why you would be a suitable recipient of the Maranoa Nursing Advancement Bursary. What are your medium- and long-term professional goals? (Max 300 words):

---

#### 6. Personal Statement

This is a space to demonstrate a more holistic picture of yourself. Please tell us about yourself. For example:

- How would you describe your connection to the community?
  - What attracts you to the rural lifestyle?
  - What can you bring to the community?
  - Are you currently the recipient of any other scholarship or bursary?
    - Value received
    - Timeframe
    - Contractual obligations
- 

#### 7. Financial Need

How would this bursary benefit you financially? (Max 200 words):

---

#### 8. References

Please provide the names and contact information of two references (e.g., teachers, employers, community leaders):

1. **Name:**  
**Contact Information:**
  2. **Name:**  
**Contact Information:**
- 

#### 9. Additional Information

Is there any additional information you would like the selection panel to consider? (Max 200 words):

Adopted by Council 14 May 2025 OM/05.2025/12



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**10. Declaration**

I declare that the information provided in this application is true and accurate to the best of my knowledge. I understand that any false information provided may disqualify my application.

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**11. Submission**

Please submit the completed application via email or in person. Please include any supporting documents (such as academic records, a personal statement, or references).

**Submission Options:**

**In Person or by Post:** Any Council administration office or PO Box 620, Roma QLD 4455

**Email:** [council@maranoa.qld.gov.au](mailto:council@maranoa.qld.gov.au)

## **PLANNING & BUILDING DEVELOPMENT REPORT**

**Meeting:** Ordinary 28 August 2025

**Date:** 15 August 2025

**Item Number:** L.3

**File Number:** D25/82291

**SUBJECT HEADING:** Development Application - Material Change of Use "Outdoor Sport and Recreation" (Swim School) - 6 Tate Place, Roma (Ref:2025/21479)

**Classification:** Open Access

**Officer's Title:** Planning Officer

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### **Executive Summary:**

Kirby Johnstone, owner and operator of Plush Babies Water Education has submitted a development application for a Material Change of Use for "Outdoor Sport and Recreation" (Swim School). The proposal is located at 6 Tate Place, Roma, properly described as Lot 31 on SP200047. 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 conditioned to achieve compliance.

### **Officer's Recommendation:**

1. The development application for a Material Change of Use- "Outdoor Sport and Recreation" (Swim School) located at 6 Tate Place, Roma, properly described as Lot 31 on SP200047, be approved subject to the listed conditions and general advice.

### **Conditions of Approval**

#### **Development details**

1. The approved development is a Material Change of Use – "Outdoor Sport and Recreation" (Swim School) as defined in the Planning Scheme and as shown on the approved plans.
  2. The approved development must not commence until a legally binding and enforceable land use agreement is entered into and maintained with the
-

registered owner of adjoining Lot 1 on RP203492. The agreement must permit the use of part of that lot for the provision of sufficient car parking spaces to accommodate the maximum number of clients and staff attending the approved use at any one time. The agreement must also provide for vehicular and pedestrian access to the car parking area from Currey Street.

The land use agreement must remain in effect for the duration of the approved use. If the agreement is terminated or otherwise ceases to have effect, this development approval will lapse, and the use must cease immediately unless an alternative lawful arrangement is first approved in writing by Council.

3. The maximum number of swim school participants visiting the premises at any one time is seven.
4. No more than five employees not residing on the premises are to be involved in the operation of the business.

### **Compliance inspection**

5. 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.
6. Prior to the commencement of use, the applicant shall contact Council to arrange a development compliance inspection.

### **Approved plans and documents**

7. 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.

<b>Plan/Document Number</b>	<b>Plan/Document Name</b>	<b>Date</b>
	<b>Site Plan</b>	<b>n.d</b>

### **Applicable standards**

8. Any works associated with the development 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.

### Avoiding nuisance

9. No unreasonable nuisance is to be caused to adjoining properties and occupiers by way of noise, smoke, dust, rubbish, contaminant, stormwater discharge or siltation at any time.
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 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.

### Refuse storage and collection

13. A sufficient number of waste storage containers must be provided on site at all times to service the use. The waste containers must be screened from view from the street and neighbouring properties and the waste regularly removed from the site to prevent unsightly accumulation of waste.

### Parking

14. Prior to the commencement of the approved use, an Operational Works application must be submitted to and approved by Council for the construction of the car park and associated vehicular access on the adjoining Lot 1 on RP203492, to service the development. All Operational Works must be completed and made available for use prior to the commencement of the approved use.
15. No on-street parking is permitted at the Tate Place frontage of the development site at any time. Signage is to be established on the development site boundary/s to this effect.

### Services

16. 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.

17. 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.
  18. 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.
19. Connection of the development to a telecommunication service must be undertaken in accordance with the relevant provider's requirements and specifications along with relevant building standards, requirements and specifications.
  20. 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.
  21. Any conflicts associated with proposed and existing services shall be forwarded by the developer to the appropriate controlling authority for approval for any proposed changes.

### **Fencing**

22. The existing 1.8-metre-high screen fence is to be retained along the full length of the side and rear boundaries of the site (excluding gated pedestrian access at the rear). The fence must be maintained in good order and condition.

### **Landscaping**

23. All landscaping areas on the site are to be maintained throughout the duration of the approved use. Any dead and/or unhealthy plants are to be promptly removed and replaced.
24. Site landscaping must not interfere with electrical infrastructure nor restrict maintenance access to any onsite infrastructure, public utility or easement.

### **Advertising signage**

25. A maximum of one advertising sign associated with the business is to be displayed on the premises. The sign must not exceed 0.5 m<sup>2</sup> in size and must be at a height no greater than 1.5 m from ground level measured to the bottom of the sign. The sign is not to be illuminated or in motion.
26. 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**

27. Stormwater must not be discharged to adjoining properties and must not pond on the property being developed, or adjoining properties as a result of the development operations.

### **Operating hours**

28. Operating hours are restricted to 7:00am to 6:30pm Monday to Saturday. The development is not permitted to operate on Sundays or Public Holidays.

### **No cost to Council**

29. Services and infrastructure required in connection with the establishment of the approved development must be provided at the developer's cost.
30. 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.
31. 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**

32. 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**

33. 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.

Under the Planning Scheme –

***Outdoor Sport and Recreation*** means the use of premises for:

- a) *a recreation or sporting activity that is carried on outdoors and requires areas of open space; or*
  - b) *providing and selling food and drink, change room facilities or storage facilities, if the use is ancillary to the use in paragraph (a).*
- (d) The landowner is responsible for maintaining a current Pool Safety Certificate in accordance with the Pool Safety Laws for the duration of the approved use.
- (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](http://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) 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.

2. The development application fee for the related Operational Works application for the construction of a car park on adjoining Lot 1 RP20349 be waived.

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### **Context:**

The determination of the Impact Assessable Applications is generally made by Council Resolution.

### **Background:**

#### Proposal

The application is a Development Permit for a Material Change of Use – “Outdoor Sports & Recreation” (Swim School) at 6 Tate Place, Roma (Lot 31 SP200047). The proposed development aims to formalise the swim school as a small-scale outdoor sports & recreation facility due to the existing use expanding past the classification of a home-based business. The swim school will utilize the existing residential pool and associated structures established within Lot 31 SP200047. No structural changes are proposed to the existing residential premises. The proposed site plan is included below as Figure 1.

Additionally, the proposal includes the use of a portion of the neighbouring lot to the rear of the site for client car parking – 119-125 Currey Street (Lot 1 RP20349). The car parking area will be constructed in an undeveloped area at the south-west corner of the adjoining lot and will allow the existing use of the land for a place of worship (Roma Church of Christ) to continue. The proposed car park is shown below in Figure 2.

While the construction of the car park is not included as part of this application, the location, general design and access from Currey Street have been considered. The applicant has also obtained in-principle agreement from the Roma Church of Christ for the use of the land to service the swim school.

Subject to approval of the Material change of use at 6 Tate Place, the car park construction will be formalized in a subsequent application for Operational Works over the adjoining lot.

Additional details about the proposal, including a full assessment of the application against the applicable assessment benchmarks prescribed, is provided in the Supporting Documents.



Figure 1: Proposed Site Plan





Figure 2: Proposed Car Park

### Options Considered:

N/A

### Recommendation:

1. The application be approved for the reasons outlined below:

The proposed development is generally consistent with the assessment benchmarks. Any potential impact can be appropriately managed by conditions of development and to achieve compliance to the greatest extent possible. Any residual inconsistency with the assessment benchmarks needs to be considered in light of the various relevant matters including:

- The development preserves the primary residential function of the site and makes use of existing infrastructure, ensuring minimal change to the built form and the established character of the General Residential Zone.
- The use is small-scale and low-impact, and the limited works associated with the proposal will not adversely affect the function or intent of the General Residential Zone.
- The proposal delivers a beneficial community outcome by providing a valued recreational and educational service (swim school) to the local area.

- Car parking associated with the development will be located on an adjoining site that is lawfully used as a Place of Worship. The car park will serve a dual function, supporting both the existing and proposed non-residential uses. This arrangement avoids adverse impacts on the local residential streets of Lockyer Crescent and Tate Place, which are not through roads and have limited capacity to accommodate additional traffic.
2. The application fee of **\$2120.00** for the related application for Operational Works **be waived** as the car parking requirements have already been assessed as part of the current application, consistent with what is typically considered at Material Change of Use stage.

