

NOTICE OF MEETING & AGENDA

Ordinary Meeting

Thursday 11 September 2025

Roma Administration Centre

NOTICE OF MEETING

Date: 4 September 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 **11 September 2025 at 9:00 AM**.



Robert Hayward
Chief Executive Officer

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Confidential Items

In accordance with the provisions of section 254J(3) of the *Local Government Regulation 2012*, a local government may resolve to close a meeting to the public to discuss confidential items that it's Councillors or members consider it necessary to close the meeting.

C Confidential Items

C.1 Application for Conversion of Tenure - Lot 3973 on PH102 and Lot 1694 on SP276268

Classification: Closed Access

Local Government Regulation 2012 Section 254J(3)(i) a matter the local government is required to keep confidential under a law of, or formal arrangement with, the Commonwealth or a State.

Closure

MINUTES OF THE ORDINARY MEETING OF MARANOA REGIONAL COUNCIL HELD AT ROMA ADMINISTRATION CENTRE ON 28 AUGUST 2025 SCHEDULED TO COMMENCE AT 9:00 AM

ATTENDANCE

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

AS REQUIRED

Deputy CEO, Strategic Roads, Airports & Major Project Services, Director Corporate Services – Brett Exelby, Director Engineering – Seamus Batstone, Director Regional Development, Environment and Planning – Jamie Gorry, Director Roma – Dean Ellwood, Director Warroo – Mathew Gane, Manager - Regional Facilities Management – Leah Cooper, Lead Rates and utilities Billing Officer / System Administrator – Debbie Gelhaar, Lead Local Development Officer – Georgie Adams-Woodall, Project Administration Officer – Tennielle Limpus, (Acting) - Manager - Regional Planning & Building Development – Danielle Pearn, Project Officer – Contract Management Office – Luci Gunning.

WELCOME

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

APOLOGIES

Resolution No. OM/08.2025/27	
Moved Cr Davis	Seconded Cr Birkett
That apologies be received and leave of absence granted for Cr. Seawright for this meeting.	
CARRIED	8/0

CONFIRMATION OF MINUTES

Resolution No. OM/08.2025/28	
Moved Cr O'Neil	Seconded Cr Vincent
That the minutes of the Ordinary Meeting held on 14 August 2025 be confirmed.	
CARRIED	8/0

BUSINESS

OFFICE OF THE CEO

Item Number: 10.1 File Number: D25/83061

SUBJECT HEADING: MONTHLY REPORT | ACTIONS FROM COUNCIL MEETINGS

Officer's Title: Lead Officer – Elected Members and Community Engagement

Executive Summary:

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

Resolution No. OM/08.2025/29

Moved Cr Vincent

Seconded Cr Brumpton

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

CARRIED

8/0

Responsible Officer

Lead Officer - Elected Members & Community Engagement

CORPORATE SERVICES

Item Number: 11.1 File Number: D25/79481

SUBJECT HEADING: AMENDMENT TO DEBTOR MANAGEMENT POLICY

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

Executive Summary:

Amendment to the Debtor Management Policy – Withholding Payments to Customers with Outstanding Debts.

Resolution No. OM/08.2025/30

Moved Cr Brumpton

Seconded Cr Davis

That Council:

1. Adopt the updated Debtor Management Policy as presented.
2. Rescind all previous versions of the Debtor Management Policy.
3. Upload the updated Debtor Management Policy to Council's public website.

CARRIED

8/0

Responsible Officer

Lead Rates and Utilities Billing Officer / System Administrator

REPORTS - LOCAL AREA DIRECTORS

Declaration of Interest

Item	13.1
Description	Maranoa Christmas Street Party 2025
Declaring Councillor	Cr Amber Davis
Person with the interest Related party / close associate / other relationship	Myself and my husband, Wayne Davis
Particulars of Interest	We own and operate Bessie's Ice-Cream Bus and we will most likely be attending the event.
Type of conflict	Declarable conflict of interest
Action	Leave the room while the matter is discussed and voted on.

Cr Davis left the meeting at 9.09am

Declaration of Interest

Item	13.1
Description	Maranoa Christmas Street Party 2025
Declaring Councillor	Cr Meryl Brumpton
Person with the interest Related party / close associate / other relationship	Myself
Particulars of Interest	My Employer WestWind Energy was a sponsor of the event.
Type of conflict	Prescribed conflict of interest
Action	Leave the room while the matter is discussed and voted on.

Cr Brumpton left the meeting at 9.09am

Item Number: 13.1 **File Number:** D25/83630

SUBJECT HEADING: MARANOA CHRISTMAS STREET PARTY 2025

Officer's Title: Lead Local Development Officer

Executive Summary:

The Maranoa Christmas Street Party is an anticipated event in the Maranoa. It was proposed the 2025 Christmas Street Party take place on Thursday, 4 December from 5pm-8.30pm along McDowall Street between Hawthorne Street and Charles Street.

Resolution No. OM/08.2025/31

Moved Cr O'Neil

Seconded Cr Birkett

That Council:

1. Host the 2025 Maranoa Christmas Street Party on Thursday, 4 December 2025.
2. Approve McDowall Street to be closed from Hawthorne Street to Charles Street from 2.30pm to 10pm on Thursday, 4 December 2025.
3. Seek additional sponsorship opportunities for the 2025 Maranoa Christmas Street Party.
4. Authorise the Chief Executive Officer, or delegate, to sign funding applications and/or funding agreements relative to the 2025 Maranoa Christmas Street Party, as applicable.
5. Form an organising committee comprising of Councillor representatives to include Councillor/s Taylor and Hancock, Council staff, community and business representatives.
6. Coordinate a Shop Local campaign, that is drawn in the week before Christmas.
7. Coordinate a Christmas luncheon in Roma on Friday 19 December 2025.
8. Provide operational support to smaller communities who also host Christmas Events.

CARRIED

6/0

Responsible Officer

Lead Local Development Officer

At cessation of discussion and decision on the abovementioned item, Councillors Brumpton and Davis returned to the meeting at 9.16am.

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

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

Name of each eligible councillor who voted on the matter:

Cr. John Birkett, Cr. Peter Flynn, Cr Johanne Hancock, Cr. Cameron O'Neil, Cr Wendy Taylor, Cr. Jane Vincent.

How each eligible councillors voted:

Each councillor voted in favour of the motion.

REGIONAL DEVELOPMENT, ENVIRONMENT & PLANNING**Item Number:****14.1****File Number: D25/82069****SUBJECT HEADING:****ENDORSEMENT OF COMMUNITY GRANTS AND
EVENTS ASSISTANCE POLICY AND SPONSORSHIP
POLICY****Officer's Title:****Lead Local Development Officer****Executive Summary:**

The Community Grants and Events Assistance Policy and the Sponsorship Policy have undergone a review to improve clarity, streamline application processes, and ensure alignment with Council's strategic priorities.

This report sought Council endorsement of the two policies, which will provide a clear and consistent framework for the ways Council can support community groups with their projects and events.

Moved Cr Davis**Seconded Cr Brumpton****That Council:**

- 1. Adopt the Community Grants and Events Assistance Policy as presented.**
- 2. Adopt the Sponsorship Policy with the following amendment:**
 - Events programs or activities run solely for commercial profit do meet the eligibility criteria.**
- 3. Rescind all previous versions of the abovementioned policies identified in points 1 and 2.**
- 4. Approve the reopening of the Community Grants program for applications following adoption of these policies.**
- 5. Authorise the Chief Executive Officer, or delegate, to make any minor administrative amendments to these policies as required.**
- 6. Upload the adopted policies on Council's public website.**

NO VOTE TAKEN

No vote was taken on the draft motion at that time with Cr O'Neil proposing the following procedural motion:

Resolution No. OM/08.2025/32**Moved Cr O'Neil**

That this lays on the table until later in the meeting [for Council to further consider eligibility criteria implications in line with the intent of the draft motion].

CARRIED**8/0**

Declaration of Interest

Item	14.2
Description	Headspace Roma – Multi-Venue User Agreement
Declaring Councillor	Cr Peter Flynn
Person with the interest Related party / close associate / other relationship	Myself
Particulars of Interest	I am chairperson of the local Headspace Operational Committee and therefore could be seen to have a vested interest in decision on this matter.
Type of conflict	Prescribed conflict of interest
Action	Leave the room while the matter is discussed and voted on.

Cr Flynn left the meeting at 9.23am.

Item Number: 14.2 **File Number:** D25/55153

SUBJECT HEADING: HEADSPACE ROMA - MULTI-VENUE USER AGREEMENT

Location: Mitchell, Surat, Wallumbilla, Yuleba and Injune

Officer's Title: Leases and Agreements Administration Officer

Executive Summary:

Council was asked to consider entering into a Multi-Venue User Agreement with RHealth Limited, known as Headspace Roma, for the use of several Council owned facilities across the Maranoa Region.

The agreement would allow Headspace to deliver free, private mental health and well-being services to young people aged 12-25 in various communities.

Resolution No. OM/08.2025/33

Moved Cr Birkett

Seconded Cr Brumpton

That Council:

- 1. Enter into a non-exclusive Multi-Venue User Agreement with RHealth Limited, for use of the Mitchell Youth Hub, Injune Community Centre, Wallumbilla Memorial Hall, Yuleba CWA Building and Surat Youth Zone for a period of three (3) years.**
- 2. Authorise the Chief Executive Officer, (or delegate) to execute the Multi-Venue User Agreement.**

CARRIED

7/0

Responsible Officer	Leases and Agreements Administration Officer
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At cessation of discussion and decision on the abovementioned item, Cr Flynn returned to the meeting at 9.26am.

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

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

Name of each eligible councillor who voted on the matter:

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

How each eligible councillors voted:

Each councillor voted in favour of the motion.

Declaration of Interest

Item	14.3
Description	Development Application – Material Change of use “Dwelling House” (Domestic Outbuilding) – 173 Edwardes Street, Roma (Ref: 2025/21534)
Declaring Councillor	Cr Peter Flynn
Person with the interest Related party / close associate / other relationship	Myself and my daughter Lucy Foley.
Particulars of Interest	I am the owner of the neighbouring block to the block discussed in this application and my daughter and hers husband also own a block neighbouring onto the block being discussed.
Type of conflict	Prescribed conflict of interest
Action	Leave the room while the matter is discussed and voted on.

Cr Flynn left the meeting at 9.27am.

Item Number:

14.3

File Number: D25/82238

SUBJECT HEADING:

DEVELOPMENT APPLICATION - MATERIAL CHANGE OF USE "DWELLING HOUSE" (DOMESTIC OUTBUILDING) - 173 EDWARDES STREET, ROMA (REF:2025/21534)

Officer's Title:

Planning Officer

Executive Summary:

Robbie and Kerri-Ann Pollock trading as RA & KJ Pollock Building Contractors have submitted a Development Application for a Material Change of Use “Dwelling House” (Domestic Outbuilding) located at 173 Edwardes Street, Roma, properly described as Lot 1 on RP194087 (the subject premises). The development site also includes Lot 34 & 35 on RP840803.

The applicants propose the construction of a 353.8m² shed configured to include a 91.0455m² open portion and a 262.75m² enclosed portion. The height of the structure is proposed to reach 5.478m.

Resolution No. OM/08.2025/34

Moved Cr O'Neil

That this lay on the table until later in the meeting. [for officer's to provide an alternate draft motion with conditions should Council wish to consider approval of the application].

CARRIED

7/0

At cessation of discussion and decision on the abovementioned item, Cr Flynn returned to the meeting at 9.34am.

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

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

Name of each eligible councillor who voted on the matter:

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

How each eligible councillors voted:

Each councillor voted in favour of the motion.

Item Number: 14.4 **File Number:** D25/23269

SUBJECT HEADING: OPTION TO RENEW - LICENCE AGREEMENT - SURAT WASHDOWN FACILITY

Officer's Title: Leases and Agreements Administration Officer

Executive Summary:

Council received a request from Mandandanji Cultural Heritage Services Pty Ltd, to extend the Licence Agreement for the use of the Surat Washdown Facility by a further three (3) years.

Moved Cr Birkett

Seconded Cr Vincent

That Council:

1. Approve the extension of the Licence Agreement with Mandandanji Cultural Heritage Services Pty Ltd for a further three (3) year term in accordance with the terms of the current agreement, until 17 August 2028.
2. Authorise the Chief Executive Officer (or delegate) to determine the annual rental amount, having regard to any additional utilities, maintenance and operational expenses at the premises as a result of this agreement.
3. Authorise the Chief Executive Officer (or delegate), to execute the Licence Agreement.

NO VOTE TAKEN

Responsible Officer

Leases and Agreements Administration Officer

No vote was taken on the draft motion at that time, with Cr Davis proposing an amendment to point 2 which was accepted by the 'mover' and 'seconder' as follows:

Resolution No. OM/08.2025/35

Moved Cr Birkett

Seconded Cr Vincent

That Council:

1. Approve the extension of the Licence Agreement with Mandandanji Cultural Heritage Services Pty Ltd for a further three (3) year term in accordance with the terms of the current agreement, until 17 August 2028.
2. Authorise the Chief Executive Officer (or delegate) to determine the annual rental amount (including cost recovery and appropriate profit margin), having regard to any additional utilities, maintenance and operational expenses at the premises as a result of this agreement.
3. Authorise the Chief Executive Officer (or delegate), to execute the Licence Agreement.

CARRIED (Cr Flynn requested his vote against the motion be recorded)

7/1

Responsible Officer	Leases and Agreements Administration Officer
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LATE ITEMS

Item Number:

L.1

File Number: D25/75568

SUBJECT HEADING:

MONTHLY FINANCIAL REPORT AS AT 31 JULY 2025

Officer's Title:

**Chief Financial Officer
Director - Corporate Services**

Executive Summary:

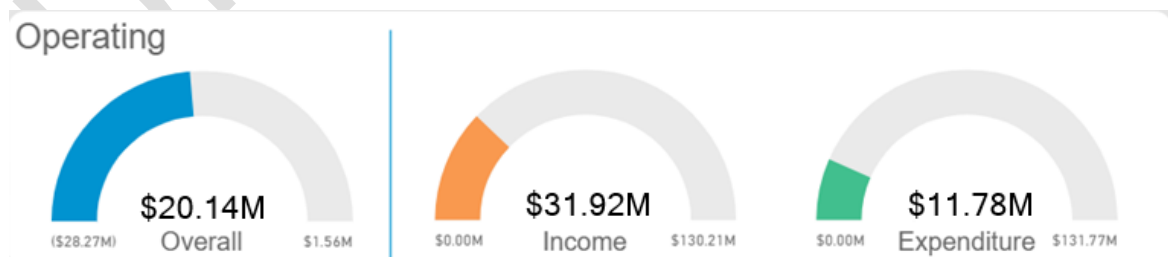
The purpose of this report was to present the monthly financial report to Council in accordance with section 204 of the Local Government Regulation 2012 for the period ended 31 July 2025.

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)

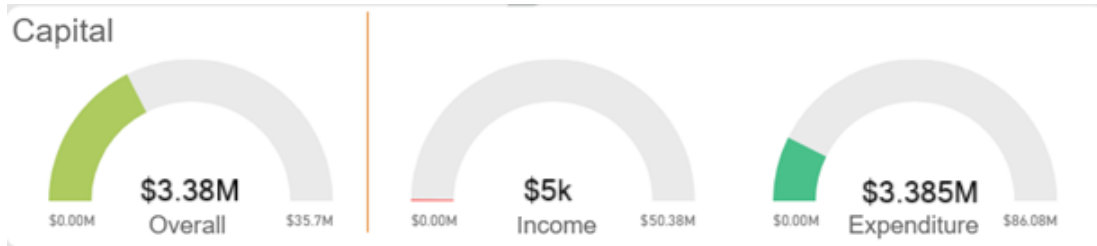
Capital Projects budgeted expenditure consumed is 3.9%

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.



Resolution No. OM/08.2025/36

Moved Cr Brumpton

Seconded Cr Vincent

That Council:

1. Note the Monthly Financial Report for the period ended 31 July 2025.
2. Note the following errors-
 - Page 5 of 25 regarding employee costs and
 - Page 7 of 25 regarding cash balance

CARRIED

8/0

Item Number:

L.2

File Number: D25/81814

SUBJECT HEADING:

**AMENDMENTS TO THE MARANOA NURSING
ADVANCEMENT BURSARY FRAMEWORK**

Officer's Title:

Project and Administration Officer

Executive Summary:

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

Resolution No. OM/08.2025/37

Moved Cr O'Neil

Seconded Cr Brumpton

That Council endorse the amendment to 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’.**

CARRIED

8/0

Responsible Officer

Project and Administration Officer

Declaration of interest

Item	L.3
Description	Development Application - Material Change of Use "Outdoor Sport and Recreation" (Swim School) - 6 Tate Place Roma
Declaring Councillor	Cr Wendy Taylor
Person with the interest Related party / close associate / other relationship	Myself
Particulars of Interest	My Grandson, Kayce attends this swimming school
Type of conflict	Declarable conflict of interest
Action	Although I have a declarable conflict of interest, I do not believe a reasonable person could have a perception of bias. Therefore, I will choose to remain in the meeting. However, I will respect the decision of the meeting on whether I can remain and participate in the decision.

Resolution No. OM/08.2025/38	
Moved Cr Davis	Seconded Cr Vincent
That it is in the public interest that Councillor Taylor participates and votes on agenda item L.3 because a reasonable person would trust that the decision is made in the public interest.	
CARRIED	6/0

Declaration of Interest

Item	L.3
Description	Development Application - Material Change of Use "Outdoor Sport and Recreation" (Swim School) - 6 Tate Place Roma
Declaring Councillor	Cr Cameron O'Neil
Person with the interest Related party / close associate / other relationship	Myself and my Daughters
Particulars of Interest	My Daughters are enrolled for swimming lessons at this school
Type of conflict	Declarable conflict of interest
Action	Although I have a declarable conflict of interest, I do not believe a reasonable person could have a perception of bias. Therefore, I will choose to remain in the meeting. However, I will respect the decision of the meeting on whether I can remain and participate in the decision.

Resolution No. OM/08.2025/39	
Moved Cr Brumpton	Seconded Cr Davis
That it is in the public interest that Councillor O'Neil participates and votes on agenda item L.3 because a reasonable person would trust that the decision is made in the public interest.	
CARRIED	6/0

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)

Officer's Title:

Planning Officer

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.

Resolution No. OM/08.2025/40

Moved Cr Flynn

Seconded Cr Davis

That:

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.

Plan/Document Number	Plan/Document Name	Date
	Site Plan	n.d

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 m² 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.
- (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.

CARRIED

8/0

Responsible Officer

Planning Officer

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

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

Name of each eligible councillor who voted on the matter:

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

How each eligible councillors voted:

Each councillor voted in favour of the motion.

Item Number:

L.4

File Number: D25/82996

SUBJECT HEADING:

SURAT WATER SCHEDULE

Officer's Title:

Director Warroo

Executive Summary:

As per Resolution No. OM/06.2025/06 this report provided 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).

Resolution No. OM/08.2025/41

Moved Cr Hancock

That this lay on the table until later in the meeting. [to allow additional time for Councillors to review the late report].

CARRIED

8/0

Declaration of Interest

Item	C.2
Description	Injune Museum Project – Update on Design Options and Next Steps
Declaring Councillor	Cr Jane Vincent
Person with the interest Related party / close associate / other relationship	Myself, my mother Janice Humphreys is Secretary of Cultural Heritage Injune (CHIPS).
Particulars of Interest	CHIPS is the community Group invested in the Injune Museum.
Type of conflict	Prescribed conflict of interest
Action	Leave the room while the matter is discussed and voted on.

Cr Hancock dropped out of meeting at 10.15am.

CONFIDENTIAL ITEMS

Resolution No. OM/08.2025/42		
Moved Cr O'Neil		Seconded Cr Davis
<p>In accordance with the provisions of Section 254(J(3) of the Local Government Regulation 2012, that Council resolve to close the meeting to the public at [10.15am] to discuss confidential items that its Councillors consider is necessary to close the meeting.</p> <p>In accordance with Section 254J(5) of the Local Government Regulation 2012, the following table provides:</p> <ul style="list-style-type: none"> The matters to be discussed; An overview of what is to be discussed while the meeting is closed. 		
Agenda Item	Matters to be discussed (Reasons to close the meeting under the Local Government Regulation 2012)	Overview
C.1 – Lease over Lot 8 on SP107700	Section 254J(3)(h) negotiations relating the taking of land by the local government under the Acquisition of Land act 1967..	Council is asked to consider accepting a lease area known as Lot 8 on SP107700, as part of the surrounding Reserve for Bore purposes, being Lot 7 on SP222875.
C.2 – Injune Museum Project – Update on Design Options and Next Steps	Section 254J(3)(g) negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.	<p>Council and the Cultural Heritage Injune Preservation Society (CHIPS) have been working to progress the fit-out of the Injune Museum.</p> <p>This report outlines and update on the project and presents Council with a proposed delivery model, funding structure, and next steps to enable the delivery the initial stage of the museum project for public use.</p>
C.3 – Hire to Buy Opportunity – Cone Crusher (Roma Quarry)	Section 254J(3)(g) negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government; AND (c)the local government's budget.	Council has the opportunity to purchase a Terex Finlay C-1540RS Cone Crusher, which has been under long term hire since new. The proposed purchase price of \$195,000.00 (excluding GST) presents a cost-effective alternative to continued hire and offers significant operational efficiency gains.
CARRIED		7/0

Cr Hancock returned to the meeting at 10.16am.

Cr Vincent, having previously declared a prescribed conflict of interest in Item C.2 left the meeting at 10.16am prior to discussion on the item.