### Risks:

Risk	Description of likelihood & consequences
See Below	

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

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

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

### Policy and Legislative Compliance:

The proposal constitutes a Material Change of Use as defined in the Planning Act 2016 as *"the intensification of an existing use of the premises"*.

The proposed development is identified as a "Outdoor sport and recreation" in the *Maranoa Planning Scheme 2017* (the 'Planning Scheme')

**Outdoor Sport and Recreation** means the use of premises for:

- (a) *a recreation or sporting activity that is carried on outdoors and requires areas of open space; or*
- (b) *providing and selling food and drink, change room facilities or storage facilities, if the use is ancillary to the use in paragraph (a).*

The development application is subject to Impact Assessment. An impact assessment is an assessment that must be carried out against the assessment benchmarks prescribed by the *Planning Regulation 2017*, in this case being;

- The *Darling Downs Regional Plan*;
- The *State Planning Policy*;
- The *Maranoa Planning Scheme*; and
- The *Maranoa Regional Council LGIP*

An impact assessment must also have regard to any other relevant matter, other than a person's personal circumstances, financial or otherwise, including any properly made submissions about the application.

In accordance with Section 60 of the *Planning Act 2016*, after carrying out its assessment Council must decide to:

- (a) approve all or part of the application; or
- (b) approve all or part of the application, but impose development conditions on the approval; or
- (c) refuse the application.

A full assessment of the development application against the relevant assessment benchmarks is provided as an attachment to this report.

#### **Budget / Funding:**

**N/A-** The project is a private development that will be funded by an external party. The costs of fulfilling any development approval obligations, financial or otherwise, remain the sole responsibility of the applicant/landowner. There is potential for council to incur costs only in the event that its decision regarding the application is appealed to the Court.

#### **Timelines / Deadlines:**

##### Timelines

Commencement of the use is to occur within 6 years of the issue of the development permit, otherwise the approval lapses.

##### Deadlines

The applicant submitted the Notice of Compliance for Public Notification on 19 August 2025.

In accordance with the Development Assessment Rules, Council's Decision-Making Period ends on 7 October 2025.

**Consultation:**

Public Notification

The development application was publicly notified between 28 July 2025 and 18 August 2025. The applicant published a notice in the Maranoa Today on 1 August 2025, placed a notice on the frontage of the site on 29 July 2025 and notified the adjoining landowners on 28 July 2025.

In accordance with the development assessment rules, the applicant has complied with the requirements for public notification.

No submissions were made in relation to the development application.

**Acronyms:**

Acronym	Description
N/A	

**Link to Corporate Plan:**

Corporate Plan 2023-2028

Corporate Plan Pillar 2: Environment

2.2 Sustainable urban & regional planning

**Supporting Documentation:**

1 <a href="#">↓</a>	Planning Assessment Report	D25/84789
2 <a href="#">↓</a>	Site Plan	D25/53603
3 <a href="#">↓</a>	Car Park Design	D25/84596

**Report authorised by:**

Manager - Regional Planning & Building Development

Director - Regional Development, Environment & Planning

**Planning Assessment Report - 2025/21479**

<u>Application Number:</u>	2025/21479
<u>Proposal:</u>	Material Change of Use – “Outdoor Sports & Recreation” (Swim School)
<u>Applicant:</u>	Kirby Johnstone
<u>Street Address:</u>	6 Tate Place ROMA 4455
<u>Real Property Description:</u>	Lot 31 on SP200047
<u>Officer</u>	Planning Officer

**Proposed Land Use**

Kirby Johnstone operating as Plush Babies Water Education, has submitted an application to formalise the swim school located at 6 Tate Place, Roma. Formally described as Lot 31 on SP200047 the existing business has been operating within the Roma Region for multiple years, with the swim school expanding in size from a home-based business to a small-scale outdoor sports & recreation facility.

**Details of Proposed Development**Proposal

The application is a Development Permit for a Material Change of Use- “Outdoor Sports & Recreation” (Swim School). The proposal seeks to formalise the swim school as a small-scale outdoor sports & recreation facility due to the existing use expanding past the classification of a home-based business. The Swim School includes Six (6) staff coaching approximately three-hundred children per year, with a maximum of seven children (7) per class. The swim school is intended to operate between 7am to 6:30pm Monday to Saturday in periodical blocks in alignment with the warmer seasons.

While the proposal includes no structural changes to the subject site on Lot 31 SP200047, the applicant has arranged an agreement with the owner of adjoining Lot 1 on RP203492 (119 – 125 Currey Street) for the construction of a small car park abutting the rear boundary of Tate Place (Eastern Boundary). The location of the car park will also allow a secondary access to the site and will resolve parking issues that have been historically reported within the cul-de-sac ending Tate Place.

Existing structures and the proposed parking area incorporated within the development plan are shown in the Site Plan included as Figure 1 below.



**Figure 1: Proposed Site Plan**

### Characteristics of the Site

Situated on the Western Side of the Roma Township, Lot 31 SP200047 incorporated within the development site, is an irregular shaped allotment with access and frontage to Tate Place. Currently featuring a lawfully approved dwelling, granny flat, outbuilding and swimming pool, the site is a residential premises with minimal open space available due to the lot size and configuration of the existing infrastructure.

Located within the General Residential Zone of the Maranoa Planning Scheme 2017, the development site can be generally described as:

- Having a total site area of approximately 1000m<sup>2</sup>
- Being within Light Restrictions Zone C (Airport)



- Being within the wildlife hazard buffer: radius of 8000 meters area (Airport)



**Figure 2: Development Layout and Zoning**

As indicated in Figure 2 above the development spans to a small portion of Lot 1 RP203492, with only the car parking for the development included within the secondary lot. Lot 1 on RP203492 is addressed as 119-125 Currey Street, Roma, and primarily features a Church of Christ. As an existing approved use, the Swim School as no affiliation with the adjoining lot and a written agreement regarding the construction and use of the car park on the site is proposed between the two landowners. If the swim school is approved, a subsequent application for Operational works will be required to formalise the car parking area.

#### **Public Notification**

The application was subject to Impact Assessment under Table 5.5.1 of the Maranoa Planning Scheme 2017. The applicant was therefore required to undertake public notification in accordance with the requirements of the *Planning Act 2016* and the Development Assessment Rules.

The applicant undertook notification from 28 July to 18 August 2025, and:

- Published a notice in the Maranoa Today on 01 August 2025;
- Placed a notice on the frontage of the site on 29 July 2025; and
- Sent notices to all adjoining landowners on 28 July 2025.

The applicant has met all requirements of the public notification period, and no submissions were received in relation to the development.

#### **Assessment Benchmarks against The Planning Scheme**

The proposal constitutes a Material Change of Use as defined in the Planning Act 2016 as it is for "a material increase in the intensity or scale of the use of the premises".

The site is located in the General Residential Zone, where “Outdoor Sport & Recreation” (Swim School) is an Impact Assessable Development.

In accordance with section 45 of the *Planning Act 2016*, an impact assessment is an assessment that-

- (a) *Must be carried out-*
  - i. *Against the assessment benchmarks in a categorising instrument for the development; and*
  - ii. *Having regard to any matters prescribed by regulation for this subparagraph; and*
- (b) *May be carried out against, or having regard to, any other relevant matter, other than a person’s personal circumstance, financial or otherwise.*

#### Assessment Benchmarks

The Assessment Benchmarks applicable to the development assessment are:

- The Regional Plan (Darling Downs Regional Plan)
- The State Planning Policy; and
- The Maranoa Planning Scheme 2017

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

#### The Darling Downs Regional Plan

The *Darling Downs Regional Plan* was adopted in October 2013 and covers the local government areas of Balonne, Goondiwindi, Maranoa, Southern Downs, Toowoomba and Western Downs.

The Maranoa Planning Scheme appropriately integrates all relevant aspects of the Darling Downs Regional Plan. Despite this, the Planning Regulation 2017 requires that Impact assessable applications be assessed against the relevant regional plan (irrespective of whether the planning scheme appropriately reflects the regional plan).

#### State Planning Policy

Council is required to consider the State Planning Policy to the extent that the applicable sections have not been appropriately integrated in the Maranoa Planning Scheme. As the Maranoa Planning Scheme appropriately integrates all relevant aspects of the State Planning Policy, a separate assessment of the application is not required.

#### The Maranoa Planning Scheme 2017

- Part 3 Strategic Framework
- Part 5 Tables of Assessment
- Part 6 Zone
  - - 6.2.3 General Residential Zone Code
- Part 8 Overlays
  - 8.2.8 Airport Environs Overlay Code

#### Part 3 - Strategic Framework

The Strategic Framework sets the policy direction for the Planning Scheme and forms the basis for ensuring appropriate development occurs within the planning scheme area for the life of the planning scheme.

An assessment of the proposed development against the strategic themes of the Planning Scheme is provided in the table below:

Theme	Response
Liveable Communities and Housing	The proposed development incorporates a new use within the General Residential Zone of the Roma Township. Keeping the primary function of the lot as residential, the development is to add a secondary use to the site that does not overwhelm the amenity and use of the area while also providing a local service (swim school) to help promote mixed use and recreation activities within the region.
Economic Growth	The proposed development reflects economic growth and the support of small businesses within the Roma Region. Allowing mixed use on a residential lot, the proposal aims to maximise the existing residential land while also incorporating a business type use on the site that has minimal impact on the surrounding area.
Environment and Heritage	The site is not identified as having local heritage importance nor mapped as containing areas of environmental significance.
Hazards and Safety	While the development type is usually not accepted or located within the General Residential Zone, due to the small scale of the outdoor sport & recreation facility and the service the use is intended to provide, it is determined to be appropriately located within the residential area. Further to this, the development site is not identified as being affected by a natural hazard such as bushfires or flooding.
Infrastructure	The proposed development primarily incorporates the use of existing infrastructure onsite, with the subject site currently connected to Council's infrastructure. The car park on adjoining Lot 1 RP203492 is to be the only works associated with the development and is to only have an impact on the existing transport network via the installation of a new crossover.

#### Part 5-Tables of Assessment

The Tables of Assessment identify the category of development, the category of assessment and the assessment benchmarks for assessable development in the planning scheme area. The Tables of Assessment identify the level of assessment for the proposed use in the proposed location as "Impact Assessment".

#### Part 6-Zones

The purpose of the General residential zone is to:

- (a) provide for predominantly detached dwelling houses supported by community uses and small-scale services and facilities that cater for the needs of local residents;
- (b) encourage higher residential densities where appropriate by providing for multiple dwellings and smaller lot housing nearer the Principal centre (within the Central living precinct);
- (c) ensure that residential development is protected from natural hazards and from development types that would adversely impact existing amenity.
- (d) ensure that development maintains the integrity and water quality of the Murray-Darling Basin Catchment; and
- (e) maximise the use of existing infrastructure and transport networks.

The overall outcomes sought for the General residential zone code are as follows:

- (a) a range of housing, predominantly detached dwelling houses, on a range of lot sizes;
- (b) development results in an efficient land use pattern that is well connected to other parts of the local government area;
- (c) development is designed to provide safe and walkable neighbourhoods;
- (d) development provides for uses that front the street to provide a sense of residential amenity and character and enhance community safety;
- (e) other small-scale non-residential uses (including home-based business uses) that integrate work and family and complement local residential amenity are facilitated;
- (f) development maintains a high level of residential amenity having regard to traffic, noise, dust, odour, lighting and other locally-specific impacts;
- (g) development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and transport use;
- (h) transport infrastructure is designed to provide and promote safe walking and cycling;
- (i) development is reflective and responsive to the environmental constraints of the land;
- (j) development is supported by necessary community facilities, open space and recreational areas and appropriate infrastructure to support the needs of the local community;
- (k) non-residential uses may be supported where such uses directly support the day-to-day needs of the immediate residential community, do not detract from the residential amenity of the area and do not undermine the viability of nearby centres;
- (l) natural features such as creeks, gullies, waterways, wetlands and vegetation and bushland are retained, enhanced and buffered from the impacts of development. Any unavoidable impacts are minimised through location, design, operation and management requirements;
- (m) residential development maintains the safety and integrity of airport operations;
- (n) residential development yields in the defined flood event inundation area subject to Significant, High or Extreme hazard do not exceed one dwelling house per lot as it exists at the commencement date of the planning scheme; and,
- (o) non-resident workforce accommodation is not supported in this zone.
- (p) Uses other than accommodation activities may be supported where lots are contiguous with land not zoned residential, where the use is similar to the adjacent non-residential land use/s

The proposed development is in accordance with the purpose and the overall outcomes of the General Residential Zone as follows:

- The proposed development utilises the existing infrastructure onsite with limited building works associated with the development, there is to be minimal impact on the function of the General Residential Zone.
- The proposed development is to be a small-scale swim school that will provide a beneficial service to the surrounding community without having unacceptable impacts on the General Residential Zone.
- The car park incorporated in the development is to have a dual function servicing both the development and the existing Place of Worship.

### 6.2.3 General Residential Zone Code

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
<b>PLANNING</b>		
<b>Use, density and built form</b>		

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
<p><b>PO 1 Scale</b> Uses other than <b>Accommodation activities:</b></p> <ul style="list-style-type: none"> <li>(a) are of a small-scale and low intensity;</li> <li>(b) directly support the day-to-day needs of the immediate residential community;</li> <li>(c) do not prejudice the operation and viability of other uses or activities in the General Residential Zone or other zones;</li> <li>(d) have all car parking needs met on site;</li> <li>(e) may occur on residential zoned lots contiguous with land that is not zoned residential, where the use is similar to the non-residential land use on the contiguous parcel;</li> <li>(f) include mitigation measures such as acoustic fencing, landscaping and appropriate setbacks in instances where there is a potential for land use conflict between the use and adjoining and nearby accommodation activities; and</li> <li>(g) have access to reticulated sewer, water and stormwater.</li> </ul>		<p><b>Complies</b> The proposed development is to be a small-scale swimming school that supports the day-to-day needs of the immediate community. Operations associated with the swimming school are to be mostly confined within the pre-established residential lot apart from the car parking area. The scale and nature of the activity will not prejudice the operation and viability of other uses within the General Residential Zone. Further, car parking requirements can be met onsite. Other mitigation measures are currently existing onsite with further conditions recommended to minimise nuisance to adjoining lots.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
<p><b>PO 2 Location</b></p> <p>Residential living is conveniently connected to the principal, major or district centres.</p> <p>Uses other than <i>accommodation activities (general residential)</i> are located so as:</p> <ul style="list-style-type: none"> <li>(a) not to prejudice the consolidation of like non-residential uses in other more appropriate areas;</li> <li>(b) to be co-located with other non-residential uses wherever possible;</li> <li>(c) to be accessible for, and provide a service to, the immediate local population; and</li> <li>(d) to be located on the major road network rather than local residential streets.</li> </ul> <p>Note: Non-residential uses are any uses that are not associated with a Dwelling use.</p>		<p><b>Complies</b></p> <p>The development will not prejudice the consolidation of similar non-residential uses in other designated areas, as it is of a small scale, ancillary to a residential use, and serves a clearly defined local need. The subject site adjoins a non-residential use to the rear, facilitating co-location and shared parking arrangements. The swim school will provide a recreational and educational service to the immediate and broader Roma community. Its location within an established residential area ensures accessibility for local residents. While the development is not directly located on a major road, vehicle access will be via the adjoining lot on Currey Street which serves as a minor collector street. This will avoid excess traffic on the local residential streets of Lockyer Crescent and Tate Place which do not function as through roads.</p>
<p><b>PO 3 Density and site coverage</b></p> <p>Development provides for an attractive, open and relatively low-density form of urban residential settlement that maintains a high level of residential amenity.</p>	<p><b>AO 3.1</b></p> <p>Site coverage, not including paths, residential outbuildings and carports shall not exceed 60% of the premises.</p>	<p><b>Alternative Solution</b></p> <p>The development site has preexisting infrastructure (residential premises) on the lot that spans approximately 60% of the site. As the development is to utilize the existing swimming pool for the swimming school and no further infrastructure is to be added to Lot 31, the high percentage site coverage is an accepted noncompliance. Additionally, the car park servicing the development is located on adjoining Lot 1 and has a site coverage area of less than 10%.</p>
<p><b>PO 4 Setbacks Building setbacks :</b></p>	<p><b>For Dwelling house:</b></p> <p><b>AO 4.1</b></p>	<p><b>Not Applicable</b></p> <p>The proposed</p>