Cr O'Neil left the meeting at 10.16am and returned at 10.17am.

At cessation of discussion on Item C.2, Cr Vincent returned to the meeting at 10.20am.

Resolution No. OM/08.2025/43	
Moved Cr Davis	Seconded Cr Vincent
That Council open the meeting to the public at 10.24am.	
CARRIED	8/0

Item Number: C.1 **File Number:** D25/82626

SUBJECT HEADING: LEASE OVER LOT 8 ON SP107700

Officer's Title: Manager - Regional Facilities Management

Executive Summary:

Council was asked to consider accepting a lease area known as Lot 8 on SP107700, as part of the surrounding Reserve for Bore purposes, being Lot 7 on SP222875.

Resolution No. OM/08.2025/44	
Moved Cr Birkett	Seconded Cr Vincent
That Council:	
<ol style="list-style-type: none"> 1. Accept the offer from the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development to incorporate Lot 8 on SP107700, including the existing structure, into the surrounding Reserve for Bore Purposes, being Lot 7 on SP222875, at no cost to Council. 2. Authorise the Chief Executive Officer (or delegate) to execute documentation in relation to the transfer. 	
CARRIED	8/0

Responsible Officer	Manager - Regional Facilities Management
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Cr Vincent, having previously declared a prescribed interest in the following Item, left the meeting left the meeting at 10.25am prior to discussion on the matter.

Item Number: C.2 **File Number:** D25/79610
SUBJECT HEADING: INJUNE MUSEUM PROJECT – UPDATE ON DESIGN OPTIONS AND NEXT STEPS
Officer's Title: Project Officer - Contract Management Office
 Regional Arts and Culture Officer
 Local Development Officer (Injune)

Executive Summary:

Council and the Cultural Heritage Injune Preservation Society (CHIPS) have been working to progress the fit-out of the Injune Museum.

This report outlined an update on the project and presented Council with a proposed delivery model, funding structure, and next steps to enable the delivery the initial stage of the museum project for public use.

Moved Cr Brumpton

Seconded Cr O'Neil

That Council:

1. **Select Arterial Design as the preferred contractor to deliver Stage 1 of the Injune Museum fit-out for the estimated contract sum of \$256,013.46 (GST inclusive).**
2. **Authorise the Chief Executive Officer (or delegate) to enter into final negotiations with the tenderer, noting the estimated contract sum, and execute the contract if the final terms are acceptable.**
3. **Approve the reallocation of \$30,000 from the Cobb & Co Store Museum Painting Project (WO26039) to the Injune Museum Fit Out (WO25936) Stage 1, noting the painting project can still be delivered within a reduced budget allocation.**
4. **Accept a contribution of \$85,000 from the CHIPS Group, to be transferred to Council for the purpose of delivering the injune Museum Fit Out Stage 1.**
5. **Invite the CHIPS Group to meet with Councillors at a future briefing to discuss the project.**

NO VOTE TAKEN

No vote was taken on the draft motion at that time with Cr O'Neil proposing the following procedural motion:

Resolution No. OM/08.2025/45

Moved Cr O'Neil

That this lay on the table until later in the meeting. [For Council to consider further refinement of the draft motion].

CARRIED

7/0

Cr Vincent returned during recess for morning tea.

COUNCIL ADJOURNED THE MEETING
 FOR MORNING TEA AT 10.34am

SUBJECT HEADING: RESUMPTION OF STANDING ORDERS
 COUNCIL RESUMED THE MEETING AT 11.07am.

Cr Vincent, having previously declared a prescribed conflict of interest in the following item, left the meeting at 11.07am.

Item Number: C.2 **File Number:** D25/79610

SUBJECT HEADING: INJUNE MUSEUM PROJECT – UPDATE ON DESIGN OPTIONS AND NEXT STEPS

Officer's Title: Project Officer - Contract Management Office
Regional Arts and Culture Officer
Local Development Officer (Injune)

Executive Summary:

Council and the Cultural Heritage Injune Preservation Society (CHIPS) have been working to progress the fit-out of the Injune Museum.

This report outlined an update on the project and presented Council with a proposed delivery model, funding structure, and next steps to enable the delivery the initial stage of the museum project for public use.

A draft motion was put forward earlier during the meeting and not vote was taken at that time. The matter was subsequently laid on the table for Council to consider refinements. Council resumed its deliberations, with Cr Brumpton, as 'mover' of the motion proposing the following amendment, which was accepted by the 'seconder.'

Resolution No. OM/08.2025/46

Moved Cr Brumpton

Seconded Cr O'Neil

That Council:

1. **Accept a contribution of \$85,000 from the Cultural Heritage Injune Preservation Society (CHIPS), to be transferred to Council to deliver Stage 1 of the Injune Museum Fit Out.**
2. **Confirm Council's \$150,000 budget allocation within the 2025/26 budget to deliver Stage 1 of the Injune Museum Fit Out.**
3. **Approve the capital project reallocation of \$30,000 from the Cobb & Co Store Museum Painting (WO26039) to the Injune Museum Fit Out (WO25936), noting the painting project can still be delivered within a reduced budget allocation.**
4. **Select Arterial Design as the preferred contractor to deliver Stage 1 of the Injune Museum fit-out for the estimated contract sum of \$256,013.46 (GST inclusive).**
5. **Authorise the Chief Executive Officer (or delegate) to enter into final negotiations with the tenderer, noting the estimated contract sum, and execute the contract if the final terms are acceptable.**
6. **Invite the CHIPS Group to meet with Councillors at a future briefing to discuss the project.**

CARRIED

7/0

Responsible Officer

Project Officer - Contract Management Office

At cessation of discussion and decision on the abovementioned item, Cr Vincent returned to the meeting at 11.10am.

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

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

Name of each eligible councillor who voted on the matter:

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

How each eligible councillors voted:

Each councillor voted in favour of the motion.

Item Number:

C.3

File Number: D25/82757

SUBJECT HEADING:

**HIRE TO BUY OPPORTUNITY - CONE CRUSHER
(ROMA QUARRY)**

Officer's Title:

Director - Engineering

Executive Summary:

Council has the opportunity to purchase a Terex Finlay C-1540RS Cone Crusher, which has been under long term hire since new. The proposed purchase price of \$195,000.00 (excluding GST) presents a cost-effective alternative to continued hire and offers significant operational efficiency gains.

Resolution No. OM/08.2025/47

Moved Cr Hancock

Seconded Cr Birkett

That Council:

1. Authorise the Chief Executive Officer (or delegate) to negotiate and issue a purchase order for one Terex Finlay C-1540RS Cone Crusher for \$195,000 (excluding GST), under Section 235(e) of the Local Government Regulation 2012 for the purchase of second-hand goods.
2. Approve a budget transfer of \$195,000 from Work Order 14754 (Quarry Operations) to a new capital works account to fund the purchase.

CARRIED

8/0

Responsible Officer

Director - Engineering

Item Number: 14.1 File Number: D25/82069

SUBJECT HEADING: ENDORSEMENT OF COMMUNITY GRANTS AND EVENTS ASSISTANCE POLICY AND SPONSORSHIP POLICY

Officer's Title: Lead Local Development Officer

Executive Summary:

The Community Grants and Events Assistance Policy and the Sponsorship Policy have undergone a review to improve clarity, streamline application processes, and ensure alignment with Council's strategic priorities.

This report sought Council endorsement of the two policies, which will provide a clear and consistent framework for the ways Council can support community groups with their projects and events.

A draft motion was initially put forward for this item and no vote was taken at that time. This matter was subsequently laid on the table for Council to consider eligibility criteria implications in line with the intent of the initial draft motion. Council resumed its deliberations, with Cr Davis proposing the following amended motion, which was accepted by the 'seconder':

Resolution No. OM/08.2025/48

Moved Cr Davis

Seconded Cr Brumpton

That Council:

1. Adopt the Community Grants and Events Assistance Policy as presented.
2. Adopt the Sponsorship Policy with the following amendments:

Eligibility Criteria

Amend dot point 4 to state-

Be a commercial entity which can clearly demonstrate that the event will directly benefit the community or communities within the Maranoa region.

Under Ineligible applicants and activities include, but are not limited to:

Remove dot point 1 which states "Events, programs or activities run solely for commercial profit.

3. Rescind all previous versions of the abovementioned policies identified in points 1 and 2.
4. Approve the reopening of the Community Grants program for applications following adoption of these policies.
5. Authorise the Chief Executive Officer, or delegate, to make any minor administrative amendments to these policies as required.
6. Upload the adopted policies on Council's public website.

CARRIED

8/0

Responsible Officer

Lead Local Development Officer

Cr Flynn, having previously declared a prescribed conflict of interest in the following item, left the meeting at 11.14am.

Item Number: 14.3

File Number: D25/82238

SUBJECT HEADING: DEVELOPMENT APPLICATION - MATERIAL CHANGE OF USE "DWELLING HOUSE" (DOMESTIC OUTBUILDING) - 173 EDWARDES STREET, ROMA (REF:2025/21534)

Officer's Title: Planning Officer

Executive Summary:

Robbie and Kerri-Ann Pollock trading as RA & KJ Pollock Building Contractors have submitted a Development Application for a Material Change of Use "Dwelling House" (Domestic Outbuilding) located at 173 Edwardes Street, Roma, properly described as Lot 1 on RP194087 (the subject premises). The development site also includes Lot 34 & 35 on RP840803.

The applicants propose the construction of a 353.8m² shed configured to include a 91.0455m² open portion and a 262.75m² enclosed portion. The height of the structure is proposed to reach 5.478m.

This item was laid on the table earlier during the meeting. Council resumed its deliberations.

Resolution No. OM/08.2025/49

Moved Cr O'Neil

Seconded Cr Brumpton

That Council defer this decision until the next Ordinary Meeting on 11 September 2025, and undertake a site visit (subject to the approval of the applicant/owners) on Wednesday 10 September 2025.

CARRIED

7/0

Responsible Officer

Planning Officer

At cessation of discussion and decision on the abovementioned item, Cr Flynn returned to the meeting at 11.16am.

Item Number: L.4

File Number: D25/82996

SUBJECT HEADING: SURAT WATER SCHEDULE

Officer's Title: Director Warroo

Executive Summary:

As per Resolution No. OM/06.2025/06 this report provided 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).

This item had been laid on the table earlier during the meeting to allow additional time for review of the report. Council resumed its deliberations on the matter.

Resolution No. OM/08.2025/50

Moved Cr Birkett

Seconded Cr Vincent

That Council:

- 1. Receive and note the report**
- 2. Adopt the following schedule for Summer 2025/26.**
 - **(1 September 2025 – 31 March 2026) • 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.**

CARRIED

8/0

Responsible Officer

Director - Warroo

ACKNOWLEDGMENT

Cr Vincent congratulated and acknowledged Marlene Auld, one of the Roma Visitor Information Centre's dedicated volunteers, who was awarded the 2025 Queensland Volunteer of the Year at the Queensland Visitor Information Centre Awards the week prior.

CLOSURE

There being no further business, the Mayor thanked Council for their attendance and declared the meeting closed at 11.21am.

These Minutes are to be confirmed at the next Ordinary Meeting of Council to be held on 11 September 2025, at Roma Administration Centre.

OFFICER REPORT

Meeting: Ordinary 11 September 2025

Date: 18 August 2025

Item Number: 15.1

File Number: D25/82859

SUBJECT HEADING: Stock Route Compliance Policy

Classification: Open Access

Officer's Title: Coordinator Rural Lands

Executive Summary:

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

Officer's Recommendation:

That Council endorse the *Stock Route Compliance Policy*, to ensure effective management of the stock route network, promote compliance, and align with legislative and strategic objectives.

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

The stock route network is a vital resource for rural communities, supporting travelling stock, environmental conservation, public access and cultural heritage. Effective management of this network is essential to ensure its sustainability and availability for public use.

The proposed *Stock Route Compliance Policy* provides a structured approach to compliance and management, aligning with Council's Stock Route Management Plan 2024–2029. It prioritises education, engagement, and proactive measures to foster voluntary compliance while outlining an escalating response for non-compliance.

Background (*Including any previous Council decisions*):

Past non-compliance within the stock route network has resulted in significant legacy issues, such as unauthorised grazing and encroachments. These historical challenges have compounded over time, creating complex management scenarios that require careful and strategic intervention.

An ad hoc approach to compliance within the stock route network has led to inconsistencies in enforcement and management, creating uncertainty for users and challenges for Council in addressing non-compliance effectively. Without a structured framework, resources are often allocated reactively, leaving critical issues unaddressed and undermining the long-term sustainability of the network.

Education is the preferred approach to address these issues. By equipping users with the knowledge and understanding of their responsibilities, the policy aims to encourage voluntary compliance, reduce future breaches, and build a culture of stewardship that supports the sustainable management of the stock route network. Enforcement measures are reserved for cases where education and engagement efforts have failed.

Upon endorsement of the *Stock Route Compliance Policy*, a comprehensive review of the stock route network will be undertaken to identify and prioritise key issues. This approach will ensure compliance actions are targeted, consistent, and aligned with the network's management priorities, enabling Council to address legacy issues and improve the overall effectiveness of stock route management.

Options Considered:

1. Continue with a Reactive Approach to Non-Compliance

Maintaining the current reactive approach would result in ongoing inconsistencies in enforcement and resource allocation. This option does not address legacy issues or provide a framework for prioritising and managing compliance effectively. Over time, this approach may lead to further degradation of the stock route network, increased costs, and potential non-compliance with legislative obligations under the *Stock Route Management Act 2002*.

2. Implement a Systematic Approach

Adopting a systematic approach, as outlined in the *Stock Route Compliance Policy*, provides a structured framework for addressing non-compliance. This option prioritises education and proactive engagement to foster voluntary compliance while ensuring resources are directed towards high-priority issues. A systematic approach supports long-term sustainability, aligns with legislative requirements, and reduces the need for reactive enforcement, ultimately improving the effectiveness and efficiency of stock route management.

Recommendation:

That Council endorse the *Stock Route Compliance Policy* to ensure effective management of the stock route network, promote compliance, and align with legislative and strategic objectives.

Risks:

Risk	Description of likelihood & consequences
Reputational	There is a likelihood of increased complaints from landholders if they are the subject of compliance and enforcement.

Financial	An increase in compliance may increase legal costs to Council.
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Policy and Legislative Compliance:

Council has a legislated responsibility to manage the stock route network in accordance with the *Stock Route Management Act 2002*, and Queensland's *Stock Route Network Management Strategy 2021–2025*. This responsibility includes ensuring the network remains available for public use, protecting its environmental and cultural values, and maintaining its natural resources and facilities for travelling stock.

Budget / Funding (*Current and future*):

Implementation of the Policy will initially require an increase in staff time, to conduct a thorough review of the stock route network, whilst also delivering targeted education and awareness campaigns. This upfront investment is necessary to address legacy issues, engage stakeholders, and ensure users are equipped with the knowledge to meet their responsibilities.

In the long term, this strategic approach will streamline compliance processes and reduce the need for reactive enforcement actions. By prioritising issues systematically and fostering voluntary compliance through education, Council will benefit from more efficient resource allocation, improved network management, and a reduction in recurring non-compliance, supporting the sustainable use of the stock route network.

Timelines / Deadlines:

NIL

Consultation (*Internal / External*):

The draft policy was endorsed by the Executive Leadership Team on the 18th of March 2025.

Management of non-compliance was raised at previous community consultation sessions for the development of Council's Stock Route Management Plan 2024-2029.

Discussed at informal Council Briefing on 14th August 2025.

- Removed "management" from Policy title to avoid confusion with Stock Route Management Plan.
- Updated from Organisational Policy to Council Policy, as this will be a public document.

Strategic Asset Management Implications:*(If applicable, outline changes to whole of life costs and / or level of service)*

By prioritising issues and aligning compliance actions with management objectives, the policy ensures that limited financial and staff resources are targeted and efficient. Regular monitoring and evaluation will enable Council to identify emerging risks, address legacy issues, and make informed decisions to preserve the value and utility of the stock route network as a vital community resource.

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

4.8 Assist in protecting the rural industry through administration and regulation of the region's natural environment

Supporting Documentation:1 [DRAFT Council Policy - Stock Route Compliance](#)

P25/17

Report authorised by:

Manager - Community Safety & Rural Lands Services

Director - Regional Development, Environment & Planning

COUNCIL POLICY



Document Control	
Policy Title	Stock Route Compliance Policy
Policy Number	P25/17
Function	Rural Land Services
Responsible Position	Director – Regional Development, Environment and Planning
Supersedes	N/A
Review Date	[Proposed Review Date (no longer than 3 years)]

Version	Date Endorsed at ELT Briefing	Council Meeting Date (Date of Adoption / Review)	Resolution Number
1	18/03/2025	11/09/2025	[Resolution Number]
2			

1. Purpose

The purpose of this policy is to meet Council's obligations to manage the stock route network in accordance with the *Stock Route Management Act 2002* (the Act) and Queensland's *Stock Route Network Management Strategy 2021 – 2025*. The Policy will provide compliance priorities for the management topics identified in Council's *Stock Route Management Plan 2024 – 2029* and will promote a consistent approach to compliance.

2. Scope

This policy is applicable to all users and managers of the stock route network, including drovers, adjoining landholders, the general public and Council staff. It relates to offences under the Act.

3. Statement

Our approach prioritises proactive education and engagement to foster understanding, encourage voluntary compliance, and promote long-term behavioural change. While education remains the primary tool for achieving compliance, an escalating response, including compliance action, is developed and will be applied where necessary. This response includes targeted guidance, monitoring, and, where required, enforcement measures to ensure adherence. Our focus remains on trying to prevent issues before they arise by equipping individuals and organisations with the knowledge and support needed to meet their responsibilities.

COUNCIL POLICY



4. Implementation

i) MANAGEMENT

Council's *Stock Route Management Plan 2024 – 2029* provides the following principles for stock route management, in accordance with the principles of the Act:

Public Awareness – Public awareness and knowledge of the network's multiple users, environmental values and cultural values must be raised to increase the capacity and willingness of individuals to protect the network;

Commitment – Effective management of the stock route network requires a long-term commitment by the community to manage the network;

Consultation and Partnership – Consultation and partnership arrangements between local communities, industry groups, State Government agencies and Local Governments must be established to achieve a collaborative approach to stock route network management;

Management – The stock route network must be managed – to ensure it remains available for public use; and to maintain and improve the network's natural resources and travelling stock facilities for the use by travelling stock and for other purposes;

Payment for Use – A person who benefits from using the network must pay a reasonable amount for its use;

Planning – Stock route network management must be consistent at local, regional, and state levels to ensure resources for managing the are used to target management priorities; and

Monitoring and Evaluation – Regular monitoring and evaluation of the network's natural resources and travelling stock facilities is necessary to improve the stock route management practices.

ii) COMPLIANCE PRIORITIES

Compliance action will be prioritised in a way that achieves outcomes aligned to the primary, secondary and tertiary stock routes, within limited financial and staff resources. Compliance strategies are listed under each Management Topic in Council's *Stock Route Management Plan 2024 – 2029*.

High Priority – Substantial impediments to travelling stock on primary stock routes and reserves, including significant encroachments (cropping, infrastructure, fencing) and illegal grazing of stock routes having a significant impact on pasture availability and land condition.

COUNCIL POLICY



Medium Priority – Impediments to travelling stock on primary stock routes, including minor encroachments and overgrazing of permitted areas (permits to occupy, leases over reserves). Significant impediments to travelling stock on secondary stock routes. Unauthorised use of stock route water facilities on primary stock routes.

Low Priority – Impediments to travelling stock and illegal grazing on tertiary stock routes. Unauthorised use of stock route water facilities on secondary and tertiary stock routes.

The circumstances that may trigger compliance action include:

- New activities
- Permit applications
- Complaints
- Audits

Managing historical non-compliance of stock routes is a complex process that will require education and awareness campaigns prior to broad compliance action being undertaken.

iii) COMPLIANCE PROCEDURE

Compliance will be approached in accordance with Council's IMMS Integrated Process *1.02 Compliance Management*.

5. Related Policies and Legislation

This policy refers to:

Stock Route Management Act 2002

Queensland's Stock Route Network Management Strategy 2021 – 2025

Maranoa Regional Council Stock Route Management Plan 2024 – 2029

Maranoa Regional Council IMMS Integrated Process 1.02 Compliance Management

OFFICER REPORT

Meeting: Ordinary 11 September 2025

Date: 21 August 2025

Item Number: 15.2

File Number: D25/84186

SUBJECT HEADING: Committee Representation Outback Queensland
Tourism Association (OQTA) Committee Member

Classification: Open Access

Officer's Title: Manager - Regional Economic & Community
Development

Executive Summary:

Outback Queensland Tourism Association (OQTA) is seeking highly motivated individuals with vision, drive, and passion for regional development to volunteer for Committee Member positions on the Outback Queensland Tourism Association.

Officer's Recommendation:

That Council endorse nomination of an application for Cr. [insert Title and name] to be considered for a committee member position on the Outback Queensland Tourism Association committee.

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

For Council to endorse nomination submission to the Outback Queensland Tourism Association Committee

Background (*Including any previous Council decisions*):

Outback Queensland Tourism Association (OQTA) is seeking initiative-taking individuals with vision, drive, and passion for regional development to volunteer for **Committee Member** positions.

Candidates must possess strong advocacy skills, and be capable of leading the committee, setting strategic direction, and achieving outcomes. This is a direct role suited to local community and business leaders, with expertise and a desire to generate tourism opportunities in their region.

The Outback Queensland Tourism Association Committee is an active contributor to the outcomes of a diverse group of individuals, working in a complex environment to deliver high value outcomes for the state, community, and region.

Members are an active driver of tourism growth, investment, advocacy, innovation, and entrepreneurship in their region.