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
<ul style="list-style-type: none"> <li>(a) enhance the appearance and character of streets and buildings;</li> <li>(b) are appropriate to the scale of the development and the intended character of the General Residential Zone;</li> <li>(c) provide for adequate daylight for habitable rooms and open space areas on and adjoining the site;</li> <li>(d) are sufficient to minimise loss of privacy, overshadowing and overlooking of adjoining premises; and</li> <li>(e) provide adequate separation and buffering between residential and non-residential premises.</li> </ul>	<p>Boundary setbacks are provided in accordance with the Queensland Development Code MP 1.2.</p> <p><b>For uses other than Dwelling house:</b></p> <p><b>AO 4.2</b> Buildings and car parking areas are setback a minimum of 6 m from the primary street frontage, 3 m from any secondary frontage and 3 m from side and rear boundaries.</p> <p><b>For development on a corner allotment:</b></p> <p><b>AO 4.3</b> No structure exceeding 2 m in height is to be built within a 9 m by 9 m truncation at the corner of the two road frontages.</p>	development does not include the introduction of a Dwelling or Associated Outbuildings.
<p><b>PO 5 Height</b> The height of buildings is compatible with and complementary to the character of the residential environment and does not unduly reduce privacy or access to sunlight on adjoining land.</p>		<p><b>Complies</b> All infrastructure on the development site is preexisting with no further building works proposed as part of the development, it is determined that the existing height of all structures on site are compatible with the residential environment and do not reduce privacy or access to sunlight on adjoining land.</p>
<p><b>PO 6 Outbuildings</b> Residential amenity is to be maintained and outbuildings are not to be used for ancillary non-residential uses. Residential amenity is not compromised by the storage of domestic goods.</p>	<p><b>AO 6.1</b> Boundary setbacks are provided in accordance with the <i>Queensland Development Code MP 1.2</i>.</p> <p><b>AO 6.2</b> The size of outbuildings is restricted to structures with a maximum of 4.2 m in height and a maximum of 82 m<sup>2</sup> floor area.  Note: The maximum floor area of the outbuilding can be exceeded if it includes an attached carport open on three sides to a maximum of 36 m<sup>2</sup> floor area (118 m<sup>2</sup> total area).</p>	<p><b>Not Applicable</b> The proposed development does not include the introduction of a Dwelling or Associated Outbuildings.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
<p>Note: Ancillary non-residential uses are any uses that are not ancillary to the activities within a Dwelling.</p>	<p><b>AO 6.3</b></p> <p>The combined site coverage of all outbuildings, including shipping containers and other forms of permanent private storage structures, is not to exceed 15% of the remaining site area available without buildings already constructed upon it.</p> <p><b>AO 6.4</b></p> <p>The use of shipping containers for permanent private storage is limited to:</p> <ul style="list-style-type: none"> <li>(a) allotments with a minimum area of 800 m<sup>2</sup>; and</li> <li>(b) one shipping container per allotment.</li> </ul> <p><b>AO 6.5</b></p> <p>The use of shipping containers for permanent private storage is permitted only in circumstances where the shipping container:</p> <ul style="list-style-type: none"> <li>(a) is incidental to the primary use of the site and occurs only on a lot where a principal building exists;</li> <li>(b) is located in the rear yard and is/are screened from any road frontage and adjoining property through the use of landscaping or other suitable screening structures (ie. lattice);</li> <li>(c) includes a stormwater discharge system in accordance with the <i>Building Code of Australia</i> and Council requirements to prevent rainwater ponding on the roof or nuisance to adjoining properties;</li> <li>(d) is in good repair with no visual rust marks;</li> <li>(e) is not used as fencing or screening;</li> <li>(f) is not used as an advertising device or as a commercial storage facility; and</li> <li>(g) is not used for human habitation.</li> </ul> <p>Note: 'Outbuildings' include any form of shipping container, railway carriage, pre-fabricated building or the like, that is used for domestic storage</p>	
<p><b>PO 7 Separation from incompatible land uses</b></p> <p>Adequate separation distances are provided between uses in the General Residential zone (and also uses outside the zone) to ensure:</p> <ul style="list-style-type: none"> <li>(a) the future viability of</li> </ul>		<p><b>Complies</b></p> <p>The proposed development utilizes all infrastructure within the preexisting residential site. No alterations are proposed to the existing swimming pool onsite and therefore the development</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
<p>surrounding uses;</p> <p>(b) infrastructure items are protected from incompatible development;</p> <p>(c) an appropriate standard of amenity and public safety; and</p> <p>(d) conflict arising from incompatible uses is minimised.</p>		<p>is determined to have no affect on the future use of the site for residential purposes. Further, conditions will be applied to ensure amenity and public safety is maintained throughout the operation of the swimming school.</p>
<p><b>PO 8 Buffers</b></p> <p>Adequate buffers are provided to protect general residential uses from agricultural, transport and industrial activities.</p> <p>Note: A 'general residential use' has a level of assessment other than Impact Assessable in the General Residential zone.</p> <p>Note: Refer to <b>SC6.2 Planning scheme policy – Landscaping</b> for guidance on designing and establishing landscape buffers.</p>		<p><b>Not Applicable</b></p> <p>The proposed development is not defined as an agricultural, transport or industrial activity.</p>
<b>Amenity</b>		
<b>Advertising signage – refer to the Operational works advertising devices code</b>		
<b>Heritage places – in addition, refer to the Heritage overlay code</b>		
where mapped in the SPP Cultural heritage mapping or listed in the Heritage and character policy		
<p><b>PO 9 General amenity</b></p> <p>Uses other than <b>Accommodation activities</b> established in the General Residential Zone:</p> <p>(a) do not impact adversely on the residential amenity of the General Residential Zone; and</p> <p>(b) do not prejudice the landscape values of the town.</p>		<p><b>Complies</b></p> <p>The proposed development utilizes all infrastructure located within the residential lot, with no building works proposed on the site the development is determined to have no impact on the amenity of the General Residential Zone and does not prejudice the landscape values of the town.</p> <p>Additionally, the associated car parking is to be located at the rear of the adjoining lot. Featuring a lawfully approved place of worship, the construction of a car park on this site is determined to have no impact on the landscape values of the town.</p>
<b>PO 10 Building</b>	<b>AO 10.1</b>	<b>Conditioned to Comply</b>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
<b>appearance</b> Buildings are designed to a high aesthetic standard. Service spaces and facilities are designed and sited in an unobtrusive and convenient manner.	Mechanical equipment and water tanks, material or equipment storage areas, and areas where work takes place are located or screened so as not to be visible from the road or public open space. Note: Mechanical equipment includes air conditioners and other plant equipment. It does not include solar panels for electricity generation or water heating and does not include antennas.	Conditions will be applied to ensure all equipment associated with the swimming school is hidden from street view and neighbouring properties.
<b>PO 11 Neighbourhood character</b> The design of development recognises and responds to the surrounding area or neighbourhood.	<b>AO 11.1</b> The development reflects the predominant elements of the surrounding urban area, including the positioning of buildings on their site, and the general form and materials of the surrounding buildings. Note: where it is proposed that the development will substantially deviate from the predominant surrounding urban fabric, sufficient justification shall be given to explain the deviation. The Heritage and character policy give guidelines for integrating new development into the existing streetscape and surroundings.	<b>Complies</b> The proposed development reflects the predominant elements of the surrounding urban area by utilizing the existing structures on the site and building the associated car park on a more appropriately utilized site that accommodates an existing non-residential use (place of worship).
<b>PO 12 Footpaths</b> Footpaths are provided for pedestrian comfort.	<b>AO 12.1</b> Footpaths are provided for the full length of the site frontage where there is a footpath fronting an adjoining property on the same road; and, <b>AO 12.2</b> In the Central living precinct, footpaths are provided for the full length of the site frontage.	<b>Not Applicable</b> The development does not trigger the requirement for a footpath. With main access via the eastern property boundary, it is noted that a footpath exists along Currey Street.
<b>PO 13 Streetscape</b> Buildings in the General Residential Zone: (a) address the street frontage; (b) have a clearly defined front entry or entry path that is visible from the street; and (c) provide opportunities for informal surveillance of streets and other public spaces from habitable rooms.		<b>Complies</b> The proposed development is to be situated at the rear of both lots with minimal to no alteration to the existing streetscape. The car park is to include a clearly defined entry path visible from the street and is to ensure informal surveillance of the streets is not impacted.
<b>PO 14 Cultural heritage</b> The physical integrity and significance of cultural heritage discovered during development are retained. Note: Cultural heritage refers to indigenous and non-indigenous cultural heritage.	<b>AO 14.1</b> Protection of cultural heritage is achieved by demonstrated agreement with the appropriate aboriginal or cultural heritage body responsible for the care of that heritage.	<b>Not Applicable</b> The site is not identified as heritage listed. No Cultural Heritage items have been notified as being found onsite. The landowner has an ongoing duty of care under the Aboriginal Cultural Heritage Act 2003 to

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
		protect any identified.
<b>Landscaping, privacy and fencing</b>		
<b>Landscaping – refer to the Operational works landscaping code</b>		
<b>PO 15 Landscaping</b> Street trees and landscaping at the site shall: <ul style="list-style-type: none"> <li>(a) contribute positively to the built form and the street;</li> <li>(b) be visually pleasing and create an attractive environment;</li> <li>(c) be located to take account of the direction of the breezes and sun;</li> <li>(d) be located to give privacy and buffering from or for any incompatible uses;</li> <li>(e) be located to avoid interference with electricity lines and other infrastructure; and</li> <li>(f) maintain sight lines at intersections for traffic.</li> </ul>	<b>For all uses other than Dwelling house:</b> <b>AO 15.1</b> Landscaping is to be provided with a minimum width of 1.5 m along the front boundary and 1 m along the side and rear boundaries shared with an accommodation activity. <b>AO 15.2</b> A minimum 2 m wide vegetated buffer is provided to any vehicle movement and parking area that adjoins a boundary with an accommodation activity; and <b>AO 15.3</b> Shade trees are to be planted on the edges of car parks and are to reach a mature height of at least 3 m within 4 years of planting. Note: Refer to SC6.2 Planning scheme policy – Landscaping for guidance on designing and establishing landscape works. Note: Landscape works within, or directly adjacent to, a State-controlled road corridor require approval from Department of Transport and Main Roads in accordance with the <i>Transport Infrastructure Act 1994</i> and the Department of Transport and Main Roads Road Landscape Manual	<b>Complies</b> The proposed development is to have no affect on the existing landscaping onsite. Where applicable, conditions will be applied to ensure appropriate landscaping is provided surrounding the car parking area.
<b>PO 16 Privacy and screening</b> Non-accommodation activities provide adequate screening for adjoining residential premises so that the privacy and amenity of residential use is protected.	<b>AO 16.1</b> Windows and openings of buildings and structures housing non-accommodation activities do not overlook the living areas, (including outdoor living areas) of adjoining dwellings.	<b>Complies</b> The development does not involve the introduction of any structures on the site. The existing pool is not overlooking the living areas of adjoining dwellings. The proposed car park is located on a lot used for non-residential purposes and therefore will not reduce privacy to surrounding residential lots.
<b>PO 17 Fencing</b> Where uses other than Accommodation activities adjoin Accommodation activities, fencing provides separation for privacy.	<b>For uses other than Accommodation activities:</b> <b>AO 17.1</b> Fencing is provided along all boundaries shared with an Accommodation activity. <b>AO 17.2</b> The constructed fence is to consist of a	<b>AO 17.1 Complies</b> The development site is a pre-established residential lot with fencing provided along three (3) boundaries. The additional use on the site is to have no affect on this existing