Members are expected to leverage existing networks and develop new ones across industry sectors and diverse communities (especially with First Nations people).

OQTA Committee members are required to support the Chair in facilitating investment in people, places, services, industries, and local economies. They must be knowledgeable about the tourism industry, including economic, social, cultural, and environmental opportunities and challenges facing their state/region. They must be well connected and a strong advocate for their region(s), to drive tourism growth to the outback region.

Nominees **must**:

- Be an **individual financial member** of OQTA as of 18 September 2025
- Be **nominated and seconded by at least two (2) financial members** of the relevant sub-region (from outside the nominee's own organisation)

The elected representative will hold the position for two (2) years from the date of the next Annual General Meeting on Thursday 30 October 2025.

Current vacancy:

Southwest sub-region geographically covering the Local Government Areas of Balonne, Paroo, Bulloo, Quilpie, Murweh and Maranoa.

Recommendation:

That Council endorse nomination of an application for **[insert Title and name]** seeking to be considered for a committee member position on the Outback Queensland Tourism Association committee.

Risks:

Risk	Description of likelihood & consequences
Mitigated through endorsement of an application	Potential representation on Outback Queensland Tourism Association Committee provides an important advocacy opportunity to promote the interests of the Outback under the remit of the committee

Policy and Legislative Compliance:

In the instance a Councillor is nominated and accepted on the committee, any travel and associated costs are in accordance with the Expenses Reimbursement Policy (Councilors).

Budget / Funding (*Current and future*):

The Board meets approx. every 6 weeks; they like to meet at least 2 times per calendar year face to face both in Brisbane and in-region. In terms of cost, this is a budgeted line item for the Outback Queensland Tourism Association, and costs are covered by the Outback Queensland Tourism Association.

Timelines / Deadlines:

Nomination is required no later than **18 September 2025**.

Consultation (*Internal / External*):

Director - Regional Development, Environment & Planning

Strategic Asset Management Implications:

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

NA

Acronyms:

Acronym	Description
Nil	Nil

Addition to Operational or Corporate Plan:

Plan Description	Yes / No
Operational	No
Corporate	No

Link to Corporate Plan:

Corporate Plan 2023-2028

Corporate Plan Pillar 1: Prosperity

1.3 Tourism destination development infrastructure

Supporting Documentation:

Nil

Report authorised by:

Director - Regional Development, Environment & Planning

Maranoa Regional Council

Ordinary Meeting - 11 September 2025

OFFICER REPORT

Meeting: Ordinary 11 September 2025

Date: 20 August 2025

Item Number: 15.3

File Number: D25/83664

SUBJECT HEADING: Roma Saleyards Beef Banquet - Post-event report

Classification: Open Access

Officer's Title: Events Attraction Officer

Executive Summary:

The Roma Saleyards Beef Banquet was held on Wednesday 6 August 2025, to celebrate the end of the inaugural *Great Australian Charity Cattle Drive*.

Tickets were sold at **\$100 per person, plus Eventbrite fees and GST**. There were **194 registered guests** in attendance, with **183 paid tickets** and nine provided complementary.

Total expenses were **\$16,479.13** and total revenue was **\$18,300**, leaving a profit of **\$1,820.87**.

It is recommended that this profit be donated to *FareShare*.

Officer's Recommendation:

That Council:

1. Receive the Roma Saleyards Beef Banquet post-event report.
2. Endorse the donation of \$1,820.17 in profit from ticket sales from the Roma Saleyards Beef Banquet to FareShare.

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

This post-event report for the Roma Saleyards Beef Banquet is coming before the Council as per point three of **Council Resolution No OM/03.2025/26**:

3. *Consider a post event report including profits from the event and potential donations.*

The report will provide Council with an overview of the event and consider potential donations from ticket sale profits.

Background (Including any previous Council decisions):

The *Great Australian Charity Cattle Drive (GACCD)* was a new major fundraising initiative raising money for **Beef Bank** to support Queenslanders experiencing food insecurity. The drive began in Longreach on Sunday 18 May and ended in Roma on Wednesday 6 August.

A proposed event for the Great Australian Charity Cattle Drive was first brought before Council in an Ordinary Meeting on 13 March 2025.

In an Ordinary Meeting on 13 March 2025, the Council moved Resolution No. OM/03.2025/26 that:

1. *Council endorse a ticketed sit down 'Beef Banquet' event at the Roma Saleyards on Wednesday 6 August 2025 to mark the end of the Great Australian Charity Cattle Drive (GACCD).*
2. *A Memorandum of Understanding (MOU) be created to clearly outline responsibilities and costs for GACCD and Maranoa Regional Council in the planning and execution of the event and be brought back to the Council for endorsement.*
3. *Consider a post event report including profits from the event and potential donations.*

An MOU was brought back to the Council on 19 June 2025 and endorsed as per Council Resolution No. OM/06.2025/36. Several updates were provided via Council Briefings throughout the event planning process.

Event

The *Roma Saleyards Beef Banquet* was held on Wednesday 6 August 2025 at the Roma Saleyards. There were **194 registered guests** in attendance, with **183 paid tickets** and nine provided complementary.

Highlights of the event included:

- *Sit-down, three-course meal by James Fien, head chef of FareShare.*
- *Cocktail on arrival and cash bar by Western Queensland Spirit.*
- *Cash bar by Rotary Club of Roma.*
- *Live music by James Blundell and John Does.*
- *Speeches from Senator Susan McDonald, Maranoa Regional Council Mayor Wendy Taylor, Great Australian Charity Cattle Drive Chair Anthony (Bim) Struss, and FareShare CEO Daniel Moorfield.*
- *Charity auction organised by Great Australian Charity Cattle Drive – including a Dodge Ram and Polaris Ranger Diesel HD.*

Feedback

A post-event survey was sent to gain feedback from attendees on their event experience. **Eighteen (18) responses were received.**

61% of respondents rated their experience 'excellent', with the lowest rating 'average' rated by just one respondent.

Positive feedback included:

- *The venue and atmosphere – 'the atmosphere of eating next to the saleyard pens within earshot of the cattle mooing!', 'fantastic venue'*
- *The food – 'plenty of canapes', 'the food was excellent'*

Negative feedback included:

- Cold weather – ‘it was a bit chilly’, ‘more heaters’
- Layout, particularly of seating – ‘the singers were sideways to a lot of people, and therefore sound wasn’t too good’, ‘it would have been good to arrange tables, so no-one had their backs to the speakers’.

This feedback will be used to shape future events.

Profit and donations

As per point three of Resolution No. OM/03.2025/26, Council are being asked to consider potential donations from the event profit.

Options Considered:

Options considered for the allocation of \$1,820.87 in event profits:

Donate the full amount to FareShare: This option acknowledges FareShare’s significant contribution to the event, including their provision of catering services at a reduced cost. This donation would directly support FareShare’s charitable activities.

Split the profits between FareShare and another charity: A portion of the profits would be donated to FareShare, recognising their efforts, while the remaining amount would be allocated to another charity of the Council’s choosing.

Donate the full amount to the Great Australian Charity Cattle Drive: The profits would be donated to the Great Australian Charity Cattle Drive, which would then distribute the funds to a charity of their choice.

Recommendation:

Officer’s recommendation is that Council:

1. Receive the Roma Saleyards Beef Banquet post-event report.
2. Endorse the donation of \$1,820.17 in profit from ticket sales from the Roma Saleyards Beef Banquet to FareShare.

FareShare played a key role in the event’s success by providing catering services at a significantly reduced cost, which ensured ticket prices remained affordable for attendees. The only expenses incurred by Council were for FareShare’s travel from Brisbane, accommodation, and wages for two supporting chefs. Importantly, Head Chef James Fien and Corporate Partnerships Manager Jackie Maxwell generously volunteered their time for the event.

This donation would be made directly to FareShare as a charitable contribution and not as payment to any staff members.

This not only recognises the invaluable contribution FareShare made to the event but also ensures the funds are directed to a highly impactful organisation with a proven track record of addressing food insecurity in Australia.

Risks:

Risk	Description of likelihood & consequences
Perceived conflict of interest	<p>Likelihood: Medium Consequences: Reputational damage</p> <p>Mitigation: Clearly disclose that the profits will be going to FareShare as a charity, not as a contractor</p>
Financial mismanagement of donation	<p>Likelihood: Low Consequences: Reputational damage, legal issues</p> <p>Mitigation: Verify FareShare's status as a registered charity Conduct due diligence on FareShare's financial history and reputation</p>
Tax and legal compliance	<p>Likelihood: Medium Consequences: Fines or legal action</p> <p>Mitigation: Ensure the donation complies with tax regulations.</p>

Policy and Legislative Compliance:

The donation must comply with any tax regulations.

Budget / Funding (*Current and future*):

The Roma Saleyards Beef Banquet was funded by ticket sales, with expenses costed to GL 02887.2248.2001: Regional Community Grants Operations - In Kind Assistance Major - Materials & Services.

Timelines / Deadlines:

N/A

Consultation (*Internal / External*):

Internal:

- Lead Local Development Officer (Roma)
- General Manager – Saleyards

External:

- Anthony (Bim) Struss: Chair, Great Australian Charity Cattle Drive
- James Fien: General Manager Operations, FareShare
- Jackie Maxwell: Corporate Partnerships Manager, FareShare

Strategic Asset Management Implications:

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

N/A

Acronyms:

Acronym	Description
GACCD	Great Australian Charity Cattle Drive
MOU	Memorandum of Understanding

Addition to Operational or Corporate Plan:

Plan Description	Yes / No
Operational	No
Corporate	No

Link to Corporate Plan:

Corporate Plan 2023-2028

Corporate Plan Pillar 1: Prosperity

1.3 Tourism destination development infrastructure

Supporting Documentation:

Nil

Report authorised by:

Manager - Regional Economic & Community Development

Director - Regional Development, Environment & Planning

OFFICER REPORT

Meeting: Ordinary 11 September 2025

Date: 27 August 2025

Item Number: 15.4

File Number: D25/86748

SUBJECT HEADING: Returning the Moonlighting In Moffat Banners

Classification: Open Access

Officer's Title: Project and Administration Officer

Executive Summary:

In 2018, Council accepted the donation from Karen Knight Mudie, comprising 11 banners from the *Moonlighting in Moffatt* exhibition. These banners were displayed on a rotational basis in the check-in lounge at Roma Airport until 2022, when they were converted into a digital format now showcased in the departure lounge.

Due to their delicate condition, the original banners have since been placed in storage. This report seeks Council's approval to return the banners to the heirs of Karen Knight Mudie, in accordance with the terms outlined in the original donation agreement.

Officer's Recommendation:

That Council

1. Approves the return of the Moonlighting in Moffatt banners to the heirs of Karen Knight - Mudie, in accordance with the terms outlined in the donation agreement.
2. Covers the transport costs for returning the banners, utilising IAS Fine Art Logistics.
3. Allocates the total cost of \$2,305 + GST to GL 2885.2001.2001 – Arts and Culture Materials and Services.

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

In 2018, Council accepted the donation from Karen Knight Mudie, comprising 11 banners from the *Moonlighting in Moffatt* exhibition. These banners were displayed on a rotational basis in the check-in lounge at Roma Airport until 2022, when they were converted into a digital format now showcased in the departure lounge.

Due to their delicate condition, the original banners have since been placed in storage. This report seeks Council's approval to return the banners to the heirs of Karen Knight Mudie, in accordance with the terms outlined in the original donation agreement.

Background (Including any previous Council decisions):

In 2018, Council accepted the donation of 11 banners, known as the *Moonlighting in Moffatt* banners, created by the late artist Karen Knight-Mudie. These banners were displayed on a rotational basis, three at a time, in the check-in lounge at Roma Airport.

Over time, the artwork has become fragile, prompting Council to transition the display into a digital format, which has been in the departure lounge since 2022. The original banners have remained in storage since this transition.

The donation agreement specifies that, *"if disposal of the artistic works is necessary, efforts to return the artistic works to me or to my heirs will be made in the first instance."*

Additionally, the agreement states: *"I consent to the Maranoa Regional Council retaining the personal information disclosed above. I give permission to the above-named council to use the information I have provided about the history of the artistic works for future purposes, including research, public research access, displays and publications, including stories that form an adjunct to the artistic works."*

This clause allows for interpretation regarding the continued use of the digital display if the original works are returned. After consulting Ms Knight-Mudie's heir, Nicole, she has expressed her desire for the original works returned to her. However, she has also confirmed her support for Council to continue using the digital copies for public display and any future purposes as outlined in the donation agreement.

Options Considered:

Conservation of the Original Banners

Under this option, Council would engage Cody Alexander, a professional paper conservator, to assess and conserve the *Moonlighting in Moffatt* banners by Karen Knight-Mudie. This process would involve a detailed condition assessment, followed by conservation treatments to stabilise and preserve the banners for the long term.

Scope of Work:

- **Condition Assessment:**
 - A three-day assessment to produce detailed reports, imaging, treatment plans, and recommendations for rehousing or display solutions.
 - This step ensures a thorough understanding of the current condition of the banners and the specific conservation treatments required.
- **Conservation Treatment:**
 - Conservation work would be conducted separately, with an estimated duration of at least one week.

- This would include cleaning, repairing, stabilising, and reinforcing the banners to address existing damage and prevent further deterioration.

Cost Estimate:

- Initial Assessment: **\$3,375 + GST**
- Hourly Rate for Conservation Work: **\$150/hour**
- Total Initial Cost (if both conservators are engaged): **\$6,955 + GST** (excluding travel and accommodation for Cody Alexander).

Additional Costs:

- Travel and accommodation expenses for the conservator are not included in the quote and would need to be covered by Council.

Considerations:

While this option provides a professional and thorough approach to preserving the banners, it comes with significant financial implications. The total cost of conservation will depend on the extent of the required treatment, which will only be determined after the initial assessment. Additionally, ongoing costs for proper storage and maintenance would need to be factored in to ensure the banners remain in good condition post-conservation.

It is also important to note that even after conservation, the banners may remain fragile and unsuitable for frequent handling or display without strict environmental controls.

Recommendation:

That Council

1. Approves the return of the *Moonlighting in Moffatt* banners to the heirs of Karen Knight - Mudie, in accordance with the terms outlined in the donation agreement.
2. Covers the transport costs for returning the banners, utilising IAS Fine Art Logistics.
3. Allocates the total cost of \$2,305 + GST to GL 2885.2001.2001 – Arts and Culture Materials and Services.

Risks:

Risk	Description of likelihood & consequences
Council retains the banners.	Retaining the <i>Moonlighting in Moffatt</i> banners poses a high risk of further deterioration, leading to potential irreversible damage, significant future conservation costs, and reputational impacts for Council.

Policy and Legislative Compliance:

Donation agreement between Karen Knight-Mundie and Maranoa Regional Council
(D18/43666)

Budget / Funding *(Current and future):*

Allocates the total cost of \$2,305 + GST to GL 2885.2001.2001 – Arts and Culture Materials and Services.

Timelines / Deadlines:

N/A

Consultation *(Internal / External):*

Regional Arts and Culture officer
Manager - Regional Economic & Community Development
Director - Regional Development, Environment & Planning
Karen Knight – Mundi Heirs

Strategic Asset Management Implications:

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

The banners would need to be removed from the asset management register.

Acronyms:

Acronym	Description
N/A	N/A

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

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

Supporting Documentation:

1 [↓](#) Moonlighting in Moffat Donation Form_Signed by Karen Knight-Mudie D18/43666

Report authorised by:

Manager - Regional Economic & Community Development

Director - Regional Development, Environment & Planning



Artistic Works Donation Form

Artistic Works received from

First Name: Dr Karen

Surname: Knight-Mudie

Address: 39 Rusty Court, Tallebudgera Valley 4228.

Telephone: 0427 362244

Email: karenknightm@gmail.com

I am the owner of the **artistic works** as defined by s.10 (1) of the *Copyright Act 1968* (Cth) ("the Act") and set out in the schedule below and I hereby give and donate those **artistic works** to the Maranoa Regional Council.

The **artistic works** donated are not encumbered in any way whatsoever.

I acknowledge that the donation will result in the Maranoa Regional Council becoming the owner at law of the said **artistic works** including copyright but excluding therefrom the copyright provided by s.31 (1) (b) (i) and (ii) of the Act to reproduce or publish the **artistic works** in a material form for commercial gain (excluding therefrom any entrance fees as may be charged from time to time for an exhibition) and retaining the Moral rights provided by Part IX—of the Act and I declare for the purpose of s.193 (1) my right of attribution of authorship to be in my name Karen Knight-Mudie, 1997 and for the purpose of s. 195 (2) to be identified with the **artistic works** maintaining my integrity of authorship under s. 195 A1 and in the following form by a label:

Moonlighting in Moffatt banners donated by artist, Karen Knight-Mudie, to the Maranoa Regional Council as a gesture of thanks to Brenda Vincent, her family, and the many property owners for their generous hospitality during Karen's research into the story of the Kenniff Brothers represented in the drawings. 2018

Maranoa Regional Council will provide reasonable care and protection of the artistic works.

If disposal of the artistic works is necessary, efforts to return the artistic works to me or to my heirs will be made in the first instance.

I consent to the Maranoa Regional Council retaining the personal information disclosed above. I give permission to the above named council to use the information I have provided about the history of the artistic works for future purposes, including research, public research access, displays and publications including stories that form an adjunct to the **artistic works**.

**Donation/gift**

I have read and understood the above terms and conditions. The artistic works are gifted to Maranoa Regional Council and are not under dispute or being contested by a third party.

Name: Karen Knight-Mudie

Date: 5.6.2018

Signature:

Received by Maranoa Regional Council

Name: _____

Position: _____

Signature: _____

Date: _____

Schedule of artistic works donated

	Title	Media	Size	Date	Record Number
1	Races at Mitchell c.1898	Conte Drawing on brown counter paper	240x114cm	1997	
2	Justice Cooper & Sir Samuel Griffith	Conte Drawing on brown counter paper	240x114cm	1997	
3	Patrick & James Kenniff	Conte Drawing on brown counter paper	240x114cm	1997	
4	Constable George Doyle & Albert Dahlke	Conte Drawing on brown counter paper	240x114cm	1997	
5	Justice Real & Justice Chubb	Conte Drawing on brown counter paper	240x114cm	1997	
6	Cremation Rock	Conte Drawing on brown counter paper	114x240cm	1997	
7	Carnarvon Homestead	Conte Drawing on brown counter paper	240x114cm	1997	
8	Marlong Plain	Conte Drawing on brown counter paper	440x114cm	1997	
9	Forestvale Homestead	Conte Drawing on brown counter paper	240x114cm	1997	
10	Hunter & Co. Store at Yuleba	Conte Drawing on brown counter paper	114x240cm	1997	
11	Mt Moffatt Station Packhorses	Conte Drawing on brown counter paper	240x114cm	1997	

PLANNING & BUILDING DEVELOPMENT REPORT**Meeting:** Ordinary 11 September 2025**Date:** 20 August 2025**Item Number:** 15.5**File Number:** D25/83553**SUBJECT HEADING:** 2012/18302 - Change Application (Minor) Material Change of Use - High Impact Industry**Classification:** Open Access**Officer's Title:** (Acting) - Senior Town Planner**Executive Summary:**

Pure Environmental Qld Regional Pty Ltd have submitted a Minor Change Application to the existing approval for a Material Change of Use to establish an "Industry" (High Impact Industry – Waste Treatment and Resource Recovery Facility) and "Caretakers Residence" located at 40540 Warrego Highway, Jackson, described as Lots 26 and 28 on SP318595 (the subject premises).

Officer's Recommendation:

That Council issue a Change Decision notice in relation to the existing Development Approval (Ref: 2012/18302) for a Material Change of Use to establish an "Industry" (High Impact Industry – Waste Treatment and Resource Recovery Facility) and "Caretakers Residence" located at 40540 Warrego Highway, Jackson, described as Lots 26 and 28 on SP318595, reflecting the changes detailed below.

(a) Condition 3 be amended from:

3. All works and operations are to be carried out generally in accordance with the approved plans listed in the following table. Where the approved plans are in conflict with the Assessment Manager's conditions, the Assessment Manager's conditions shall take precedence.

Plan/Document number	Plan/Document name	Date
Fig. 19	Supporting Information for Integrated Waste Facility Sensitive Receptor Locations	
WE413-00-01, Revision 1	Site Layout Plan	08/18
WE413-00-02	Operation Area Plan	05/14
B0129-40-01, Rev A	Compost Windrows Layout & Details	27.08.12
B0129-50-02, Rev A	Office and Amenities Building Floor Plan & Elevations	28.08.12
B0129-50-01, Rev A	Building 24.0m x 20.0m Floor Plan & Elevations	27.08.12
B0129-45-01	Brine Dam Typical Section Details	30.08.12

DOC01	Site Based Management Plan	2012
7910, Rev 4	Stormwater Management Plan	28 August 2012
12BRT0233-01, Rev A	Warrego Highway Access Driveway & Turn Treatment Layout	13-07-12
CMDG D5	Capricorn Municipal Development Guidelines – Stormwater Drainage Design D5 Design Guidelines	03/2012
WE1838-00-01	Overall Site Layout Plan	07/18
WE1838-00-02	Proposed Layout Plan	07/18

To:

3. All works and operations are to be carried out generally in accordance with the approved plans listed in the following table. Where the approved plans are in conflict with the Assessment Manager's conditions, the Assessment Manager's conditions shall take precedence.

Plan/Document number	Plan/Document name	Date
<i>Fig. 19</i>	<i>Supporting Information for Integrated Waste Facility Sensitive Receptor Locations</i>	
WE413-00-01, Revision 1	Site Layout Plan	08/18
240187-000-001	Operational Works Layout Plan	27/05/25
240187-000-002	Proposed Layout Plan	29/05/25
WE413-00-02	Operation Area Plan	05/14
B0129-40-01, Rev A	Compost Windrows Layout & Details	27.08.12
B0129-50-02, Rev A	Office and Amenities Building Floor Plan & Elevations	28.08.12
B0129-50-01, Rev A	Building 24.0m x 20.0m Floor Plan & Elevations	27.08.12
B0129-45-01	Brine Dam Typical Section Details	30.08.12
DOC01	Site Based Management Plan	2012
7910, Rev 4	Stormwater Management Plan	28 August 2012
12BRT0233-01, Rev A	Warrego Highway Access Driveway & Turn Treatment Layout	13-07-12
CMDG-D5	Capricorn Municipal Development Guidelines – Stormwater Drainage Design D5 Design Guidelines	03/2012
WE1838-00-01	Overall Site Layout Plan	07/18
WE1838-00-02	Proposed Layout Plan	07/18

(b) Condition 6 be amended from:

6. All approved uses must be carried out in accordance with the requirements of the approved Site Based Management Plan.

To:

6. *The activity must be undertaken in accordance with written procedures that:*
 - a) *identify potential risks to the environment from the activity during routine operations and emergencies; and*
 - b) *establish and maintain control measures that minimise the potential for environmental harm; and*
 - c) *ensure plant, equipment and measures are maintained in a proper and effective condition; and*
 - d) *ensure plant, equipment and measures are operated in a proper and effective manner; and*
 - e) *ensure that staff are trained and aware of their obligations under all relevant legislation; and*
 - f) *ensure that reviews of environmental performance are undertaken at least annually.*

Copies of the written procedures must be provided to Council within 48 hours of a written request being made.

- (c) All other conditions remain unchanged.

Context:

The original development application was decided by Council at a General Meeting. A determination to change the approval is therefore presented to Council for decision.

Background:

Background

On 6 March 2013, Council issued a Decision Notice approving establishment of a waste treatment and resource recovery facility at the subject premises. The site was operated by Westrex Services Pty Ltd, now Pure Environmental, and has been operating since April 2013. The activity is permitted to be carried out in accordance with the conditions of Development Approval 2012/18302 and several Environmental Authorities (EAs) that are administered by the Department of Environment, Tourism, Science and Innovation (DETSI).

On 31 March 2015, Council issued an amended decision notice reflecting changes to the development resulting from detailed design and Environmental Authority requirements.

On 29 August 2016 a related Material Change of Use approval (2016/19470) was issued for an “Industry” (High Impact Industry – Landfill) and Accommodation Units (Ancillary Worker’s Accommodation). No changes to this approval are proposed as part of this application.

On 19 September 2018, a Minor Change to the waste treatment approval (Ref: 2012/18302) was issued to permit the establishment of Pad C (and associated run-off ponds) at the approved facility. The additional pad area had an area of eight hectares on a portion of the site originally set aside for irrigation purposes. The pad area was to “better manage the receipt and storage of regulated waste (predominantly drilling mud) currently received at the existing facility.”

Proposal

The applicant has submitted a further request to change the existing approval, to increase the area of Pad C by an additional 1.45ha. The extension is contained within the overall approved development footprint for the site. The proposed change plan is included below as Figure 2, with the existing approved area in blue, and proposed changed layout shown in yellow.

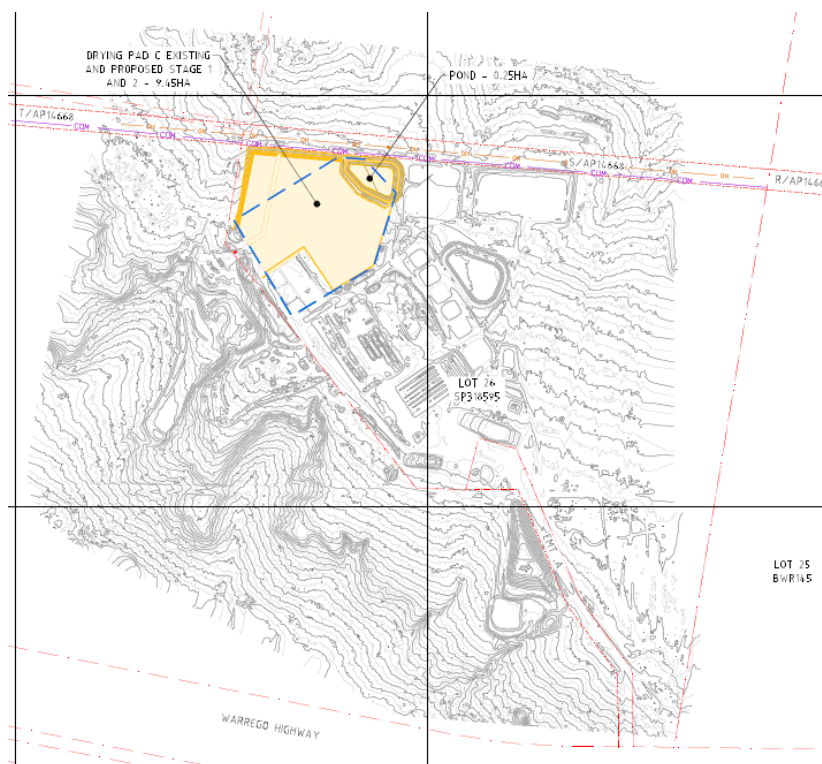


Figure 2 – Proposed Site Plan

Options Considered:

N/A

Recommendation:

The proposed changes to the conditions have been recommended to ensure compliance with the assessment benchmarks to the greatest extent possible. Any residual inconsistency with the assessment benchmarks needs to be considered in light of various relevant matters including:

- the proposed change is not considered to be substantially different development.
- the proposal does not reduce the setbacks from the development footprint to nearby sensitive land uses; and
- environmental emissions are managed through conditions of the development approval and the related Environmental Authority.

Risks:

Risk	Description of likelihood & consequences
N/A	

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:

Pursuant to Section 81 of the Planning Act 2016 (the Act), in assessing a change application, Council must consider;

- *the information the applicant included with the application; and*
- *all matters the responsible entity would or may assess against or have regard to, if the change application were a development application; and*
- *another matter that the responsible entity considers relevant.*

Council must also consider any statutory instrument, or other document, as in effect when the development application for the original development approval was properly made.

The development is also required to be assessed against the definition of a minor change in Schedule 2 of the Planning Act 2016 and the definition of substantially different development in Schedule 1 of the Development Assessment Rules.

A full assessment of the proposal against the relevant assessment benchmarks is included as an attachment to this report.

Budget / Funding:

The costs of fulfilling any development approval obligations, financial or otherwise, remain the sole responsibility of the applicant/landowner/s. 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:

The Minor Change application was properly made on **11 June 2025**.

Consultation (Internal / External):

External

The original Development Application was assessed by the **State Assessment and Referral Agency (SARA)** for the Environmentally Relevant Activity and proximity to the State transport corridor. The Chief Executive is not an affected entity in the assessment of a minor change application and therefore this application is **not required to be referred to SARA**.

A change application to the Environmental Authority will be submitted separately to this application.

The original application also required referral to Ergon because of the transmission line easement. The change application was referred to Ergon as required under the *Planning Act 2016*. No referral agency response was received from Ergon. In accordance with section 80 (5) of the Planning Act 2016, if no response is received Council must *“decide the application as if the affected entity had given a response notice stating the affected entity had no objection to the change.”*

Acronyms:

Acronym	Description
N/A	

Link to Corporate Plan:

Corporate Plan 2023-2028

Strategic Priority 4: Growing our region

4.7 Plan and manage the growth of our towns

Supporting Documentation:

- | | | |
|---------------------|--|-----------|
| 1 ↓ | 2012/18302 - MCU - Change Decision Notice and Stamped Plans - September 2018 | D18/75639 |
| 2 ↓ | 2012/18302 - Minor Change - Planning Assessment Report | D25/87971 |
| 3 ↓ | 2012/18302 - Minor Change - Changed Plans | D25/87972 |

Report authorised by:

Manager - Regional Planning & Building Development
Director - Regional Development, Environment & Planning



File: 2012/18302

Enquiries to: Department of Development, Facilities and Environmental Services

19 September 2018

Westrex Services Pty Ltd
C/- Michael McMahon
Duggan & Hede Pty Ltd
PO Box 496
Clayfield QLD 4011

Dear Mr. McMahon,

Decision notice - Change application

(Given under section 83 of the *Planning Act 2016*)

The Maranoa Regional Council received your change application made under section 78 of the *Planning Act 2016* on 6 August 2018 for the Amended development approval dated 31 March 2015.

Application details

Application No:	2012/18302
Application Proposal:	Material Change of Use - "Industry" (High Impact Industry – Waste Treatment and Resource Recovery Facility) and "Caretakers Residence"
Street Address:	40742 Warrego Highway, Jackson QLD 4426
Real Property Description:	Lot: 28 BWR: 122 and Lot: 26 BWR: 145

Decision for the change application

Date of Decision:	12 September, 2018
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In relation to the request to make a change to the existing approval, Council decided the following;

- Council issue a Decision notice (change application) to Westrex Services Pty Ltd; and
- The Decision notice (change application) approve changes to the preamble and the development conditions in Attachment 1 of Amended decision notice 2012/18302 dated 31 March 2015; and
- The Decision Notice (change application) be accompanied by a development approval showing the following changes to Attachment 1 of Amended decision notice 2012/18302:

The following text be inserted sequentially in the Preamble:

- (ii) An operational works approval will be required for any excavation and filling work that exceeds 100m³. The operational works application (as applicable) must be accompanied by supporting documents, plans and reports, prepared by suitably qualified professionals, clearly demonstrating compliance with the applicable codes of the planning instrument/s.
- (iii) Any plans, documents or applications required to be submitted to Council for approval will be assessed against the applicable planning instrument/s in force at the relevant time.
- (iv) The Site Based Management Plan for the approved activity shall be reviewed and updated (as necessary) by the owner and/or operator to reflect any changes to site layout and operating procedures and must make reference to the latest reports, plans and documents.
- (v) It is the responsibility of the owner and/or operator to obtain all necessary permits and submit all necessary plans to the relevant authorities for the approved use.
- (vi) The conditions of Easement S on AP14668 and Easement T on AP14668 must be maintained at all times.
- (vii) 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 operations on the site 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.

That Condition 3 be amended:

From:

Maintain the approved development being Material Change of Use – “Industry” (High Impact Industry) and Caretaker’s Residence and ERA 8(3a) Chemical Storage, ERA 53 – Composting and Soil Conditioner Manufacturing, ERA 56(2) – Regulated Waste Storage, ERA 57(2)(a) – Regulated Waste Transport, ERA 58 – Regulated Waste Treatment, ERA 63(2)(b)(i) – Sewage Treatment in accordance with the approved plans:

Plan/Document number	Plan/Document name	Date
Fig. 19	Supporting Information For Integrated Waste Facility Sensitive Receptor Locations	
WE413-00-01	Site Layout Plan	05/14
WE413-00-02	Operation Area Plan	05/14
B0129-40-01, Rev A	Compost Windrows Layout & Details	27.08.12
B0129-50-02, Rev A	Office and Amenities Building Floor Plan & Elevations	28.08.12
B0129-50-01, Rev A	Building 24.0m x 20.0m Floor Plan & Elevations	27.08.12
B0129-45-01	Brine Dam Typical Section Details	30.08.12

DOC01	Site Based Management Plan	2012
7910, Rev 4	Stormwater Management Plan	28 August 2012
12BRT0233-01, Rev A	Warrego Highway Access Driveway & Turn Treatment Layout	13-07-12
CMDG D5	Capricorn Municipal Development Guidelines – Stormwater Drainage Design D5 Design Guidelines	03/2012

To:

All works and operations are to be carried out generally in accordance with the approved plans listed in the following table. Where the approved plans are in conflict with the Assessment Manager's conditions, the Assessment Manager's conditions shall take precedence.

Plan/Document number	Plan/Document name	Date
Fig. 19	Supporting Information For Integrated Waste Facility Sensitive Receptor Locations	
WE413-00-01, Revision 1	Site Layout Plan	08/18
WE413-00-02	Operation Area Plan	05/14
B0129-40-01, Rev A	Compost Windrows Layout & Details	27.08.12
B0129-50-02, Rev A	Office and Amenities Building Floor Plan & Elevations	28.08.12
B0129-50-01, Rev A	Building 24.0m x 20.0m Floor Plan & Elevations	27.08.12
B0129-45-01	Brine Dam Typical Section Details	30.08.12
DOC01	Site Based Management Plan	2012
7910, Rev 4	Stormwater Management Plan	28 August 2012
12BRT0233-01, Rev A	Warrego Highway Access Driveway & Turn Treatment Layout	13-07-12
CMDG D5	Capricorn Municipal Development Guidelines – Stormwater Drainage Design D5 Design Guidelines	03/2012
WE1838-00-01	Overall Site Layout Plan	07/18
WE1838-00-02	Proposed Layout Plan	07/18

Through the processing of this Change application it was brought to Council's attention that an Infrastructure Charges Notice was incorrectly attached to the Amended decision notice dated 31 March 2015. This Notice has been removed as part of the attached amended Development approval.

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

Yours faithfully



Danielle Pearn
Manager Planning and Building Development

CC. Ergon Energy
By Email: townplanning@ergon.com.au

Encl. Amended decision notice
Approved Plans
Planning Act extract on appeal rights

Amended decision notice
Sustainable Planning Act 2009 s.376



File: 2012/18302
Enquiries to: Department of Development, Facilities and Environmental Services
Phone: 1300 007 662
Post: PO Box 620, Roma QLD 4455

19 September 2018

Westrex Services Pty Ltd
C/- Michael McMahon
Duggan & Hede Pty Ltd
PO Box 496
Clayfield Qld 4011

RE: Development Application for "Industry" (High Impact Industry - Waste Treatment and Resource Recovery Facility), "Caretaker's Residence", ERA 8(3)(a), ERA 53, ERA56(2), ERA 57(2)(a), ERA 58 and ERA 63(2)(B)(i) - Request to Change an Existing Approval (Amendment to Condition 3 - Approved Plans)

On land situated at 40742 Warrego Highway, Jackson QLD 4426

Described as Lot: 28 BWR: 122, Lot: 26 BWR: 145

Dear Mr. McMahon

I wish to advise that on 12 September 2018 a decision was made to issue an amended development approval for the above development application. The amended development approval replaces the Amended decision notice previously issued and dated 31 March 2015 and the original Decision notice dated 6 March 2013. Changes made as part of the Amended decision notice do not affect the currency period of the original development approval.

The above development application is approved in full with amended conditions. The amended conditions of approval are set out in **Attachment 1**.

1. Nature of the changes

Changes made to the original decision are set out in **red** font. Original conditions are shown with "strikethrough" of font and are replaced with amended conditions shown in **blue** font.

2. Details of the approval

The following approvals are given:

	Sustainable Planning Regulation 2009, schedule 3 reference	Development Permit	Preliminary Approval
Making a material change of use assessable under the planning scheme, a temporary local planning instrument, a master plan or a preliminary approval to which section 242 applies.	N/A	<input checked="" type="checkbox"/>	
Making a material change of use for an environmentally relevant activity	Part 1, table 2, Item 1	<input checked="" type="checkbox"/>	

3. Other necessary development permits and/or compliance permits

Listed below are other development permits and/or compliance permits that are necessary to allow the development to be carried out:

- ☒ Development Permit for Operational Works
- ☒ Development Permit for Building Works
- ☒ Development Permit for Plumbing and Drainage Works
- ☒ Environmentally Relevant Authority Licenses

4. Submissions

There were no properly made submissions about the application.

5. Conflict with a relevant instrument and reasons for the decision despite the conflict

The assessment manager does not consider that the assessment manager's decision conflicts with a relevant instrument.

6. Referral agencies

The referral Agencies for this application are:

For an application involving	Name of referral agency	Advice agency or concurrence agency	Address
A material change of use for an environmentally relevant activity made assessable under schedule 3, part 1, table 2, item 1 or schedule 3, part 1, table 5, item 5. <i>Schedule 7, table 2, item 1 of SPR 2009</i>	Department of Environment and Heritage Protection	Concurrence Agency	Administration Officer Permit and License Management Implementation and Support Unit Department of Environment and Heritage Protection GPO Box 2454

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			Brisbane Qld 4001
<p>Development on land relating to a State-controlled Road that is-</p> <p>(a) Making a material change of use of premises that is assessable development under a planning scheme, temporary local planning instrument or preliminary approval to which section 242 of the Act applies.</p> <p><i>Schedule 7, table 3, item 1 of SPR 2009</i></p>	Department of Transport and Main Roads	Concurrence Agency	<p>The District Director</p> <p>Department of Transport and Main Roads</p> <p>South West Region (Roma)</p> <p>PO Box 126</p> <p>Roma, QLD 4455</p>
<p>A material change of use of a lot that is 2ha or larger, if-</p> <p>(b) For other development that is not sole or community residence cleaning</p> <p>(i) Additional exempt operational work could be carried out because of the material change of use or the development involves operational work made assessable under schedule 3, part 1, table 4, item 1; and</p> <p>(ii) The additional exempt operational work or assessable operational work includes development other than the clearing of regulated regrowth vegetation on freehold land, indigenous land or land the subject of a lease issued under the and Act 1994 for agriculture or grazing</p>	Department of Natural Resources and Mines	Concurrence Agency	<p>Department of Natural Resources and Mines</p> <p>Administration Officer Permit and Licence</p> <p>Management Implementation and Support Unit</p> <p>Department of Environment and Heritage Protection</p> <p>GPO Box 2454</p> <p>Brisbane Qld 4001</p>

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purposes <i>Schedule 7, table 3, item 10 of SPR 2009</i>			
Development on land that is subject to an electricity easement	Ergon Energy	Third party advice	Ergon Energy Attn: Principal Planner PO Box 15107 City East Qld 4002

7. Approved plans

The approved plans and/or documents for this development approval are listed in the following table:

PLANS DELETED:

Plan/Document number	Plan/Document name	Date
Fig. 19	Supporting Information For Integrated Waste Facility Sensitive Receptor Locations	
WE413-00-01	Site Layout Plan	05/14
WE413-00-02	Operation Area Plan	05/14
B0129-40-01, Rev A	Compost Windrows Layout & Details	27.08.12
B0129-50-02, Rev A	Office and Amenities Building Floor Plan & Elevations	28.08.12
B0129-50-01, Rev A	Building 24.0m x 20.0m Floor Plan & Elevations	27.08.12
B0129-45-01	Brine Dam Typical Section Details	30.08.12
DOC01	Site Based Management Plan	2012
7910, Rev 4	Stormwater Management Plan	28 August 2012
12BRT0233-01, Rev A	Warrego Highway Access Driveway & Turn Treatment Layout	13-07-12
CMDG-D5	Capricorn Municipal Development Guidelines — Stormwater Drainage Design-D5 Design Guidelines	03/2012

PLANS INSERTED

Plan/Document number	Plan/Document name	Date
Fig. 19	Supporting Information For Integrated Waste Facility Sensitive Receptor Locations	
WE413-00-01, Revision 1	Site Layout Plan	08/18
WE413-00-02	Operation Area Plan	05/14
B0129-40-01, Rev A	Compost Windrows Layout & Details	27.08.12
B0129-50-02, Rev A	Office and Amenities Building Floor Plan & Elevations	28.08.12
B0129-50-01, Rev A	Building 24.0m x 20.0m Floor Plan & Elevations	27.08.12
B0129-45-01	Brine Dam Typical Section Details	30.08.12
DOC01	Site Based Management Plan	2012
7910, Rev 4	Stormwater Management Plan	28 August 2012
12BRT0233-01, Rev A	Warrego Highway Access Driveway & Turn Treatment Layout	13-07-12
CMDG D5	Capricorn Municipal Development Guidelines – Stormwater Drainage Design D5 Design Guidelines	03/2012
WE1838-00-01	Overall Site Layout Plan	07/18
WE1838-00-02	Proposed Layout Plan	07/18

8. When approval lapses if development not started (s.341)

2 years starting the date the original approval takes effect.

9. Appeal rights*Appeals by applicants*

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

- the refusal, or refusal in part of the development application
- any condition of a development approval, another matter stated in a development approval and the identification or inclusion of a code under section 242 of SPA
- the decision to give a preliminary approval when a development permit was applied for
- the length of a period mentioned in section 341
- a deemed refusal of the development application.

The timeframes for starting an appeal in the Planning and Environment Court are set out in section 461(2) of SPA.

Applicants may also have a right to appeal to the Building and Development Dispute Resolution Committee. For more details, see SPA, chapter 7, part 2.

Appeals by submitters

A submitter for a development application may appeal to the Planning and Environment Court against:

- the part of the approval relating to the assessment manager's decision about any part of the application requiring impact assessment
- the part of the approval relating to the assessment manager's decision under section 327.

Details about submitter appeal rights for the Planning and Environment Court are set out in sections 462, 463 and 464 of SPA.

Submitters may also have a right to appeal to the Building and Development Dispute Resolution Committee. For more details, see SPA, chapter 7, part 2.

Attachment 2 is an extract from SPA which details the applicant's appeal rights and the appeal rights of any submitters regarding this decision.

If you wish to discuss this matter further, please contact the Department of Development, Facilities and Environmental Services on 1300 007 662.