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
	1.8 m high solid structure.	fencing.  <b>AO 17.2 Complies</b> The development sites constructed fence is a 1.8m high color bond structure.
<b>Avoiding Nuisance</b>		
<b>PO 18 Operating hours</b> Uses are operated in a manner that ensures the local amenity is protected.	<p><i>For Community activities:</i> <b>AO 18.1</b> Uses are operated between the hours of 7:00am and 8:00pm.</p> <p><i>For Business activities:</i> <b>AO 18.2</b> Uses are operated between the hours of 7:00 am and 8:00 pm Monday to Saturday only and not including public holidays.</p> <p><i>For all other non-accommodation activities:</i> <b>AO 18.3</b> Uses are operated between the hours of 7:00 am and 6:00 pm Monday to Saturday only and not including public holidays.</p>	<p><b>AO 18.1 Not Applicable</b> The proposed development is not defined as a community activity.</p> <p><b>AO 18.1 &amp; AO 18.3 Conditioned to Comply</b> Conditions will be applied to ensure the operating hours of the swimming school are between the hours of 7am-6:30pm Monday to Saturday (not including public holidays). While this development has business activity components, the shortened opening times minimizes the potential for nuisance to adjoining lots.</p>
<b>PO 19 Delivery of goods</b> The loading and unloading of goods occur at the appropriate times to protect the amenity of the area and surrounding areas.	<p><b>AO 19.1</b> Loading and unloading of goods occur:</p> <ul style="list-style-type: none"> <li>7:00 am to 6:00 pm Monday to Friday,</li> <li>8:00 am to 5:00 pm Saturday</li> </ul> <p><b>AO 19.2</b> No loading or unloading occurs on Sundays or Public Holidays.</p> <p><b>AO 19.3</b> The use does not generate:</p> <ol style="list-style-type: none"> <li>more than two truck movements per week of trucks with a gross vehicle mass of 10 tonnes or less; and</li> <li>does not generate any truck movements of trucks with a gross vehicle mass of greater than 10 tonnes.</li> </ol>	<b>Not Applicable</b> The proposed development does not incorporate the need or requirement for the loading and unloading of goods.



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
<b>PO 20 Noise emissions</b> Noise emissions from premises do not cause a nuisance to adjoining properties or sensitive land uses.	Note: Sensitive land uses are defined in the State Planning Policy.	<b>Conditioned to Comply</b> Conditions will be applied to ensure noise emissions from the premises during operating hours, and the construction of the car park do not cause nuisance to adjoining properties.
<b>PO 21 Lighting</b> Lighting is designed in a manner that ensures ongoing amenity and safety in the activity area, whilst ensuring surrounding areas are protected from undue glare or lighting overspill.	<b>AO 21.1</b> All lighting does not exceed 8 lux at 1.5 m beyond any site boundary adjoining sensitive land uses. Note: Sensitive land uses are defined in the State Planning Policy.	<b>Conditioned to Comply</b> Conditions will be applied to ensure lighting from the site does not exceed 8 lux at 1.5m beyond any site boundary.
<b>PO 22 Refuse storage</b> Refuse storage areas are: (a) located in convenient and unobtrusive positions; (b) screened from the street and adjoining uses; and (c) capable of being serviced by a waste collector if required to be emptied on site.	<b>AO 22.1</b> Refuse storage areas are located behind the front building line and are screened from view from the street and any adjoining residential uses by a 1.8 m high screen fence of maximum transparency of 50%.  <b>For developments comprising eight or more dwelling units, and uses other than accommodation activities:</b>  <b>AO 22.2</b> Service vehicle access and manoeuvring areas are to be provided on-site in accordance with the <i>Capricorn Municipal Development Guidelines</i> , to enable waste collection.	<b>AO 22.1 Conditioned to Comply</b> Conditions will be applied to ensure the site has an appropriate number of domestic bins to meet the requirements of the swimming school. Where applicable an additional bin will be required. There are a total of 2 bins onsite.  <b>AO 22.2 Not Applicable</b> The proposed development does not comprise of dwelling units.
<b>ENGINEERING</b>		
<b>Earthworks – refer to the Operational works excavation or filling code</b>		
<b>Infrastructure – refer to the Operational works infrastructure code</b>		
<b>Erosion Control</b>		
<b>PO 23 Construction activities</b> Both erosion control and silt collection measures are undertaken to ensure the protection of environmental values during construction.	<b>AO 23.1</b> During construction, soil erosion and sediment are managed in accordance with the <i>Capricorn Municipal Development Guidelines</i> .	<b>Conditioned to Comply</b> Conditions will be applied to ensure during the construction of the car park; soil erosion and sediment are managed in accordance with the CMD Guidelines.
<b>Provision of services</b>		
<b>PO 24 Electricity supply</b> Premises are provided with a supply of electricity adequate	<b>AO 24.1</b> Premises are connected to the reticulated electricity infrastructure. The	<b>AO 24.1 Complies</b> The development is a pre-established site connected



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
for the activity.	connection is to be approved by the relevant energy regulatory authority; and/or <b>AO 24.2</b> Renewable energy systems contribute to the supply and use of electricity to and from the grid.	to reticulated electricity infrastructure. The development does not trigger the need for further connection. <b>AO 24.2 Complies</b> The existing structures on the subject site have existing solar panels.
<b>PO 25 Gas supply</b> Where a reticulated gas supply is available: (a) premises are provided with a supply of reticulated gas adequate for the activity; and (b) access to reticulated infrastructure is to be maintained for maintenance and replacement purposes.	<b>AO 25.1</b> Where available, premises are connected to Council's reticulated gas system.	<b>AO 25.1 Complies</b> The development is a pre-established site connected to Council's reticulated gas system.
<b>PO 26 Water supply</b> To ensure the provision of a potable and fire-fighting water supply: (a) premises are provided with a supply and volume of water adequate for the activity; and (b) access to reticulated water infrastructure is to be maintained for maintenance and replacement purposes.	<b>AO 26.1</b> Premises are connected to Council's reticulated water system. <b>AO 26.2</b> No buildings are constructed over water supply infrastructure including trunk mains and manholes. <b>AO 26.3</b> A clear level area of a minimum of 2.5 m radius is to be maintained around existing water supply infrastructure including trunk mains and manholes for maintenance and upgrade purposes.	<b>AO 26.1 Complies</b> The development is a pre-established site connected to Council's reticulated water system. <b>AO 26.2 Complies</b> The car park proposed as part of the development is not to be constructed over water supply infrastructure and existing structures on the premises avoid all infrastructure. <b>AO 26.3 Complies</b> The car park proposed as part of the development is not to be constructed over or within a 2.5m radius of water supply infrastructure.
<b>PO 27 Effluent disposal</b> To ensure that public health and environmental values are preserved: (a) all premises provide for the effective treatment and disposal of effluent and other waste	<b>AO 27.1</b> Premises are connected to Council's reticulated sewerage system; or <b>AO 27.2</b> Premises located within the General residential zone of Yuleba and Wallumbilla are connected to an on-site	<b>AO 27.1 Complies</b> The development is a pre-established site connected to Council's reticulated sewerage system. <b>AO 27.2 Not Applicable</b> The premises is not located with Yuleba or Wallumbilla.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
<p>water; and</p> <p>(b) access to reticulated infrastructure is to be maintained for maintenance and replacement purposes.</p>	<p>effluent disposal system in accordance with AS/NZS 1547:2012.</p> <p><b>AO 27.3</b> No buildings are constructed over sewerage infrastructure including trunk mains and manholes; and</p> <p><b>AO 27.4</b> A clear level area of a minimum of 2.5 m radius is to be maintained around existing sewerage infrastructure including trunk mains and manholes for maintenance and upgrade purposes.</p>	<p><b>AO 27.3 &amp; AO 27.4 Alternative Solution</b> The proposed use of the site as a swim school does not involve any building works and will not result in the construction of any structures over existing sewerage infrastructure, including trunk mains or manholes. Any potential impacts associated with the car park located on the adjoining lot will be addressed through the related Operational Works application. This application will ensure that all sewerage infrastructure is either avoided or appropriately protected to allow for ongoing maintenance and future upgrades.</p>
<b>Stormwater and drainage</b>		
<p><b>PO 28 Stormwater and inter-allotment drainage</b> Stormwater is collected and discharged to:</p> <p>(a) protect the stability of buildings and the use of adjacent land;</p> <p>(b) prevent water-logging of nearby land;</p> <p>(c) protect and maintain environmental values; and</p> <p>(d) maintain access to reticulated infrastructure for maintenance and replacement purposes</p>	<p><b>AO 28.1</b> Stormwater and inter-allotment drainage is collected and discharged in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p> <p>Note: Refer to <i>Queensland Development Code (QDC)</i> MP1.4 – Building over or near relevant infrastructure.</p>	<p><b>AO 28.1 Conditioned to Comply</b> Conditions will be applied to ensure stormwater and inter-allotment drainage is collected and discharged in accordance with the CMD Guidelines.</p>
<b>Roads and rail</b>		
<p><b>Infrastructure – refer to the Infrastructure overlay code</b> for development in the proximity of, or potentially affecting State infrastructure.</p>		
<p><b>PO 29 Protection of State-controlled roads</b> Development adjacent to</p>	<p><b>AO 29.1</b> Lots with primary access to a State-controlled road have a single access only. Vehicles must always enter and exit the</p>	<p><b>AO 29.1 &amp; 29.2 Not Applicable</b> The proposed development site does not</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
State-controlled roads is located to ensure safe and efficient use of the highway, and maintain and enhance the integrity of the highway as a link between centres.	site in a forward direction. <b>AO 29.2</b> Where access is available to a road other than a State-controlled road from the lot, access shall be from the local road.	have direct access to a state-controlled road.
<b>PO 30 Roads</b> A sealed road is provided between the premises and the existing sealed road network.	<b>AO 30.1</b> Roads are designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i> . <b>AO 30.2</b> Premises have approved access to the existing road network.	<b>AO 30.1 Not Applicable</b> The proposed development does not incorporate the construction of a new road. <b>AO 30.2 Complies</b> The development site has pre-existing access via Tate Place and Currey Street with the construction of the new car park also including a new crossover.
<b>Access, parking and manoeuvring</b>		
<b>PO 31 Vehicle access</b> Vehicle access is provided to a standard appropriate for the use.	<b>AO 31.1</b> Access roads are to be sealed and connect to the existing road network via a crossover designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i> . <b>AO 31.2</b> Where existing, kerb and channelling 5 m either side of new crossovers is to be renewed and/or reinstated to match the existing infrastructure profile. <b>AO 31.3</b> Access is to be designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i> . Note: An 'all-weather' road is a road that remains accessible during all normal weather events but exclude continued functioning during natural hazard events such as fire and flood.	<b>AO 31.1 Complies</b> The development incorporates the construction of a car park to the rear of 119 Currey Street. As part of this proposal a new crossover designed and constructed in accordance with the CMD Guidelines is proposed. <b>AO 31.2 Conditioned to Comply</b> Conditions will be applied to ensure kerb and channelling either side of the new crossover is renewed/reinstated as necessary. <b>AO 31.3 Conditioned to Comply</b> Conditions will be applied to ensure the new access to the car park situated within the Currey Street Lot is designed and constructed in accordance with the CMDG Guidelines.
<b>PO 32 Parking and manoeuvring</b> Vehicle parking and service	<b>AO 32.1</b> Where the existing floor area is redeveloped for an alternate use listed	<b>AO 32.1 Not Applicable</b> The proposed development does not involve the redevelopment

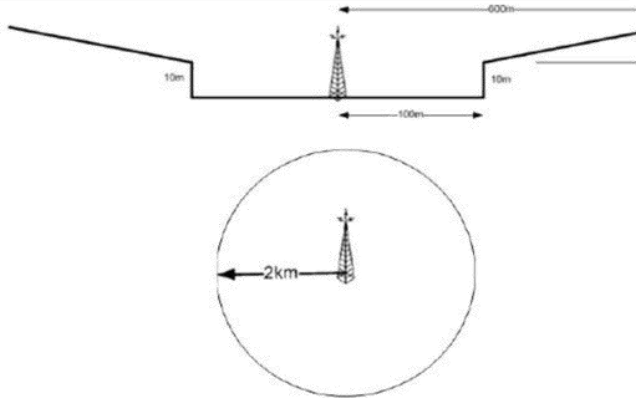
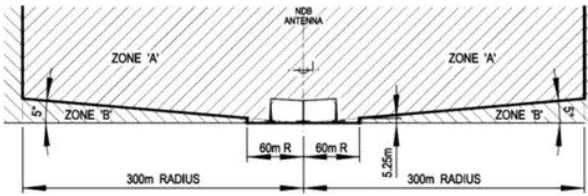
PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
vehicle provision is adequate for the activity and ensures both safety and functionality for motorists and pedestrians.	<p>as accepted development subject to requirements or code assessable in the General Residential Zone, there are nil car parking number requirements for that existing portion of floor area.</p> <p><b>AO 32.2</b> All uses provide vehicle parking in accordance with Schedule 7, Parking standards.</p> <p><b>AO 32.3</b> All uses provide for vehicle manoeuvring in accordance with Australian Standard AS 2890.</p> <p><i>For all uses other than Dwelling House:</i></p> <p><b>AO 32.4</b> The number of on-site car parking spaces required to be provided in conjunction with any non-accommodation activity use in accordance with Schedule 7 Parking standards, does not exceed ten; and</p> <p><b>AO 32.5</b> All car parking, access and manoeuvring areas are to be sealed with an impervious surface; and</p> <p><b>AO 32.6</b> All vehicles drive forward when entering and exiting the site.</p>	<p>of the existing floor area, additionally the car parking for the site is to be located on the adjoining lot as per an agreement between landowners.</p> <p><b>AO 32.2 Complies</b> The proposed car park situated on the adjoining lot which is to service the swimming school will provide for 22 standard-sized car parking spaces, achieving the requirements within Schedule 7.</p> <p><b>AO 32.4 Alternative Solution</b> While the car park associated with the development is expected to provide more than 10 spaces and is located on a residential lot, the land is currently occupied by a long-standing, lawful non-residential use (Place of Worship). The provision of additional parking is considered an acceptable outcome in this context, as the site is sufficiently large to accommodate the car park without adverse impacts on surrounding residential properties. Furthermore, the increased parking provision aligns with the existing non-residential use of the site, where higher parking demand is typical and expected.</p> <p><b>AO 32.5 Conditioned to Comply</b> Conditions will be applied to ensure all car parking, access and manoeuvring areas are sealed with an impervious surface.</p> <p><b>AO 32.6 Conditioned to Comply</b> Conditions will be applied to ensure all vehicles drive forward when entering</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
		and exiting the site.
<b>ENVIRONMENTAL</b>		
<b>Biodiversity – in addition, refer to the Biodiversity areas overlay code</b> where mapped in the SPP mapping as MSES.		
<b>PO 33 Air emissions</b> Air emissions including odour do not cause environmental harm or nuisance to adjoining properties or sensitive land uses.	Note: Sensitive land uses are defined in the State Planning Policy.	<b>Conditioned to Comply</b> Conditions will be applied to ensure air emissions from the site do not cause environmental harm or nuisance to adjoining lots.
<b>PO 34 Energy use</b> Non-renewable energy use is minimised through efficient design and the adoption of alternative energy sources.	<b>AO 34.1</b> Passive solar design principles are adopted in buildings to maximise energy efficiency.  <b>AO 34.2</b> Building design and orientation provide opportunities for the incorporation of alternative energy technologies.	<b>AO 34.1 &amp; AO 34.2 Complies</b> The proposed development does not involve the introduction of new structures. Existing structures on site that are to be used as part of the development have alternative energy technologies already integrated.
<b>PO 35 Water quality</b> The standard of effluent and/or stormwater runoff from premises ensures the quality of surface water is suitable for: (a) the biological integrity of aquatic ecosystems; (b) recreational use; (c) supply as drinking water after minimal treatment; (d) agricultural use or industrial use; and (e) minimises nuisance or harm to adjoining land owners.		<b>Conditioned to Comply</b> Conditions will be applied to ensure the introduction of the new use to the site and the construction of the car park on the adjoining lot do not affect the quality of surface water and stormwater runoff from the sites.
<b>SAFETY AND RESILIENCE TO HAZARDS</b>		
<b>Airport environs – refer to the Airport and aviation facilities overlay code</b> where areas are mapped in the SPP mapping as within an area of interest of an airport.		
<b>Flooding – refer to the Flood hazard overlay code</b> where areas are mapped as within a defined flood area.		