Yours faithfully



Danielle Pearn

Manager Planning and Building Development

Attachment 1 - Conditions of approval imposed by the Assessment Manager

Attachment 2 - Concurrence Agency Conditions (Department of Transport and Main Roads)

Attachment 3 - Concurrence Agency Conditions (Department of Natural Resources and Mines)

Attachment 4 - Concurrence Agency Conditions (Department of Environment and Heritage Protection)

Attachment 5 – SPA extract on Appeal rights

ATTACHMENT 1 – CONDITIONS OF IMPOSED BY ASSESSMENT MANAGER MARANOA REGIONAL COUNCIL

Preamble

- (i) Refer to <http://www.cmdg.com.au> for the Capricorn Municipal Development Guidelines (CMDG).

TEXT INSERTED

- (ii) An operational works approval will be required for any excavation and filling work that exceeds 100m³. The operational works application (as applicable) must be accompanied by supporting documents, plans and reports, prepared by suitably qualified professionals, clearly demonstrating compliance with the applicable codes of the planning instrument/s.
- (iii) Any plans, documents or applications required to be submitted to Council for approval will be assessed against the applicable planning instrument/s in force at the relevant time.
- (iv) The Site Based Management Plan for the approved activity shall be reviewed and updated (as necessary) by the owner and/or operator to reflect any changes to site layout and operating procedures and must make reference to the latest reports, plans and documents.
- (v) It is the responsibility of the owner and/or operator to obtain all necessary permits and submit all necessary plans to the relevant authorities for the approved use.
- (vi) The conditions of Easement S on AP14668 and Easement T on AP14668 must be maintained at all times.
- (vii) 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 operations on the site 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.

Complete and Maintain

- Complete and maintain the approved development as follows: (i) generally in accordance with development approval documents and (ii) strictly in accordance with those parts of the approved development which have been specified in detail by the Council or Referral Agency unless the Council or Referral Agency agrees in writing that those parts will be adequately complied with by amended specifications.
- Complete and maintain all operational, building and plumbing and drainage work associated with this development approval, including work required by any of the development approval conditions.

CONDITION DELETED

- ~~Maintain the approved development being Material Change of Use – "Industry" (High Impact Industry) and Caretaker's Residence and ERA 8(3a) Chemical Storage, ERA 53 – Composting and Soil Conditioner Manufacturing, ERA 56(2) – Regulated Waste Storage, ERA 57(2)(a) – Regulated Waste Transport, ERA 58 – Regulated Waste Treatment, ERA 63(2)(b)(i) – Sewage Treatment in accordance with the approved plans:~~

Plan/Document number	Plan/Document name	Date
Fig. 19	Supporting Information For Integrated Waste Facility Sensitive Receptor Locations	
WE413-00-01	Site Layout Plan	05/14
WE413-00-02	Operation Area Plan	05/14
B0129-40-01, Rev A	Compost Windrows Layout & Details	27.08.12
B0129-50-02, Rev A	Office and Amenities Building Floor Plan & Elevations	28.08.12
B0129-50-01, Rev A	Building 24.0m x 20.0m Floor Plan & Elevations	27.08.12
B0129-45-01	Brine Dam Typical Section Details	30.08.12
DOC01	Site Based Management Plan	2012
7910, Rev 4	Stormwater Management Plan	28 August 2012
12BRT0233-01, Rev A	Warrego Highway Access Driveway & Turn Treatment Layout	13-07-12
CMDG D5	Capricorn Municipal Development Guidelines – Stormwater Drainage Design D5 Design Guidelines	03/2012

CONDITION INSERTED

3. All works and operations are to be carried out generally in accordance with the approved plans listed in the following table. Where the approved plans are in conflict with the Assessment Manager's conditions, the Assessment Manager's conditions shall take precedence.

Plan/Document number	Plan/Document name	Date
Fig. 19	Supporting Information For Integrated Waste Facility Sensitive Receptor Locations	
WE413-00-01, Revision 1	Site Layout Plan	08/18
WE413-00-02	Operation Area Plan	05/14
B0129-40-01, Rev A	Compost Windrows Layout & Details	27.08.12
B0129-50-02, Rev A	Office and Amenities Building Floor Plan & Elevations	28.08.12
B0129-50-01, Rev A	Building 24.0m x 20.0m Floor Plan & Elevations	27.08.12
B0129-45-01	Brine Dam Typical Section Details	30.08.12
DOC01	Site Based Management Plan	2012
7910, Rev 4	Stormwater Management Plan	28 August 2012
12BRT0233-01, Rev A	Warrego Highway Access Driveway & Turn Treatment Layout	13-07-12
CMDG D5	Capricorn Municipal Development Guidelines – Stormwater Drainage Design D5 Design Guidelines	03/2012
WE1838-00-01	Overall Site Layout Plan	07/18
WE1838-00-02	Proposed Layout Plan	07/18

Latest versions

4. 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

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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.

Operation of Approved Use

5. All development approval conditions related to the establishment of the approved uses must be fulfilled prior to any uses commencing.
6. All approved uses must be carried out in accordance with the requirements of the approved Site Based Management Plan.

Stormwater and Drainage

7. Stormwater must not be allowed to pond on the development site during and after the development process unless the type and size of ponding has been agreed in writing by the Council or as a specific development approval condition.
8. The stormwater drainage system must be in accordance with Queensland Urban Drainage Manual (Volume 1 Text, Volume 2 Design Charts) and CMDG D5 Design Guidelines.
9. Post-development stormwater runoff flows from the development site are not to exceed pre-development stormwater runoff flows from the development site.
10. There must be no increase in any silt loads or contaminants in any overland flow from the property being developed during the development process and after the development have been completed.
11. Stormwater run-off from surface areas shall be collected internally in accordance with the approved Stormwater Management Plan, prepared by FSA Consulting, dated 28 August 2012, to ensure that stormwater causes no potential release of contaminants on to the surrounding land.
12. Stormwater control measures during the construction and operation phases are to be implemented in accordance with the approved Stormwater Management Plan, prepared by FSA Consulting, dated 28 August 2012.
13. The stormwater disposal system must include appropriate pollution control devices or methods to ensure no contamination or silting of creeks or other waterways.
14. Soil erosion and sediment is controlled in accordance with Schedule 6: "Standards for Stormwater Drainage".

Erosion Control

15. If there is a possibility of erosion or silt or other materials being washed off the property during the development process, the developer must document and implement an Erosion Management Plan in accordance with Schedule 7: 'Standards for Construction Activity' of the 'Bendmere Shire Council Planning Scheme'.
16. During construction, soil erosion and sediment is to be managed in accordance with Schedule 7: "Standards for Construction Activity".

Services Provisions

17. The developer is required to source and secure a suitable potable water supply to service the development. All costs associated with this works are to be met by the developer.

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18. A 45,000L water tanker/trailer or tank with fire fighting capability must be available on site for the duration of the operation of the use. This water supply is to be separate from the potable water supply to the site.
19. On site effluent treatment and disposal systems shall be treated on site as a part of Waste Water Treatment Process in accordance with On-Site Sewerage Code DNRM, AS 1547 – 2000 and On-Site Sewerage Facilities Guidelines for Effluent Quality DNRM.
20. The developer is required to provide an electricity supply to the development, at no cost to Council. If the developer is connecting to an existing electrical service supply, then such works shall be undertaken in accordance with the relevant service provider's requirements and specifications.
21. If the developer is connecting to an existing telecommunication service supply, then such works shall be undertaken in accordance with the relevant service provider's requirements and specifications.

Rubbish Collection

22. At all times while the use continues, waste containers shall be maintained in a clean and tidy state and shall be emptied and the waste removed from the site on a regular basis.

Access, Roads, Landscaping and Lighting

23. The intersection of the site access with the Warrego Highway is to be designed and constructed in accordance with the approved plan number 12BRT0233-01, Rev A, 'Warrego Highway Access Driveway & Turn Treatment Layout', dated 13-07-12, prepared by TTM Consulting.
24. Vehicle manoeuvring areas must be provided on-site for an Articulated Vehicle so that all vehicles can enter and leave the site in a forward direction, and all manoeuvring is contained entirely within the site.
25. The landowner shall be responsible for construction and maintenance of vehicle crossovers from the road carriageway to the property boundary and for obtaining any approvals that may be required and for complying with the applicable designs and standards.
26. All vehicular movements on development shall be clear of parking areas, buildings and landscape treatments. No parking area shall be allowed to encroach into swept paths of vehicular movements.
27. All internal roads must be regularly watered to ensure that no dust nuisance occurs beyond site boundaries.
28. All landscaping, vehicular access and related items 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) Schedule 2: "Standards for Roads, Car Parking, Access and Manoeuvring Areas" (v) any relevant Australian Standard that applies to that type of work and (vi) the CMDG (vii) 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.
29. Any damage to roads and infrastructure that is attributable to the progress of works on the site or vehicles associated with the development of the site must be repaired to Council's satisfaction or the cost of repairs paid to Council.

Excavation and Filling

30. The development site is subjected to Filling and Excavation Code contained in Part 5 of 'Bendemere Shire Council Planning Scheme'. A detailed earthworks plan must be provided as a part of subsequent Operational Works application.
31. Bulk earthworks to occur on development site shall be accordance with AS 3798:2007 for Industrial developments.
32. All re-shaped disturbed land must be similar in form to surrounding undisturbed land.
33. All backfilled excavations must be overfilled to allow for settlement.

Avoiding Nuisance

34. No nuisance shall be caused to adjoining properties and occupiers by the way of smoke, dust, rubbish, contaminant, stormwater discharge or siltation at any time including non-working hours.
35. 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.
36. All lighting shall be directed or shielded so as to ensure that no glare directly affects nearby properties.
37. During the establishment of the approved development, no nuisance is to be caused to adjoining properties and occupiers by the way of smoke, dust, rubbish, contaminant, stormwater discharge or siltation at any time, including non-working hours.
38. Unsealed service roads are to be watered upon receipt of a complaint regarding dust nuisance caused by vehicle movements to and from the site, as determined by and to the satisfaction of Council.

Signage and Linemarking

39. Signage and linemarking is to be in accordance with MUTCD requirements and AS/NZS 2890.2: 2004 – Parking Facilities Part 1: Off – Street Car Parking and AS/NZS 2890.2: 2004 – Parking Facilities Part 2: Off Street Commercial Vehicle Facilities.
40. Any line markings and pavement markings shall be marked on pavement (where applicable) and clearly delineate directions of movement to occur on site.

No Cost to Council

41. 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.
42. 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.
43. All civil and related work shall be designed and supervised by RPEQ Registered Professional Engineers of Queensland (RPEQ) who are competent in the construction of the works.

ATTACHMENT 2 - CONCURRENCE AGENCY CONDITIONS (DEPARTMENT OF TRANSPORT AND MAIN ROADS)



7 January 2013

The Chief Executive Officer
Maranoa Regional Council
PO Box 620
Roma QLD 4455

Attention: Graham Tiffany

Dear Sir/Madam

CONCURRENCE AGENCY RESPONSE – CONDITIONS

Proposed Development: Development Permit for Material Change of Use – Industry (High Impact Industry – Waste Treatment Facility and Resource Recovery Facility), Caretaker's Residence and ERA B(3)(a), ERA 53, ERA 56(2), ERA 57(2)(a), ERA 58 and ERA 63(2)(b)(i)

Real Property Description: Lot 26BWR145, 28BWR122

Street Address: 40742 Warrego Highway, Jackson QLD 4426

Assessment Manager ref.: 2012/18302

Local Government Area: Maranoa Regional Council

Reference is made to the referral agency material for the development application described above which was received by the Department of Transport and Main Roads (the department) under section 272 of the *Sustainable Planning Act 2009* (SPA) on 2 October 2012.

An assessment of the proposed development has been undertaken against the purposes of the *Transport Infrastructure Act 1994* for state-controlled roads.

The department advises the assessment manager that it requires conditions to attach to any development approval for the application. The department would also like to provide advice about the application to the assessment manager under Section 287(6) of the SPA.

Under Section 325(1) of the SPA, the assessment manager must therefore attach this response, including the enclosed Department of Transport and Main Roads Concurrence Agency Conditions and Statement of Reasons, to any approval for the application.

Department of Transport and Main Roads
Program Delivery and Operations
Southwest Region
30 McDowd Street Roma Queensland 4455
PO Box 126 Roma Queensland 4455

Our ref: TMR12 004154
Your ref: 2012/18302
Enquiries: Lachlan Jones
Telephone: +61 7 4639 0759
Facsimile: +61 7 4639 0755
Website: www.tmr.qld.gov.au
Email: Lachlan.Jones@tmr.qld.gov.au

Page 1 of 2

The department may change its concurrence agency response in accordance with Section 290(1)(b) of the SPA.

The department must be provided with a copy of the assessment manager's decision notice regarding the application within five (5) business days after the day the decision is made in accordance with Section 334 of the SPA.

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

If you have any questions or wish to seek clarification about any of the details in this response, please contact Lachlan Jones, Student Town Planner (Road System Planning) on 07 4639 0759.

Yours sincerely

B.A. Steele

Bruce Steele
Manager (Road System & Corridor)

Enc. (Department of Transport and Main Roads Agency Conditions and Statement of Reasons)

C/c WestRex Services Pty Ltd
C/- RPS Australia East Pty Ltd
PO Box 1185
Toowoomba QLD 4350

Page 2 of 2



Our ref.: TMR12-004164
Your ref.:

C/c WestRex Services Pty Ltd
C/- RPS Australia East Pty Ltd
PO Box 1185
Toowoomba QLD 4350

Attention: James Juhasz

Please find attached correspondence for your information and action as required. Should you wish to discuss this correspondence, please contact Lachlan Jones, Student Town Planner (Road System Planning) on 07 4639 0759.

Yours sincerely

A handwritten signature in black ink that reads "B. A. Steele".

Bruce Steele
Manager (Road System & Corridor)

7 January 2013

Enc. (Department of Transport and Main Roads Agency Conditions and Statement of Reasons)

Page 1 of 1

Decision notice approval-Sustainable Planning Act 2006 s.322 2002/18302 Page 12

Queensland Government

Department of Transport and Main Roads
Concurrence Agency Conditions and Statement of Reasons

Proposed Development: Development Permit for Material Change of Use - Industry (High Impact Industry - Waste Treatment Facility and Resource Recovery Facility). Caretaker's Residence and ERA 8(3)(a), ERA 53, ERA 56(2), ERA 57(2)(a), ERA 58 and ERA 63(2)(b)(i)

Real Property Description: Lot 26BWR145, 28BWR122
Street Address: 40742 Warrego Highway, Jackson QLD 4426
Assessment Manager ref.: 2012/18302
Local Government Area: Maranoa Regional Council

No.	Conditions of Development	Condition Timing	Jurisdiction and Reasons
1	Development Permit for Material Change of Use - Industry (High Impact Industry - Waste Treatment Facility and Resource Recovery Facility). Caretaker's Residence and ERA 8(3)(a), ERA 53, ERA 56(2), ERA 57(2)(a), ERA 58 and ERA 63(2)(b)(i) Development must be carried out generally in accordance with the following plan, except as modified by these concurrence agency conditions: -Stafford Adamson Consulting, Project: Westro Services Waste Facility Jackson QLD, Title: Proposed Integrated Waste Facility Site Layout Plan, Drawing No. B0129-20-01, Revision D, Dated 29.11.12.	Prior to the commencement of use and to be maintained at all times.	The purposes of the Transport Infrastructure Act 1994. The Department of Transport and Main Roads' assessment of the development application was undertaken on the basis of the cited plan/s and/or report/s which depict how the proposed development will be carried out.
2	(a) The permitted road access location for the development is between Lot 26 on BWR145 and the Warrego Highway generally in accordance with the following plan:	(a) & (b) Prior to the commencement of use and to be maintained	The purposes of the Transport Infrastructure Act 1994 (TIA).

No.	Conditions of Development	Condition Timing	Jurisdiction and Reasons
3	<p>Stafford Adamson Consulting, Project: Westox Services Waste Facility Jackson QLD, Title: Proposed Integrated Waste Facility Site Layout Plan, Drawing No. BO/29-20-01, Revision D, Dated 29.11.12.</p>	at all times	<p>Vehicular access at the permitted road access location minimises impacts on the safety and efficiency of the state-controlled road network.</p> <p>Comments or additional information: This is a decision under section 62(1) of the TIA in conjunction with a development approval for a permitted road access location.</p> <p>The purposes of the Transport Infrastructure Act 1994.</p>
4	<p>Direct access is not permitted between the Warrego Highway and the subject site at any location other than the permitted road access location.</p> <p>The applicant must provide vehicular access comprising a Basic Right Turn Treatment (BART) and Basic Left Turn Treatment (BAL) to the development at the permitted road access location. The vehicular access must be designed and constructed to cater for Type 1 Road Trains in accordance with the Department of Transport and Main Roads' Road Planning and Design Manual including the Interim Guide to Road Planning and Design Practice.</p>	At all times	<p>Vehicular access at the permitted road access location minimises impacts on the safety and efficiency of the state-controlled road network.</p> <p>The purposes of the Transport Infrastructure Act 1994 (TIA).</p> <p>Access of this type and standard minimises impacts on the safety and efficiency of the state-controlled road network.</p> <p>Comments or additional information: In accordance with Section 33 of the TIA, you must have written approval to carry out road works, including road access works on a state-controlled road. These development conditions do not constitute such approval. You</p>

Queensland Government	No.	Conditions of Development	Condition Timing	Jurisdiction and Reasons
				will need to contact the Department of Transport and Main Roads to make an application for approval under section 33 of the TIA to carry out road works.
				The Department of Transport and Main Roads' technical standards and publications can be accessed at http://www.tmr.qld.gov.au/Business-Industry/Technical-standards-publications.aspx .
				The purposes of the Transport Infrastructure Act 1994.
	5	(a) Payment of Contribution The applicant must pay a monetary contribution to the Department of Transport and Main Roads (Downs South West Region) for the maintenance and/or accelerated reduction in pavement life of the state-controlled road network to the amount of \$0.108 per tonne hauled. The amount of the contribution must be calculated: (i) At six monthly intervals commencing on the first day that material extracted under this approval is transported from the site by road; and (ii) At the contribution rate per tonne calculated as referred to in the Traffic Engineering Reports (TTM Consulting, Ref: 12BRT0233, Dated 14/05/2012 and 28 November 2012)	(a) Within 30 days of the end of each six monthly interval until the transportation of material extracted from the site by road under this approval ceases. If the transportation of material extracted from the site ceases before the end of a six monthly interval within 30 days of ceasing to transport the material. (b)(i) within 30 days of commencing the transportation of material	A monetary contribution is required as a result of the proposed development to ensure the safety and efficiency of the state-controlled road network. Comments or additional information: Definitions applicable to this condition include: CERI - Cost Escalation Road Input replaces the discontinued Road Input Cost Index. C1 - CERI number for the 1 st quarter 2013 C2 - CERI number for the quarter ended immediately prior to the start of the six monthly interval in respect of which the contribution is being calculated.

No.	Conditions of Development	Condition Timing	Jurisdiction and Reasons
	<p>If the transportation of material extracted from the site under this approval ceases before the end of a six monthly interval, then the amount of the contribution must be calculated at the rate in (ii) above for the relevant part of the six monthly period.</p> <p>(b) Notify the Department of Transport and Main Roads when use commences</p> <p>The applicant must notify the Department of Transport and Main Roads in writing that:</p> <p>(i) The transport of material extracted from the site under this approval has commenced; and</p> <p>(ii) The transport of material extracted from the site has ceased.</p> <p>(c) Maintaining records</p> <p>Records which document the quantity of material extracted from the site and transported by road must be kept by the applicant for no less than five years.</p>	<p>extracted from the site</p> <p>(b)(i) within 30 days of ceasing the transportation of material extracted from the site</p> <p>(c) To be maintained at all times</p>	

Advice for state controlled roads

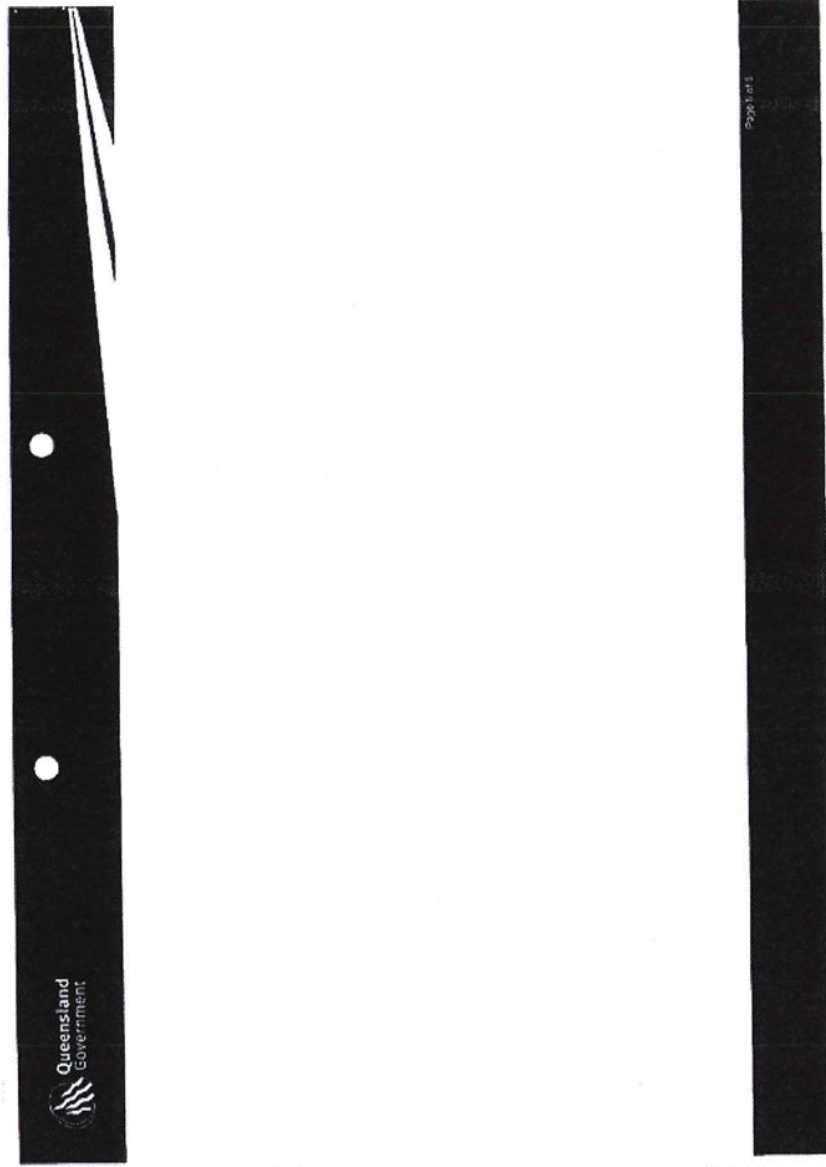
Under section 33 of the *Transport Infrastructure Act 1994*, written approval is required from the Department of Transport and Main Roads to carry out road works, including road access works, on a state-controlled road. Please contact the Department of Transport and Main Roads to make an application for road works approval. This approval must be obtained prior to commencing any works on the state-controlled road reserve. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ).