### 8.2.8 Airport Environs Overlay Code

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE												
<b>PLANNING</b>														
<b>USE, DENSITY AND BUILT FORM</b>														
<b>PO 1 Height - OLS</b> Development does not cause an obstruction or hazard to the safe movement of aircraft by any temporary or permanent intrusion of physical structures into the airport's operational airspace.	<b>AO 1.1</b> The Obstacle Limitation Surface (OLS) of the airport is not intruded upon by: (a) buildings; (b) structures (both freestanding or attached to buildings, including signs, masts or antennae); or, (c) vegetation; or (d) any temporary structures or equipment associated with the development construction.  Note: Any development that may infringe the OLS of the airport, either during or post construction, will require referral to Airservices Australia and/or CASA for assessment. It is recommended to consult Airservices Australia and CASA prior to lodgement of any development application to determine how compliance with performance outcome PO1 can be achieved.	<b>Complies</b> The proposed development does not include any structures that intrude upon the Obstacle Limitation Surface of the airport.												
<b>PO 2 Height – Communications</b> Development ensures that temporary or permanent physical structures located within an aviation facility's building restricted area do not interfere with the safe and continued functioning of the aviation facility.	<b>AO 2.1</b> Buildings, structures, trees, fences or any other physical obstructions (including overhead power and telecommunications cables) located in the building restricted area.  <table border="1"> <thead> <tr> <th>Building restricted area</th><th>Description</th><th>Action required</th></tr> </thead> <tbody> <tr> <td>Zone A</td><td>If development is located: (a) within 100m of the VHF antenna OR (b) between 100-600 m from the centre of the VHF antenna and the development will cross the zone boundary (defined as an elevation angle of 2 degrees starting at 10mAGH).</td><td>All applications must be referred to Airservices Australia for assessment. Applications should be assessed against the relevant provisions of the SPP code.</td></tr> <tr> <td>Zone B</td><td>If development is located between 100-600 m from the centre of the VHF antenna and the development will not cross the zone boundary.</td><td>No requirements. Airservices Australia should be advised of proposals for large obstructions.</td></tr> <tr> <td>Area of interest</td><td>If development is located between 600-2000m from the antenna</td><td>No requirements. Airservices Australia should be advised of proposals for large obstructions.</td></tr> </tbody> </table>  General guidance: <ul style="list-style-type: none"> <li>The propagation distance for VHF signals is governed by the line of sight from the antenna at the transmitting site. Generally, the antenna is mounted so that it is clear of obstructions such as trees, buildings and hills.</li> <li>Substantial structures are generally prohibited within Zone A.</li> </ul> <b>Figure 8.2.2A</b>	Building restricted area	Description	Action required	Zone A	If development is located: (a) within 100m of the VHF antenna OR (b) between 100-600 m from the centre of the VHF antenna and the development will cross the zone boundary (defined as an elevation angle of 2 degrees starting at 10mAGH).	All applications must be referred to Airservices Australia for assessment. Applications should be assessed against the relevant provisions of the SPP code.	Zone B	If development is located between 100-600 m from the centre of the VHF antenna and the development will not cross the zone boundary.	No requirements. Airservices Australia should be advised of proposals for large obstructions.	Area of interest	If development is located between 600-2000m from the antenna	No requirements. Airservices Australia should be advised of proposals for large obstructions.	<b>AO 2.1 Complies</b> The proposed development site located within Zone C and does not include structures that would not interfere with the operation of the airport.
Building restricted area	Description	Action required												
Zone A	If development is located: (a) within 100m of the VHF antenna OR (b) between 100-600 m from the centre of the VHF antenna and the development will cross the zone boundary (defined as an elevation angle of 2 degrees starting at 10mAGH).	All applications must be referred to Airservices Australia for assessment. Applications should be assessed against the relevant provisions of the SPP code.												
Zone B	If development is located between 100-600 m from the centre of the VHF antenna and the development will not cross the zone boundary.	No requirements. Airservices Australia should be advised of proposals for large obstructions.												
Area of interest	If development is located between 600-2000m from the antenna	No requirements. Airservices Australia should be advised of proposals for large obstructions.												



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
	 <p><b>AO 2.2</b> Buildings, structures, trees, fences or any other physical obstructions (including overhead power and telecommunications cables) located in the building restricted area of the Roma Airport non-directional beacon (NDB) facility:</p> <p>(a) do not penetrate into 'Zone A' as identified in Figure 8.2.2B (Roma Airport NDB facility building restricted area); and</p> <p>(b) are wholly contained within 'Zone B' as identified in Figure 8.2.2B.</p> <p><b>Figure 8.2.2B Roma Airport NDB facility building restricted area</b></p>  <p><b>AO 2.3</b> For all other aviation facilities—no acceptable outcome provided.</p>	<p><b>AO 2.1 Not Applicable</b> The proposed development is located within Zone C.</p> <p><b>AO 2.3 Not Applicable</b> The proposed development is located within Zone C, where there are no acceptable outcomes provided.</p>
<p><b>PO 3 Buffers</b> Development does not cause an obstruction or hazard to the safe movement of aircraft within the airport's operational airspace through</p>	<p><b>AO 3.1</b> Uses involving the bulk handling or disposal of putrescible waste, such as landfill and waste transfer facilities located within a wildlife hazard buffer zone (ie. within 13 km of an airport's runway), include measures to reduce the potential to attract birds and bats.</p> <p><b>AO 3.2</b> Uses involving the following activities are not located within 3 km of an airport's runway:</p>	<p><b>AO 3.1 Complies</b> The proposed development site is located further than 13km away from the airport runway.</p> <p><b>AO 3.2 Complies</b> The proposed development site is</p>



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
the attracting of wildlife, in particular flying vertebrates such as birds or bats, in significant numbers.	<p>(a) aquaculture, except where using a recirculating aquaculture system contained within sheds;</p> <p>(b) intensive animal industry;</p> <p>(c) animal keeping, involving a wildlife or bird sanctuary; and</p> <p>(d) industrial uses, where involving food processing plants or stock handling or slaughtering.</p> <p><b>AO 3.3</b> Where outdoor recreation and entertainment activities, or uses or activities listed in AO 3.2 (above) are located between 3 and 8 km of an airport's runway:</p> <p>(a) potential food and waste sources are covered or otherwise secured so they do not present a food source for domestic or other wildlife; and</p> <p>(b) development includes measures to reduce the potential to attract birds and bats.</p> <p><b>AO 3.4AO</b> Landscaping and drainage works (including artificial waterbodies) forming part of development located within 3 km of an airport's runway are designed and installed to minimise bird and bat attracting potential (such as avoidance of fruiting and/or flowering plant species).</p>	<p>located further then 3km away from the airport's runway.</p> <p><b>AO 3.3 Complies</b> The proposed development site is located further then 8km away from the airport's runway.</p> <p><b>AO 3.4 Complies</b> The proposed development site is located further then 3km away from the airport's runway.</p>
<b>AVOIDING NUISANCE</b>		
<p><b>PO 4 Lighting</b> Development does not cause an obstruction or hazard to the safe movement of aircraft within the airport's operational airspace through the installation of external lighting that could distract or interfere with a pilot's vision or confuse the visual identification of the runway, approach or navigational lighting from the air.</p>	<p><b>AO 4.1</b> Outdoor lighting (including street lighting and security lighting) located within a lighting area buffer zone (ie. within 6 km of an airport's runway), does not involve:</p> <p>(a) lighting that shines, projects or reflects above a horizontal plane;</p> <p>(b) coloured, flashing or sodium lighting;</p> <p>(c) flare plumes; or</p> <p>(d) configurations of lights in straight parallel lines greater than 500 m in length.</p>	<p><b>Complies</b> The proposed development does not include outdoor lighting that would interfere or affect the safe movement of an aircraft. Further to this the development site is located further then 6km from the airports runway.</p>
<p><b>PO 5 Particulate release</b> Development does not cause an obstruction or</p>	<p><b>AO 5.1</b> Development does not release the following emissions into operational airspace:</p> <p>(a) gaseous plumes with a velocity exceeding 4.3 m per second;</p>	<p><b>Complies</b> The proposed development site is not located within the operational airspace</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
hazard to the safe movement of aircraft within an airport's operational airspace through the emission of particulates, gases or other materials that may cause air turbulence, reduce visibility or affect the aircraft engine performance.	(b) smoke, dust, ash or steam; or (c) emissions with depleted oxygen content.	and does not release emissions into the airspace.
<b>PO 6 Noise emissions</b> Development and land uses that are sensitive to noise interference or noise nuisance: (a) avoid noise affected areas surrounding the airport; or (b) are sited, designed and constructed to mitigate noise nuisance to acceptable levels.	<b>AO 6.1</b> The following uses, or the creation of additional lots to accommodate these uses, are not located on land subject to the nominated Australian noise exposure forecast (ANEF) contour: (a) permanent forms of residential accommodation within the 20 ANEF contour (or greater); (b) visitor or temporary accommodation uses including hotel, short-term accommodation and tourist park within the 25 ANEF contour (or greater); (c) community uses including child care centre, community care centre, community use, educational establishment, health care services and place of worship within the 20 ANEF contour (or greater); (d) business or entertainment uses including food and drink outlet, function facility, service industry, shop, shopping centre, showroom and tourist attraction within the 25 ANEF contour (or greater); (e) industry uses including low impact industry and research and technology industry within the 30 ANEF contour (or greater). <b>OR</b> Development located within the ANEF contours mentioned above is designed and constructed to attenuate aircraft noise in accordance with <i>Australian Standard AS 2021:2015 Acoustics Aircraft noise intrusion - Building siting and construction</i> . Note: AS 2021:2015 considers aircraft noise impacts on indoor spaces only. Noise impacts on outdoor use areas will require a separate assessment to determine whether noise levels can be mitigated to be within acceptable limits.	<b>Complies</b> The proposed development site is not located on land subject to the nominated Australian noise exposure forecast (ANEF) contour.
<b>SATEY AND RESILIENCE TO HAZARDS</b>		
<b>PO 7 Public safety</b> Development within the public safety areas located at the	<b>AO 7.1</b> Development within a public safety area does not introduce or intensify: (a) residential, business, entertainment, industrial, community or recreation activities; or	<b>Complies</b> The proposed development site is not located within close proximity of the runway and avoids

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
end of airport runways avoids: (a) a significant increase in the number of people living, working or congregating in those areas; and (b) the use or storage of hazardous materials.	(b) any uses involving the production, manufacture or bulk storage of flammable or hazardous goods or materials.	the intensification of the residential area.