Pursuant to Section 580 of the *Sustainable Planning Act 2009* it is a development offence to contravene a development approval, including any condition in the approval.

Decision notice approval-sustainable Planning Act 2009 s.225

2012/18302

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INFORMATION ATTACHMENT TO CONCURRENCE AGENCY RESPONSE**Representations on Referral Agency Response**

If the applicant intends to make a representation to the Department of Transport and Main Roads (the department) regarding the attached concurrence agency response, the applicant needs to do this before the assessment manager decides the application. The assessment manager cannot decide the application before 10 business days after receiving the final concurrence agency response, pursuant to section 318(5) of the *Sustainable Planning Act 2009* (SPA).

The applicant will need to give the assessment manager written notice under section 320(1) of SPA to stop the decision-making period to make a representation to the department and subsequently contact the department to make the representation. The decision making period cannot be stopped for more than 3 months.

Planning and Environment Court Appeals

If an appeal is lodged in the Planning and Environment Court in relation to this application, the appellant must give written notice of the appeal to the department under Section 482(1) of the SPA. This notice should be forwarded to the Planning Law Team, Planning Management Branch, Department of Transport and Main Roads, GPO Box 213, Brisbane QLD 4001 within 2 days if the appeal is started by a submitter, or otherwise within 10 business days after the appeal is started.

ATTACHMENT 3 - CONCURRENCE AGENCY CONDITIONS (DEPARTMENT OF NATURAL RESOURCES AND MINES)

Department of Natural Resources and Mines

Notice



This notice is issued by the Department of Natural Resources and Mines (DNRM) pursuant to section 267 (concurrence agency response) of the Sustainable Planning Act 2009 (the Act).

The Chief Executive Officer
Maranoa Regional Council
PO Box 620
Roma QLD 4455

cc. WestRex Services Pty Ltd
C/- RPS Australia East Pty Ltd
PO Box 1185
Toowoomba, QLD, 4350

Our reference: 2012/006455
Assessment Manager ref.: 12/18302

1. **Application Details**
 Applicant: WestRex Services Pty Ltd
 Date application referred to DNRM: 5th October 2012
 Development approval applied for: Development permit
 Development Description: Material Change of Use
 DNRM Jurisdiction(s): Sustainable Planning Regulation 2009 – Schedule 7, Table 3, item 10.
 Property/Location description: Lot 28 on BWR122 and Lot 26 on BWR145 – Maranoa Regional Council
2. The Chief Executive, administering the *Vegetation Management Act 1999*, concurrence agency response, referral jurisdiction for the aspect of development involved with the application the subject of this Notice is to tell the assessment manager as follows.
 - (a) Conditions must attach to any development approval, and those conditions are attached to this Notice.
3. **General advice to assessment manager**
 Pursuant to sections 334 and 363 of the Act, a copy of a decision notice or negotiated decision notice issued by the assessment manager must be forwarded to DNRM as a referral agency for the relevant application at PO Box 699, Dalby, QLD, 4405.

Page 1 of 2 • 120501
Department of Natural Resources and Mines
www.dnrm.qld.gov.au ABN 59 029 647 551

Department of Natural Resources and Mines

Sustainable Planning Act 2009

Concurrence Agency Response: eLVAS: 2012/006455 – ecotrack: 393744

Assessment manager:	Maranoa Regional Council
Assessment manager reference:	2012/18302
Date application received:	5 th October 2012
Response type:	Concurrence Agency Response
Date of decision:	15 January 2013
Decision:	Conditions included in this Notice must attach to any development approval given by the Assessment Manager.
Relevant laws and policies:	<i>Sustainable Planning Act 2009; Vegetation Management Act 1999; DERM Concurrence Agency Policy for Material Change of Use (MCU)- version 2, 21 October 2009, version 2.4, dated 21 October 2009, Regional Vegetation Management Code for Brigalow Belt and New England Tablelands Bioregion – version 2, 6 November 2009</i>
Jurisdiction:	<i>Sustainable Planning Regulation 2009 – Schedule 7, table 3, item 10.</i>

Development Description

Property/Location		Development
40742 Warrego Highway, Jackson	Lot 28 on BWR122 and Lot 26 on BWR145	Development Permit for Material Change of Use

Reason for inclusion of conditions

In accordance with section 289 of the *Sustainable Planning Act 2009*, the reasons for inclusion of conditions stated in this permit required by the concurrence agency response for the application are as follows.

The subject lot supports areas of mapped remnant vegetation shown on the certified regional ecosystem (RE) Map as remnant *least concern* RE's. Clearing of vegetation within these areas is regulated by the Department of Natural Resources and Mines (DNRM) under the authority of the *Vegetation Management Act 1999* (VMA).



Concurrence Agency Response: eLVAS: 2012/006455 – ecotrack: 393744**CONDITIONS**

- 1) Clearing of remnant vegetation must not occur on the land subject to this approval except in accordance with the conditions of this approval or for operational works listed as non-assessable development under Schedule 24, Parts 1 and 2 of the Sustainable Planning Regulation 2009; and
- 2) Clearing as a result of this Material Change of Use, for infrastructure, may only be undertaken within Area A on Referral Agency Response (Vegetation) Plan 2012/006455, unless a subsequent approval is issued over the area; and
- 3) Any new infrastructure associated with the Material Change of Use, other than a fence, road or vehicular track, must not be located within 'Area B' as identified on Referral Agency Response (Vegetation) Plan 2012/006455, unless a subsequent approval is issued over the area.

END OF CONDITIONS

Attachment 1 - Referral Agency Response (Vegetation) Plan RARP 2012/006455.



ATTACHMENT 4 - CONCURRENCE AGENCY CONDITIONS (DEPARTMENT OF ENVIRONMENT AND HERITAGE PROTECTION)



Notice

Concurrence Agency Response

This notice is issued by the Department of Environment and Heritage Protection pursuant to section 290 (concurrence agency change its response) of the Sustainable Planning Act 2009 (The Act).

Maranoa Regional Council
PO Box 620
ROMA QLD 4455

CC: WestRox Services Pty Ltd
CX- RPS Australia East Pty Ltd
PO Box 1185
TOOWOOMBA QLD 4350

Our reference: 393744

Re: Concurrence Agency Response

Application Details

Assessment Manager ref: -
Date application referred to EHP: 03-OCT-2012
Development approval applied for: Development permit
Aspects of development:

Referral Jurisdiction		DERM Reference
Concurrence Response for a MCU involving an ERA. ERA: 8(3a), 63, 58(2), 58, 63(2b)(1)	Sustainable Planning Regulation 2009 - Schedule 7, table 2, item 1	SPCE04831712

Development description: ERA: 8(3a), 63, 58(2), 58, 63(2b)(1)

Property/Location description: Lot/Plan - Lot 26 Plan BWR145, Lot 28 Plan BWR122

Conditions must attach to any development approval, and those conditions are stated in the attached part of this Notice for the above referral jurisdiction.

General advice to assessment manager

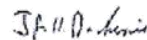
Pursuant to sections 334 and 363 of the Act, a copy of a decision notice or negotiated decision notice issued by the assessment manager must be forwarded to EHP as a referral agency for the relevant application at Permit and Licence Management, Implementation & Support Unit and an electronic copy to pslm@ehp.qld.gov.au

Page 1 of 2 - BS100410
Department of Environment and Heritage Protection
www.ehp.qld.gov.au ABN 45 640 294 445

Notice

Concurrence Agency Response

The State's Native Title Work Procedures provide that responsibility for assessment of native title issues for an IDAS application rests with the assessment manager. Therefore, EHP as a referral agency for the relevant application has not provided notification to native title parties.



Delegate
James Mackenzie
Department of Environment and Heritage Protection
21 December 2012

Enquiries
Tariq Khan
Department of Environment and Heritage
Protection
PO Box 731
TOOWOOMBA QLD 4350
Phone: (07) 4689 4343
Email: tariq.khan@ehp.qld.gov.au

ATTACHMENT 5 - SPA EXTRACT ON APPEAL RIGHTS

APPEAL PROVISIONS

Use the following link to access the *Sustainable Planning Act 2009*
<https://www.legislation.qld.gov.au/LEGISLTN/CURRENT/S/SustPlanA09.pdf>

Key provisions about appeals are reproduced below.

If you are considering an appeal, you should also refer (in particular) to Division 11 "Making an appeal to court" in the *Sustainable Planning Act 2009*

LEGAL ADVICE IS RECOMMENDED IF YOU ARE CONSIDERING AN APPEAL

478 Appeals about infrastructure charges notice

- (1) The recipient of an infrastructure charges notice may appeal to the court about the decision to give the notice.
- (2) However, the appeal may be made only on 1 or more of the following grounds—
 - (a) the charge in the notice is so unreasonable that no reasonable relevant local government could have imposed it;
 - (b) the decision involved an error relating to—
 - (i) the application of the relevant adopted charge; or
 - (ii) the working out, for section 636, of additional demand; or
 - (iii) an offset or refund;
 - (c) there was no decision about an offset or refund;
Examples of possible errors in applying an adopted charge—
 - the incorrect application of gross floor area for a non-residential development
 - applying an incorrect 'use category' under an SPRP (adopted charges) to the development
 - (d) if the infrastructure charges notice states a refund will be given—the timing for giving the refund.
- (3) To remove any doubt, it is declared that the appeal must not be about—
 - (a) the adopted charge itself; or
 - (b) for a decision about an offset or refund—
 - (i) the establishment cost of infrastructure identified in an LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.
- (4) The appeal must be started within 20 business days after the day the recipient is given the relevant infrastructure charges notice.

478A Appeals against refusal of conversion application

- (1) The applicant for a conversion application may appeal to the court against a refusal, or deemed refusal, of the application.
- (2) The appeal must be started within the following period—
 - (a) if the applicant is given written notice of the refusal—20 business days after the day the applicant is given the notice;
 - (b) otherwise—20 business days after the end of the required period under section 660(5) for the application.

481 How appeals to the court are started

- (1) An appeal is started by lodging written notice of appeal with the registrar of the court.
- (2) The notice of appeal must state the grounds of the appeal.

- (3) The person starting the appeal must also comply with the rules of the court applying to the appeal.
- (4) However, the court may hear and decide an appeal even if the person has not complied with subsection (3).

APPROVED PLANS

PLANNING ACT EXTRACT APPEAL RIGHTS

Chapter 6 Dispute resolution Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

(1) Schedule 1 states—

(a) matters that may be appealed to—

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

(b) the person—

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

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

(3) The **appeal period** is—

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

Note—

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

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

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

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

- (a) the adopted charge itself; or
- (b) for a decision about an offset or refund—
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or

- (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

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

231 Other appeals

- (1) Subject to this chapter, schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
- (2) The Judicial Review Act 1991, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.

(3) A person who, but for subsection (1) could have made an application under the Judicial Review Act 1991 in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.

(4) In this section—

decision includes—

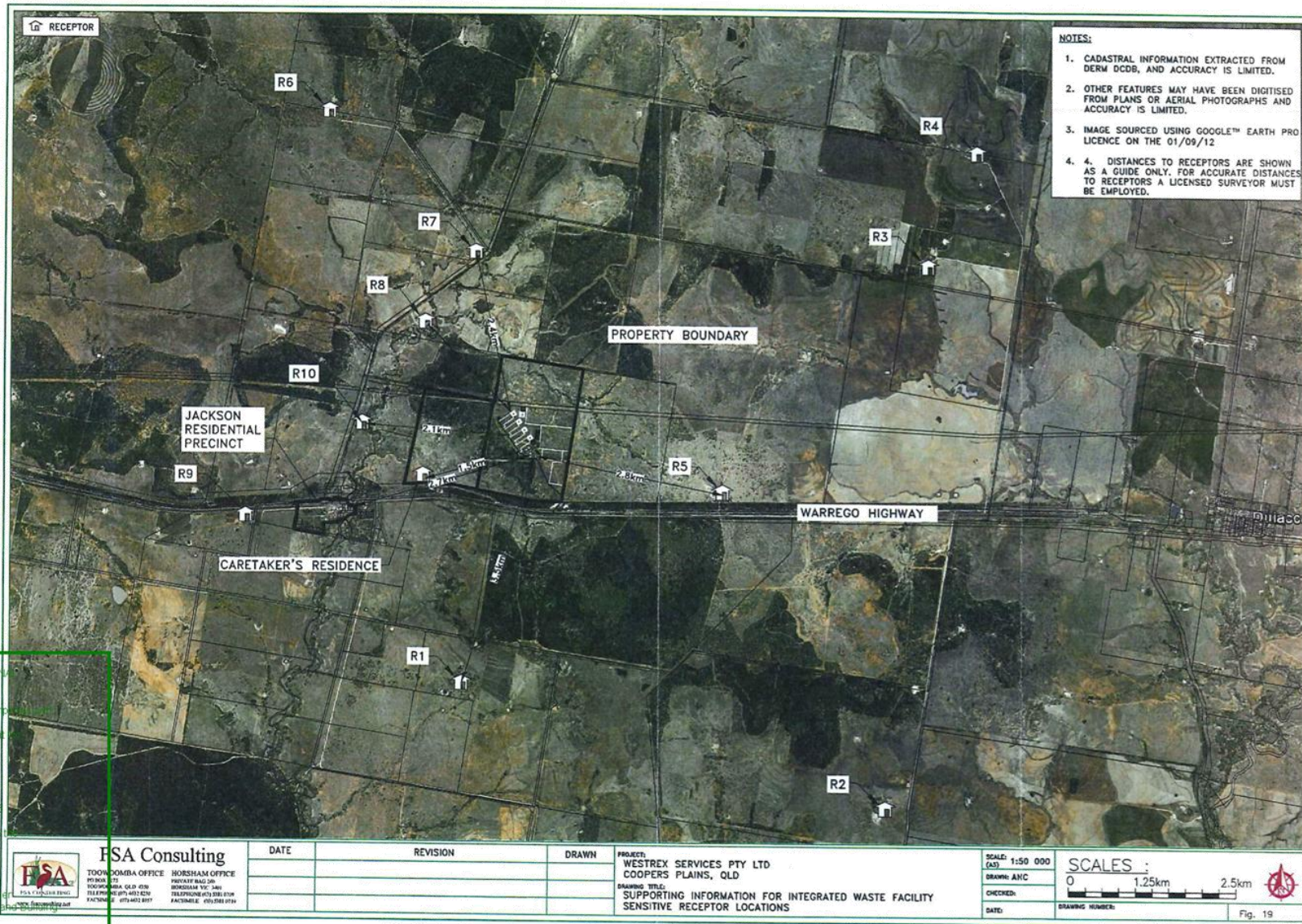
- (a) conduct engaged in for the purpose of making a decision; and
- (b) other conduct that relates to the making of a decision; and
- (c) the making of a decision or the failure to make a decision; and
- (d) a purported decision; and
- (e) a deemed refusal.

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

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

232 Rules of the P&E Court

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



MARANOVA REGIONAL COUNCIL
Planning Act 2016
This document complies with the
Development Planning Act 2016
and was issued on
19 September 2018
In accordance with
Planning Act 2016
as amended

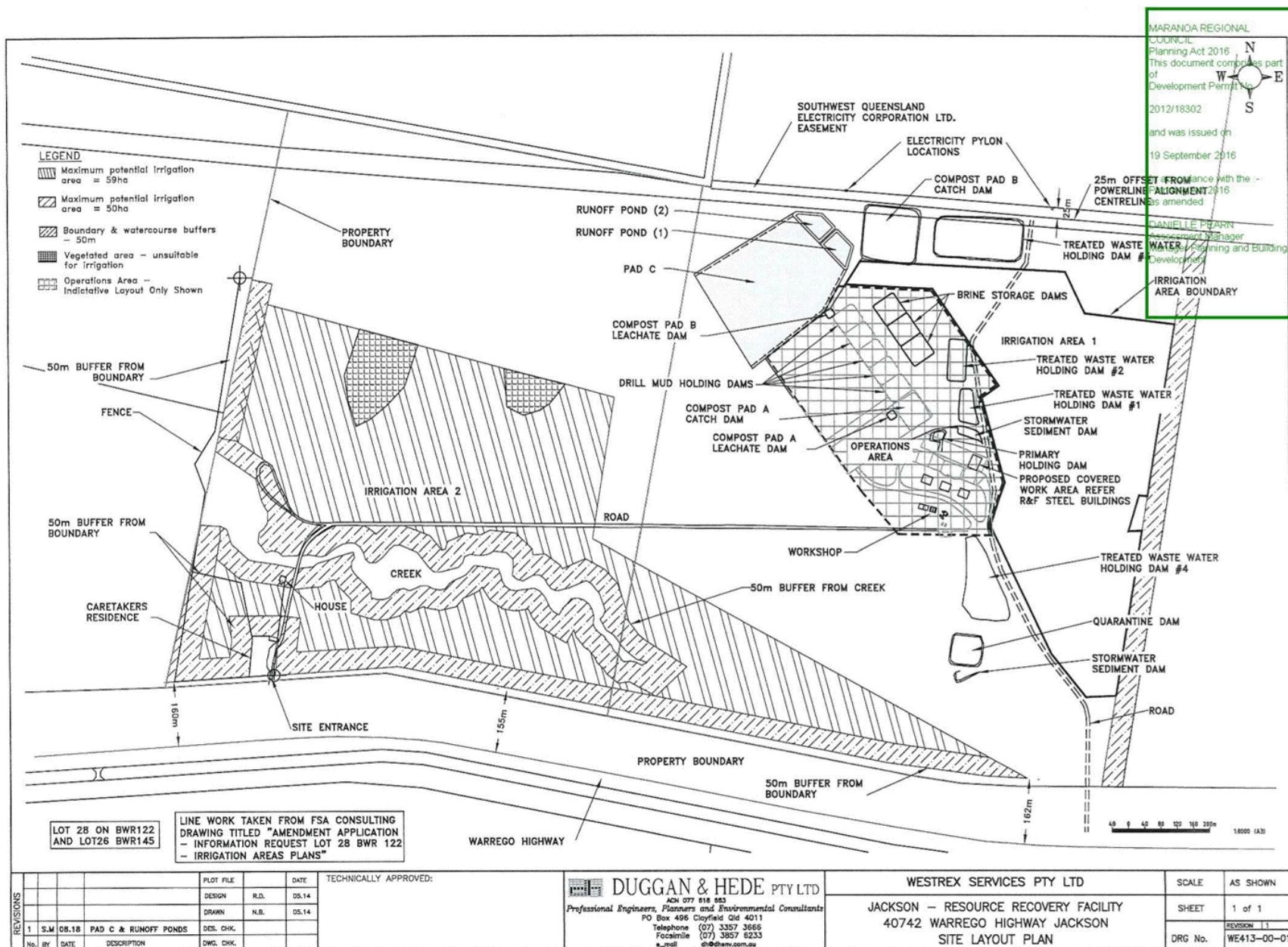
DANIELLE PEARCE
Assessment Manager
Manager Planning
Development