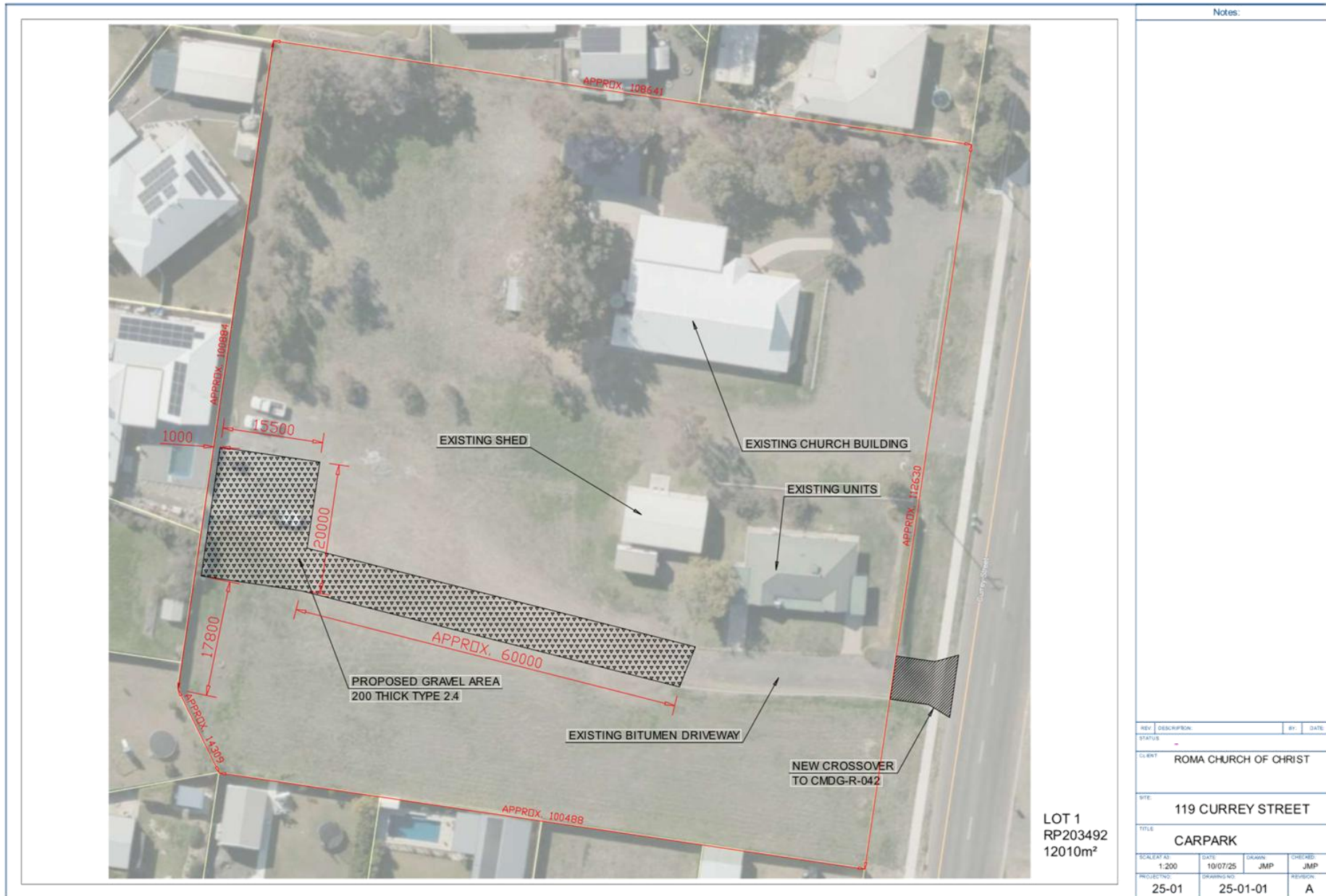
### **Assessment Summary**

The proposed development is generally consistent with the General Residential Zone Code and the Airport Environs Overlay Code of the Maranoa Planning Scheme 2017. Any non-compliance with the Planning Scheme can be appropriately addressed by the way of conditions of development approval. It is recommended that the development application for the Development Permit for a Material Change of Use – “Outdoor Sports & Recreation” (Swim School) be approved subject to reasonable and relevant conditions.









## **OFFICER REPORT**

**Meeting:** Ordinary 28 August 2025

**Date:** 19 August 2025

**Item Number:** L.4

**File Number:** D25/82996

**SUBJECT HEADING:** Surat Water Schedule

**Classification:** Open Access

**Officer's Title:** Director - Warroo

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### **Executive Summary:**

As per Resolution No. OM/06.2025/06 this report provides a recommendation for the Surat Watering Schedule for Summer 2025/26.

The watering schedule assists council to manage the Surat water allocation of 350 ML per financial year under the river water extraction licence (51055N), regulated by the Department of Regional Development, Manufacturing and Water (RDMW).

### **Officer's Recommendation:**

1. Receive and note the report
2. Adopt the following schedule for Summer 2025/26
  - (1 September – 31 March) • Wednesday, Friday and Sunday East may water (5am – 9am & 4pm – 8pm)
  - Tuesday, Thursday, and Saturday West may water (5am – 9am & 4pm – 8pm).
3. Continue to provide the community with updates on water consumption levels throughout the year via static signage, print and online communications.

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### **Context (*Why is the matter coming before Council?*):**

As per Resolution No. OM/06.2025/06 on 12/6/25, this report is being brought back to council for a recommendation to set the new summer water schedule commencing 1 September 2025.



**Background *(Including any previous Council decisions):***

In the financial year 2024/25 Surat Water Allocation reached a target of 350.7 Megalitres. This was achieved primary through the reduction in the overall schedule with no watering on Monday's removed from the schedule.

Council officers forecast this has provided a 25 Megalitre saving on the allocation per year. In the past both east and west sections of town could utilize water on this day.

The river water extraction licence (51055N) is regulated by the Department of Regional Development, Manufacturing and Water Department under the Water Act 2000.

Under Section 29(5) of this Act, exceedance of a water licence (350 ML) would leave Council liable for a penalty of up to five hundred penalty units (\$77,500).

**Surat Bore Connection**

Please note the Surat bore is now connected to the Water Treatment Plant for emergency water usage. In 2024/25 Council funded the installation of a dedicated water main from the bore to reservoir.

The dedicated line from the Surat bore to the water treatment plant and reservoir has been completed and can be turned on to fill the reservoirs in an emergency. There is also a line to fill the water tower from the bore in the event of an extreme flood event or other catastrophic main reservoir failure.

Final engineering and dosing connections for the Surat bore to water treatment plant connection are due to be completed as part of the 2025/26 Capital Works Program. These connections will be incorporated into the \$500,000 Capital Works Water Clarifier Upgrade Project (Phase 1).

Subject to final regulatory approvals, it is anticipated that some of the bore water could be blended in the future to offset any increase in usage or for emergencies.

The Surat Bore is currently undergoing forensic and scientific testing regime (water quality) at the moment prior to commissioning. Indications are that the bore exceeds QLD health limits for Flouride content. This will need to be addressed as part of the project and chemical analysis and mixing.

The Surat bore allocation (625380) provides an additional 80 Megalitre allocation. The permit applies to 'securing water supply for the township of Surat during periods of extreme drought.

See a step-by-step process of the next phase of the project includes:

- The bore water/river water blending mechanism;
- Bringing the modular clarifier on line (the modular clarifier has been at the site for a few years but has never worked properly, we know how to make it work and it will be needed for our main supply while we refurbish the main clarifier);
- Replacing the chlorine dosing shed;
- Installing a mixing system in the reservoir to reduce Trihalomethanes;
- Seeking final quotes for the main clarifier restoration project (proposed for 26/27 FY).

### Recommendation:

1. Receive and note the report
2. Adopt the following schedule for Summer 2025/26
  - (1 September – 31 March) • Wednesday, Friday and Sunday East may water (5am – 9am & 4pm – 8pm)
  - Tuesday, Thursday, and Saturday West may water (5am – 9am & 4pm – 8pm).
3. Continue to provide the community with updates on water consumption levels throughout the year via signage and print and online communications.

### Risks:

Risk	Description of likelihood & consequences
Financial	Exceeding the allocation may result in a fine of \$77,400 (ex GST). Council has engaged with the department to mitigate this. Further breaches may incur future fines.
Reputational	Water allocation has been exceeded in the past.
Infrastructure	Surat Bore has an allocation of 80 ML annually and can be used in circumstances where there is a likelihood in the future of council exceeding the water usage allocation. <u>Further consultation with the council, community and stakeholders is recommended in relation to long-term bore operations.</u>

### Policy and Legislative Compliance:

- Local Government Act 2009
- Council Corporate Plan 2023-28
- Water Supply (Safety and Reliability) Act (Qld) 2008 (Section 41 Restricting Water Supply)
- Water Act (Qld) 2000 – section 29 (5) – Penalties

**Budget / Funding** *(Current and future):*

**Timelines / Deadlines:**

Implemented 1 September 2025

**Consultation** *(Internal / External):*

- Director of Infrastructure
- Manager Water Sewerage Gas
- Overseer (Warroo)
- Water Treatment Officer (Warroo)
- Senior Water Officer - Water Management and Use | St George. Department of Regional Development, Manufacturing and Water
- External Engineering Advice
- Key Stakeholders and community members

**Strategic Asset Management Implications:**

*(If applicable, outline changes to whole of life costs and / or level of service)*

N/A

**Acronyms:**

Acronym	Description
ML	Megalitre
FY	Financial Year

**Addition to Operational or Corporate Plan:**

Plan Description	Yes / No
Operational	Yes
Corporate	Yes

**Link to Corporate Plan:**

Corporate Plan 2023-2028

Strategic Priority 1: Getting the basics right

1.1 Supply water to our towns

**Supporting Documentation:**

Nil.

**Report authorised by:**

Chief Executive Officer