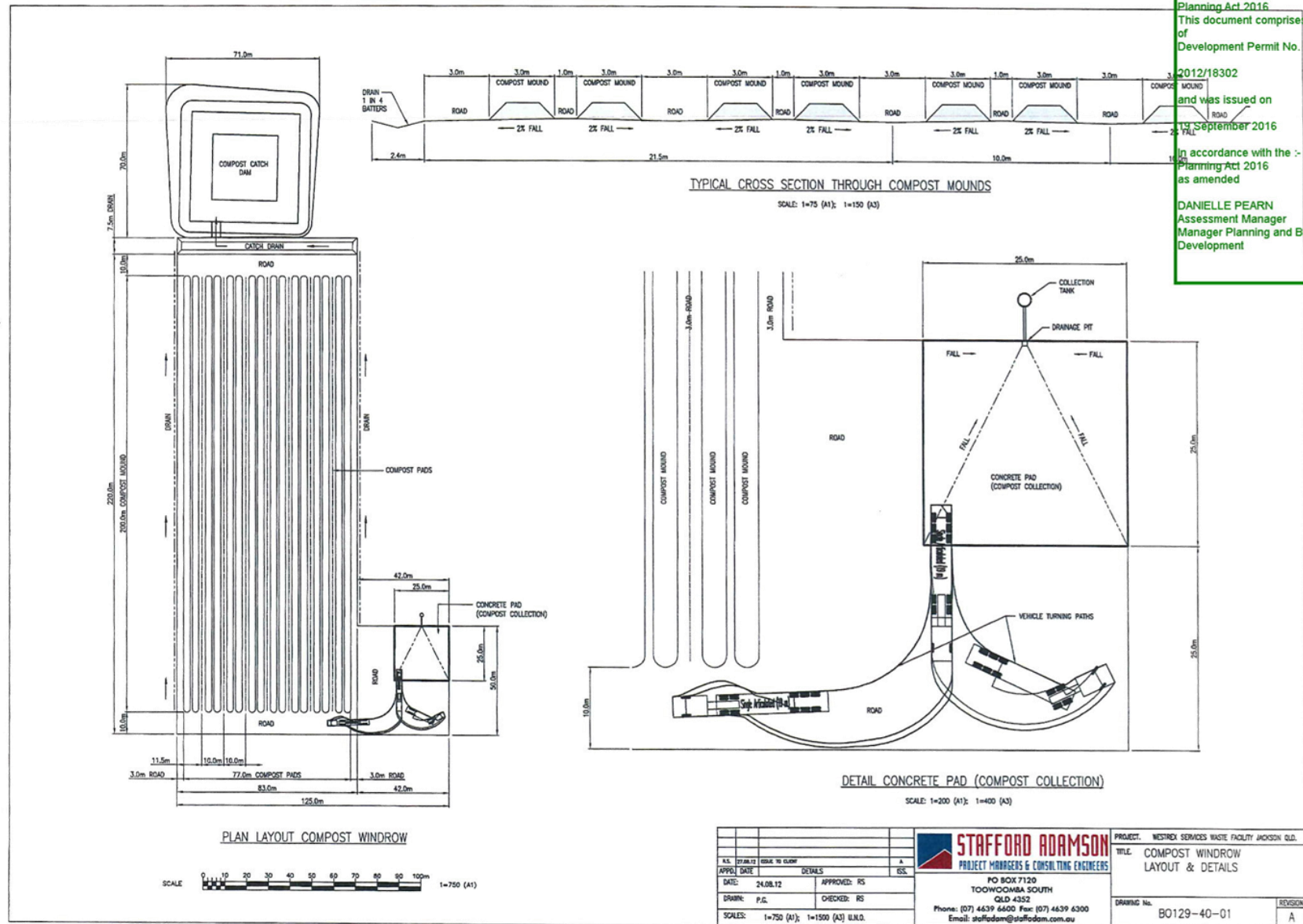


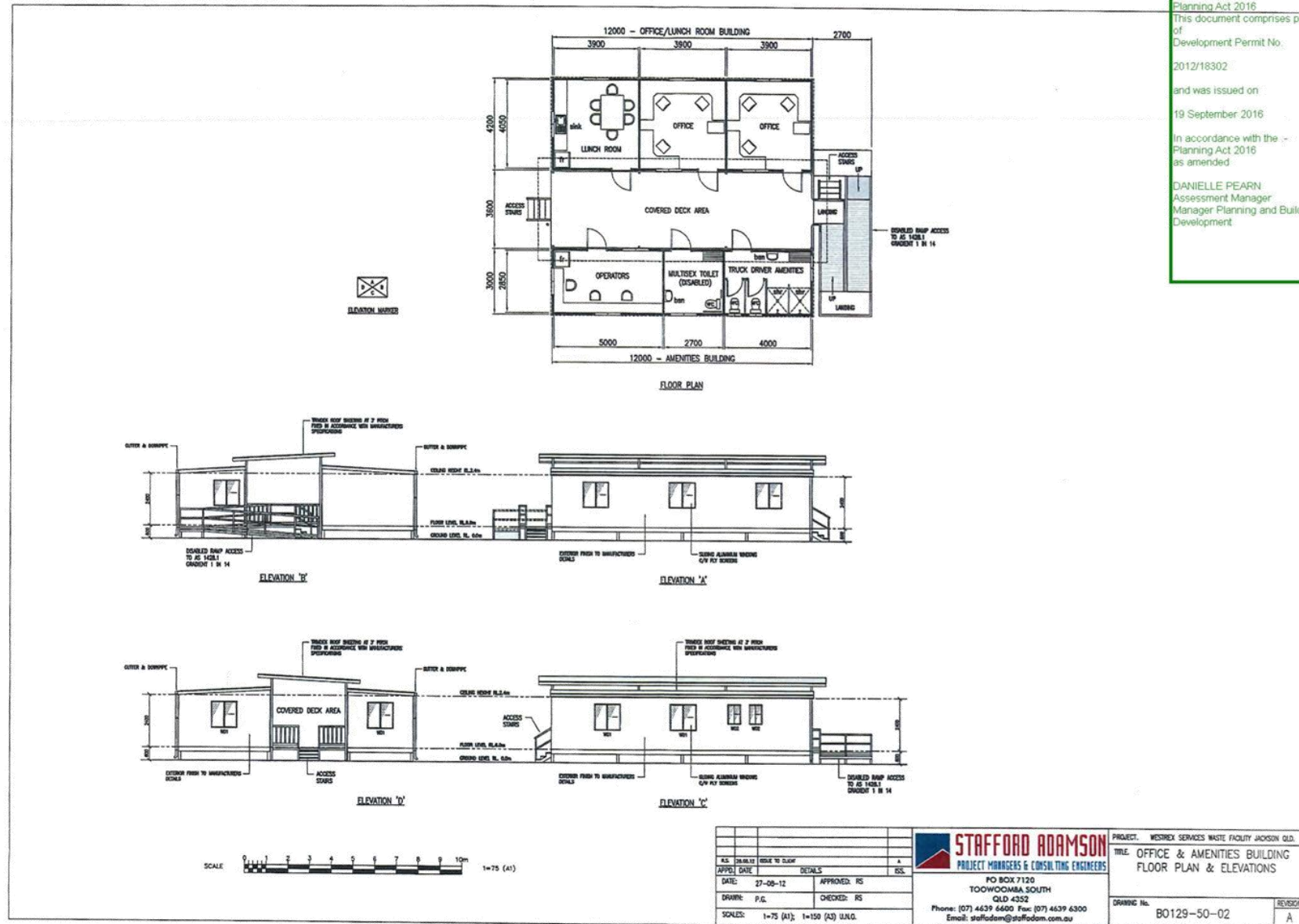
FSA Consulting

TOOWOOMBA OFFICE
PO BOX 177
TOOWOOMBA QLD 4340
TELEPHONE: 07 4631 6200
FACSIMILE: 07 4631 6007

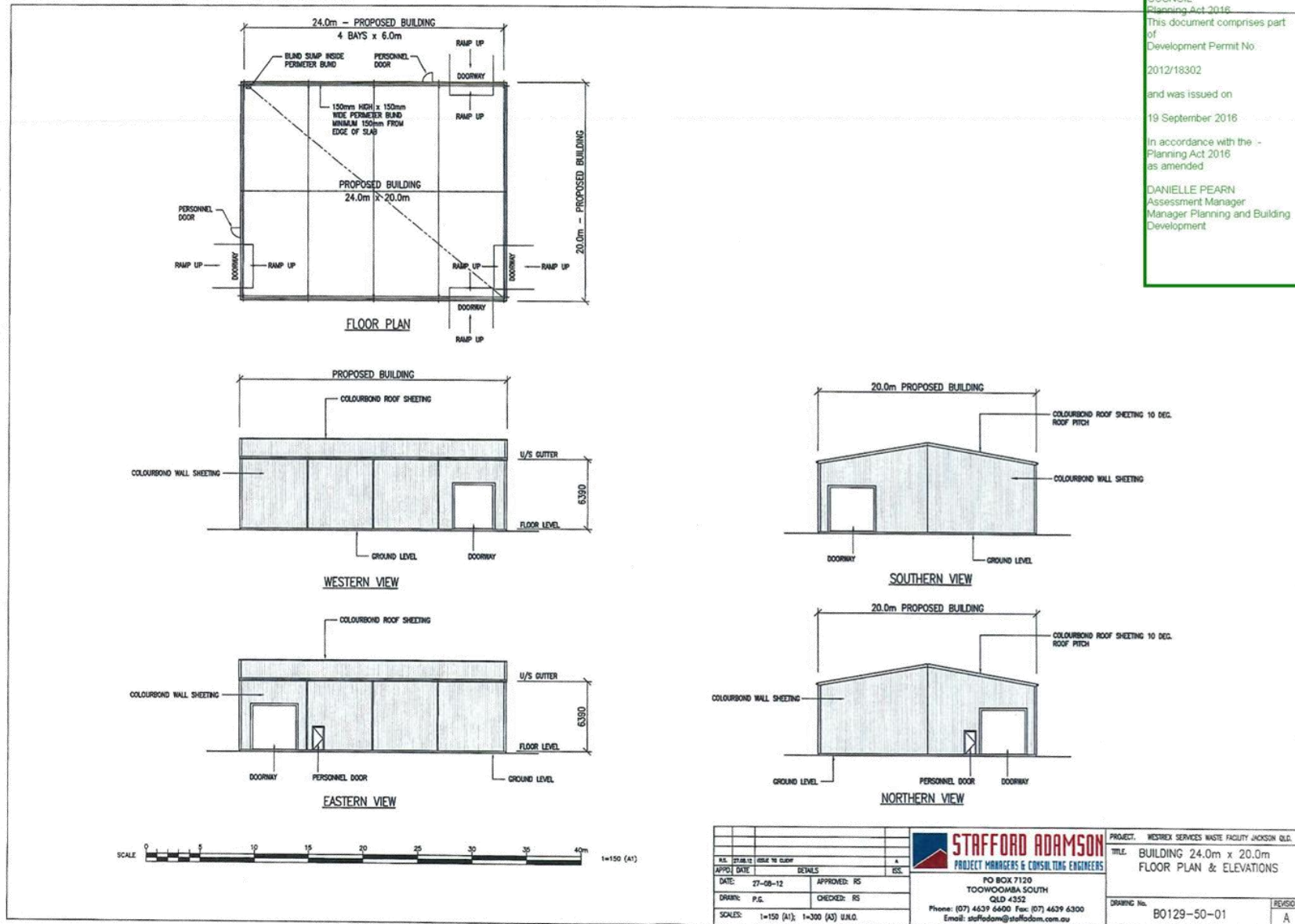
HORSHAM OFFICE
PO BOX 840
HORSHAM VIC 3240
TELEPHONE: 07 3361 0700
FACSIMILE: 07 3361 0700

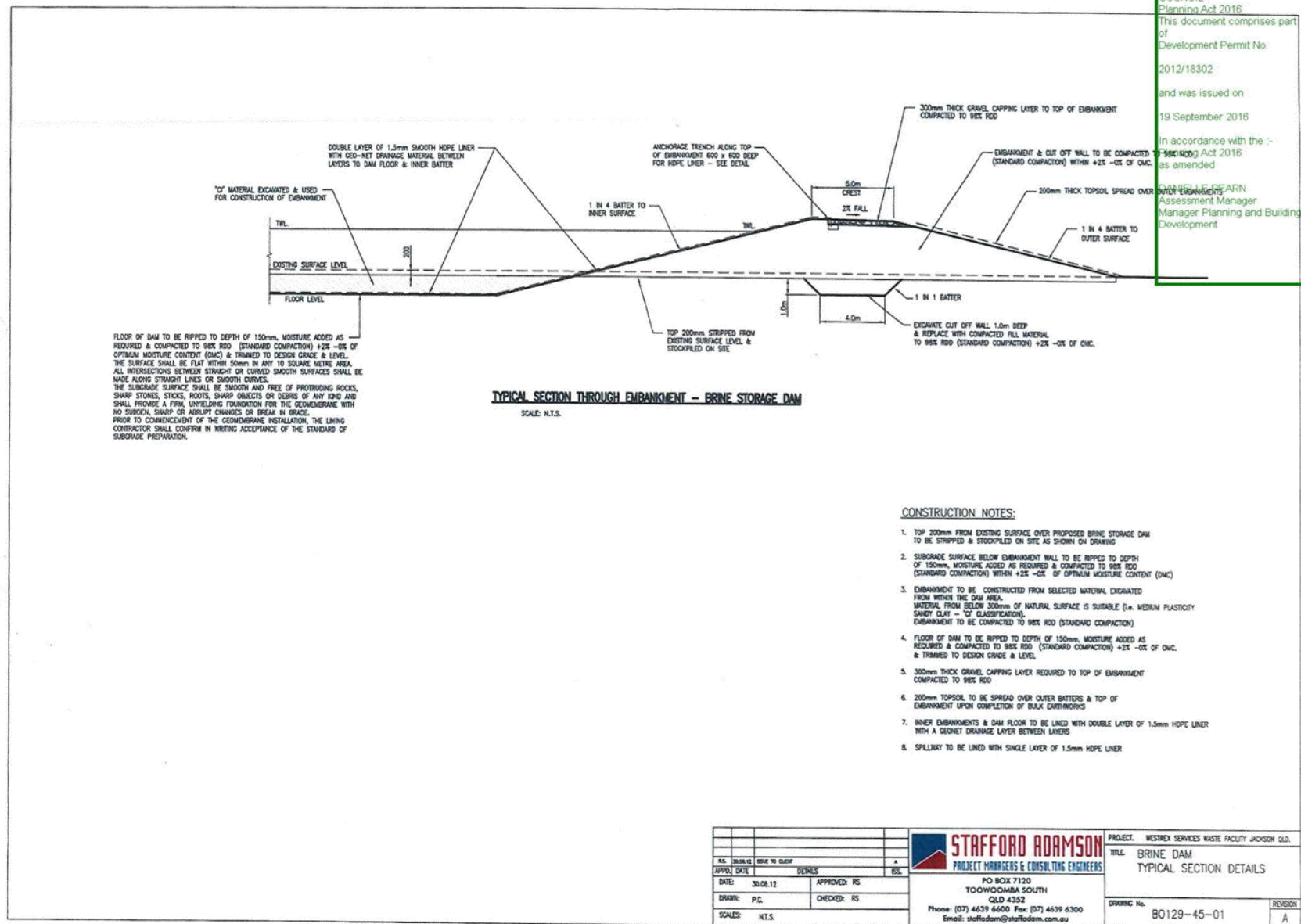


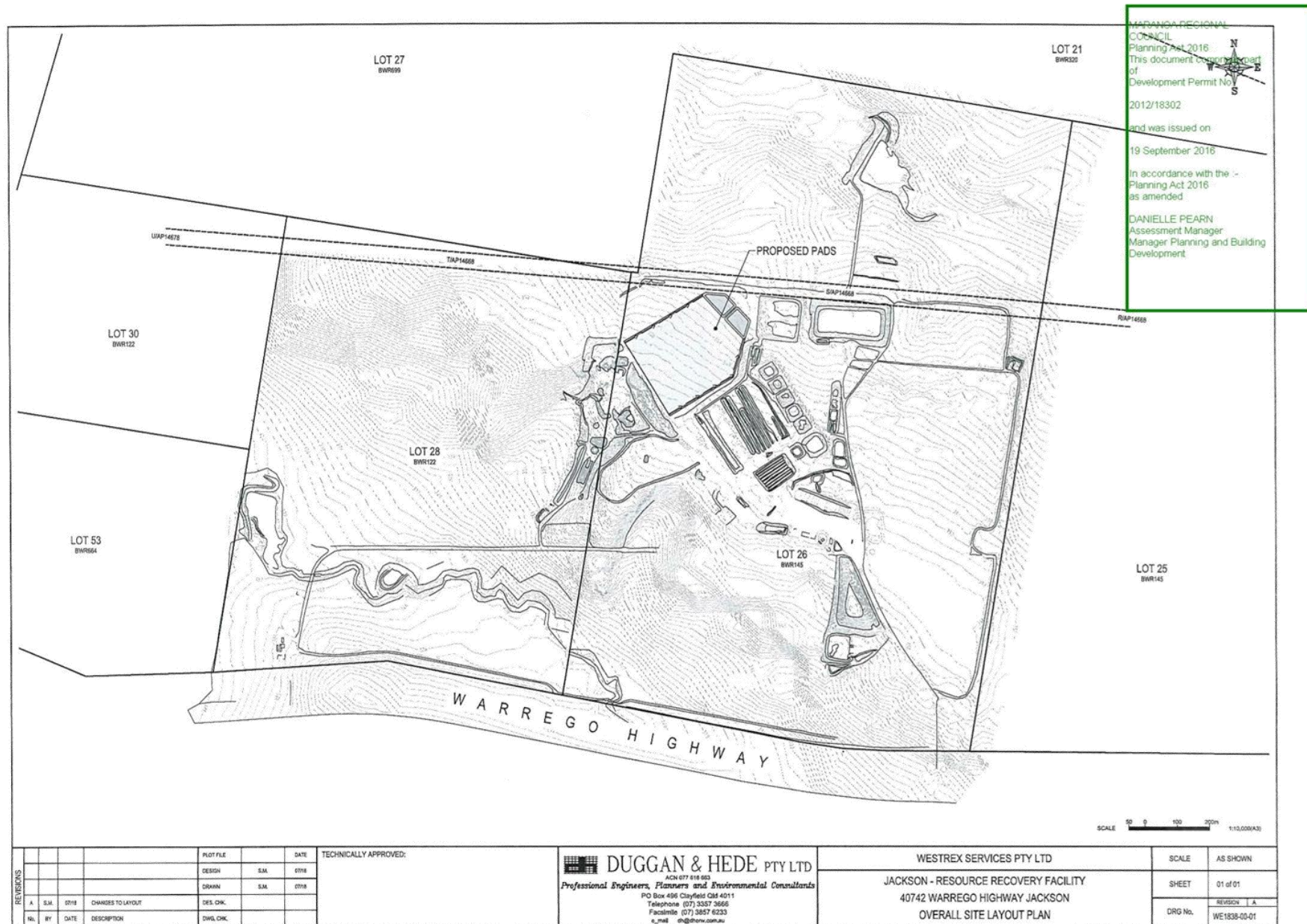


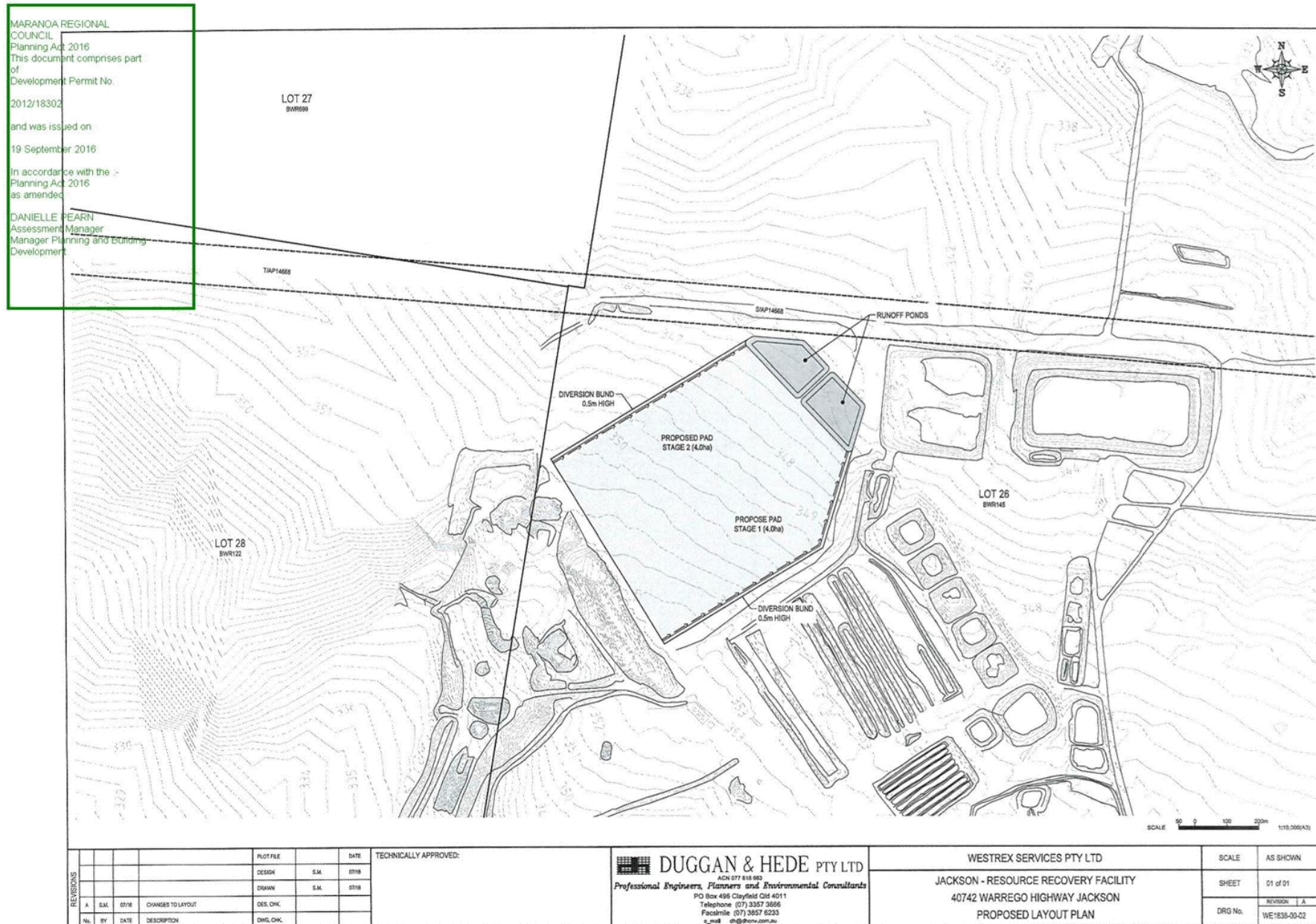


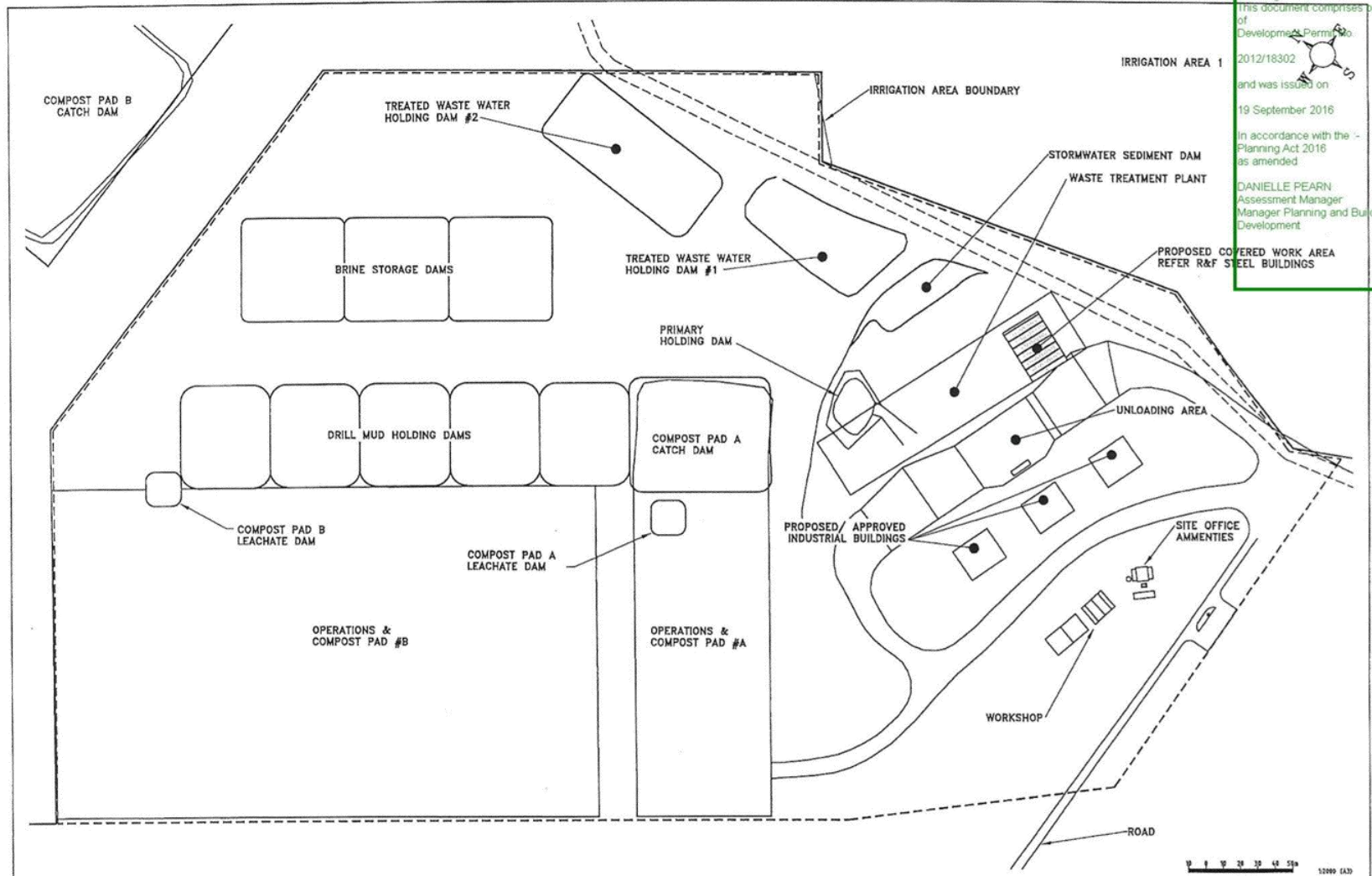
MARANOA REGIONAL COUNCIL
Planning Act 2016
This document comprises part of
Development Permit No.
2012/18302
and was issued on
19 September 2016
In accordance with the
Planning Act 2016
as amended.
DANIELLE PEARNS
Assessment Manager
Manager Planning and Building
Development











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Planning Act 2016
as amended
DANIELLE PEARN
Assessment Manager
Manager Planning and Building
Development

REVISIONS				PLOT FILE		DATE	TECHNICALLY APPROVED:		DUGGAN & HEDE PTY LTD		WESTREX SERVICES PTY LTD		SCALE	AS SHOWN
C	N.B	12.17	NEW BUILDING	DESIGN	M.M	02.14			DUGGAN & HEDE PTY LTD ACH 077 818 883 Professional Engineers, Planners and Environmental Consultants PO Box 498 Clayfield Qld 4011 Telephone (07) 3357 3656 Facsimile (07) 3857 8233 e_mail d@dhenv.com.au		JACKSON - RESOURCE RECOVERY FACILITY 40742 WARREGO HIGHWAY JACKSON APPROVED / EXISTING OPERATION AREA PLAN		SHEET	1 of 1
B	S.W	05.18	ADDITIONS TO LAYOUT	DRAWN	S.M.	02.14								
A	N.B	05.14	AMENITY BUNDS	DES. CHG.										
No.	BY	DATE	DESCRIPTION	DMG. CHG.									DRG No.	WE413-00-02

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

2012/18302

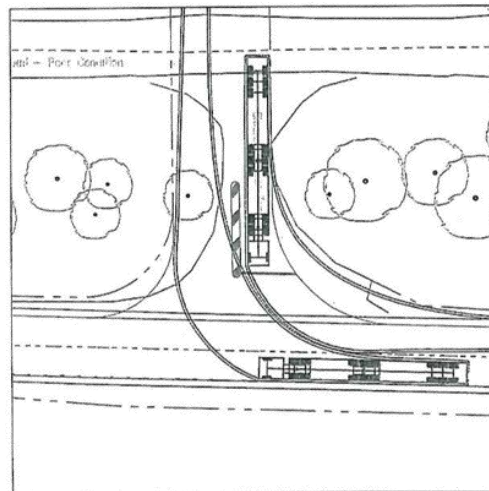
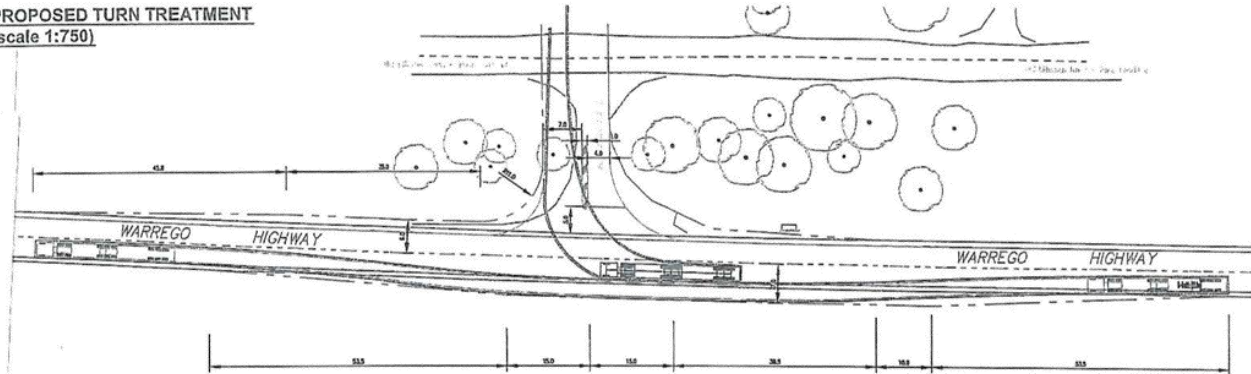
and was issued on

19 September 2016

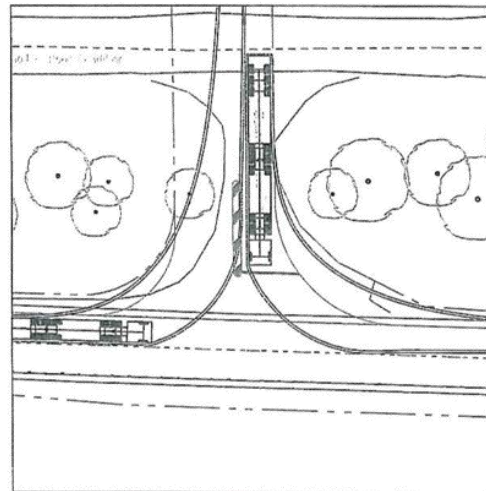
In accordance with the
Planning Act 2016
as amended

DANIELLE PEARN
Assessment Manager
Manager Planning and Building
Development

PROPOSED TURN TREATMENT
(scale 1:750)



MANOEUVRING DIAGRAM 1
(scale 1:500)

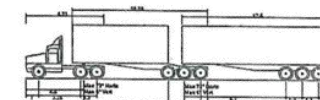


MANOEUVRING DIAGRAM 2
(scale 1:500)

NOTES

DESIGN WIDTHS AND TAPER LENGTHS ARE IN ACCORDANCE
WITH AUSTRROADS GUIDE TO ROAD DESIGN - PART 4A:
UNSIGNALISED INTERSECTIONS.
FIGURE 7.5: BASIC RIGHT (BR) TURN TREATMENT ON A
TWO-LANE RURAL ROAD;
FIGURE 8.2: RURAL BASIC LEFT-TURN TREATMENT (BAL)
POSTED SPEED LIMIT IN AREA 110KM/H.

DESIGN VEHICLE (25m B-DOUBLE)



B-Double (25.0m)
Overall Length 25.000m
Overall Width 2.500m
Overall Body Height 4.300m
Min Body Ground Clearance 0.540m
Track Width 2.500m
Lock to Lock Time 6.00 sec
Curb to Curb Turning Radius 15.000m

ASSOCIATED CONSULTANTS No. BY DATE ORIGINAL ISSUE DESCRIPTION APPD REVISIONS		ASSOCIATED DRAWINGS AUTOCAD PLOTSCALE 1:1	NORTH POINT 	LEVEL DATUM SCALE AS INDICATED ON PLAN DESIGNED H.T. DRAWN H.T. CHECKED S.N. DATE	ttm GROUP TTM Consulting (Qld) Pty Ltd Traffic Parking Acoustics ABN 65 808 801 Lvl 1 - 329 Logan Road WOODLOONGABRA QLD 4302 P.O. Box 1310 COORPAROO QLD 4153 Tel (07) 3327 9500 Fax (07) 3327 9501	JACKSON WASTE FACILITY WARREGO HIGHWAY ACCESS DRIVEWAY & TURN TREATMENT LAYOUT	JOB No. 12BRT0233 No. 1 OF 1 DWG. DRAWING No. 12BRT0233-01 REV. A
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MARANOVA REGIONAL
COUNCIL
Planning Act 2016
This document comprises part
of

Development Permit No.

2012/18302

and was issued on

19 September 2016

In accordance with the
Planning Act 2016
as amended

DANIELLE PEARN
Assessment Manager
Manager Planning and Building
Development



STORMWATER MANAGEMENT PLAN

PROPOSED INTEGRATED WASTE PROCESSING AND RESOURCE RECOVERY FACILITY - JACKSON

PREPARED FOR:

WESTREX SERVICES PTY LTD
PO Box 210
NEW FARM QLD 4005

TOOWOOMBA HEAD OFFICE
PO Box 2175
(11 Clifford St)
Toowoomba QLD 4350

P: 07 4632 8230
F: 07 4632 8057
E: fsa@fsaconsulting.net

HORSHAM OFFICE
Private Bag 260
(110 Natimuk Road)
Horsham VIC 3401

P: 03 5381 0709
F: 03 5381 0719
E: Horsham@fsaconsulting.net

www.fsaconsulting.net

WestRex
Services Pty
Ltd

Site Based Management Plan

Prepared on behalf of WestRex Services Pty
Ltd by Dr G. Davis

Planning Assessment Report – 2012/18302

<u>Application Number:</u>	2012/18302
<u>Proposal:</u>	Minor change to existing Development Approval for a Material Change of Use - "Industry" (High Impact Industry – Waste Treatment and Resource Recovery Facility) and "Caretakers Residence"
<u>Applicant:</u>	Pure Environmental Qld Regional Pty Ltd
<u>Street Address:</u>	40540 Warrego Highway, Jackson
<u>Real Property Description:</u>	Lot: 26 SP: 318595 and Lot: 28 SP: 318595
<u>Officer</u>	A/Senior Town Planner

Summary

Pure Environmental Qld Regional Pty Ltd, through their consultant Convergent247 Pty Ltd, have submitted a Minor Change Application to the previously approved Material Change of Use to establish "Industry" (High Impact Industry – Waste Treatment and Resource Recovery Facility) and "Caretakers Residence" located at 40540 Warrego Highway, Jackson, described as Lots 26 and 28 on SP318595 (the subject premises).

Details of Proposed DevelopmentBackground

On 6 March 2013, Council issued a Decision Notice approving establishment of a waste treatment and resource recovery facility at the subject premises. The site was operated by Westrex Services Pty Ltd, now Pure Environmental, and has been operating since April 2013. The activity is permitted to be carried out in accordance with the conditions of Development Approval 2012/18302 and several Environmental Authorities (EAs) that are administered by the Department of Environment, Tourism, Science and Innovation (DETSI).

On 31 March 2015, Council issued an amended decision notice reflecting changes to the development resulting from detailed design and Environmental Authority requirements.

On 29 August 2016 a related Material Change of Use approval (2016/19470) was issued for an "Industry" (High Impact Industry – Landfill) and Accommodation Units (Ancillary Worker's Accommodation). No changes to this approval are proposed as part of this application.

On 19 September 2018, a Minor Change to the waste treatment approval (Ref: 2012/18302) was issued to permit the establishment of Pad C (and associated run-off ponds) at the approved facility. The additional pad area had an area of 8 hectares on a portion of the site originally set aside for irrigation purposes. The pad area was to *"better manage the receipt and storage of regulated waste (predominantly drilling mud) currently received at the existing facility."*



Figure 1 –Approved Plan (2018)

Proposal

The applicant has submitted a further request to change the existing approval, to increase the area of Pad C by an additional 1.45ha. The extension is contained within the overall approved development footprint for the site. The proposed change plan is included below as Figure 2, with the existing approved area in blue, and proposed changed layout shown in yellow.

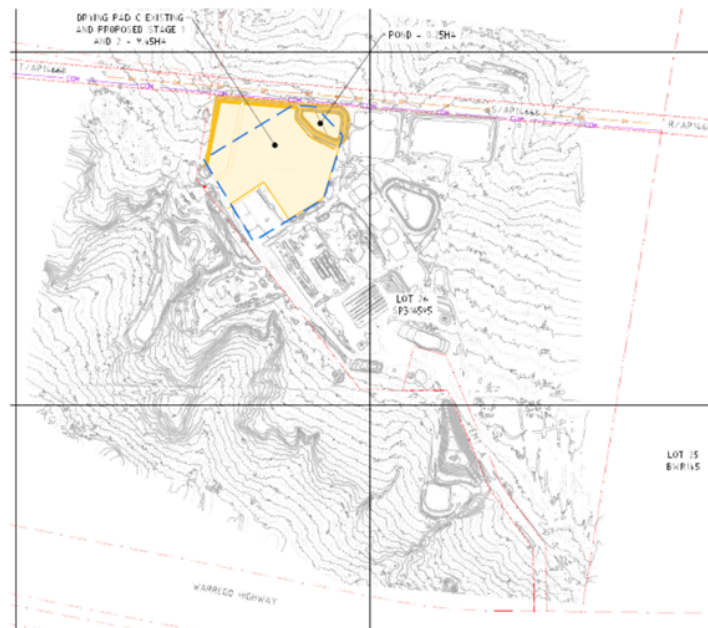


Figure 2 – Proposed Site Plan

The applicant states that the proposed change is *“to improve site management of the current receipt and storage of regulated waste (predominantly drilling mud) received at the existing facility.*

The change will also increase the size of the run-off ponds by around 0.25ha - designed to meet requirements in the site's Environmental Authority..."

The applicant further states that periods of extended wet weather impact the operations of the site for drying and blending drilling muds for adaptive reuse, and therefore increase drying surfaces are required.

The proposed change will also require a change to the existing Environmental Authority, which will be managed separately to the Council application.

Changes to Conditions

As a result of the proposed change, the following conditions are proposed to be changed, including reasons for the changes.

Existing Condition 3

Existing Condition 3 reads as follows:

3. *All works and operations are to be carried out generally in accordance with the approved plans listed in the following table. Where the approved plans are in conflict with the Assessment Manager's conditions, the Assessment Manager's conditions shall take precedence.*

Plan/Document number	Plan/Document name	Date
Fig. 19	Supporting Information For Integrated Waste Facility Sensitive Receptor Locations	
WE413-00-01, Revision 1	Site Layout Plan	08/18
WE413-00-02	Operation Area Plan	05/14
B0129-40-01, Rev A	Compost Windrows Layout & Details	27.08.12
B0129-50-02, Rev A	Office and Amenities Building Floor Plan & Elevations	28.08.12
B0129-50-01, Rev A	Building 24.0m x 20.0m Floor Plan & Elevations	27.08.12
B0129-45-01	Brine Dam Typical Section Details	30.08.12
DOC01	Site Based Management Plan	2012
7910, Rev 4	Stormwater Management Plan	28 August 2012
12BRT0233-01, Rev A	Warrego Highway Access Driveway & Turn Treatment Layout	13-07-12
CMDG D5	Capricorn Municipal Development Guidelines – Stormwater Drainage Design D5 Design Guidelines	03/2012
WE1838-00-01	Overall Site Layout Plan	07/18
WE1838-00-02	Proposed Layout Plan	07/18

Discussion

The application requires changes to the approved plans to reflect the additional 1.45ha of use area.

On review of the approved plans, it is also proposed to remove the CMDG Design Guideline as an approved document. The guideline is referenced in the relevant conditions of approval and it is not considered to be required to duplicate the guideline as an approved document.

In addition, the Site Based Management Plan is also proposed to be deleted as an approved document. The current approved document is dated 2012 and is no longer up to date or an accurate record of site activities and environmental management procedures. In lieu of replacing the Site Based Management Plan with an updated document that will also be regularly superseded, it is proposed to be deleted as an approved document altogether. In addition, Condition 6 will then be amended to adopt a condition applied to the Environmental Authority for this site, that ensures procedures are in place and that Council can obtain copies upon request.

Proposed Condition 3

3. All works and operations are to be carried out generally in accordance with the approved plans listed in the following table. Where the approved plans are in conflict with the Assessment Manager's conditions, the Assessment Manager's conditions shall take precedence.

Plan/Document number	Plan/Document name	Date
Fig. 19	Supporting Information For Integrated Waste Facility Sensitive Receptor Locations	
WE413-00-01, Revision 1	Site Layout Plan	08/18
240187-000-001	Operational Works Layout Plan	27/05/25
240187-000-002	Proposed Layout Plan	29/05/25
WE413-00-02	Operation Area Plan	05/14
B0129-40-01, Rev A	Compost Windrows Layout & Details	27.08.12
B0129-50-02, Rev A	Office and Amenities Building Floor Plan & Elevations	28.08.12
B0129-50-01, Rev A	Building 24.0m x 20.0m Floor Plan & Elevations	27.08.12
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CMDG-D5	Capricorn Municipal Development Guidelines—Stormwater Drainage Design-D5 Design Guidelines	03/2012
WE1838-00-01	Overall Site Layout Plan	07/18
WE1838-00-02	Proposed Layout Plan	07/18

Existing Condition 6

6. All approved uses must be carried out in accordance with the requirements of the approved Site Based Management Plan.

Discussion

As outlined above, the approved Site Based Management Plan is dated from 2012 and has not been updated to reflect changes in the activity and environmental procedures. As a result, a condition from the Environmental Authority will be duplicated in lieu of approving a superseded management plan.

Proposed Condition 6

6. The activity must be undertaken in accordance with written procedures that:
- a) identify potential risks to the environment from the activity during routine operations and emergencies; and
 - b) establish and maintain control measures that minimise the potential for environmental harm; and
 - c) ensure plant, equipment and measures are maintained in a proper and effective condition; and
 - d) ensure plant, equipment and measures are operated in a proper and effective manner; and
 - e) ensure that staff are trained and aware of their obligations under all relevant legislation; and
 - f) ensure that reviews of environmental performance are undertaken at least annually.

Copies of the written procedures must be provided to Council within 48 hours of a written request being made.

Characteristics of the Site

The subject site is comprised of two adjoining allotments with a total area of approximately 405ha, shown below in Figure 3. A previous development approval (2022/20535) was issued that realigned the boundaries of the lots to meet regulatory requirements under the *Waste Reduction and Recycling Act 2011*.

The site is located approximately 1km north-east of Jackson, with the development footprint approximately 2.6km north-east of Jackson, as the crow flies. The site is located within the Rural Zone under Maranoa Planning Scheme 2017.

The site has frontage to the Warrego Highway along the southern boundary. An unformed road reserve forms the northern boundary of the site, and an Ergon easement runs east-west through the site.



Figure 3 – Locality Plan

Consideration of Assessment Benchmarks

The application has been submitted as a minor change to the original development approval and requires a change decision notice to be issued by Council. Pursuant to Section 81 of the *Planning Act 2016* (the Act), in assessing a change application, Council must consider;

- the information the applicant included with the application; and
- all matters the responsible entity would or may assess against or have regard to, if the change application were a development application; and
- another matter that the responsible entity considers relevant.

Council must also consider any statutory instrument, or other document, as in effect when the development application for the original development approval was properly made.

Schedule 2 of the Planning Act 2016 and Schedule 1 of the Development Assessment Rules

The proposed minor change application is required to be assessed against:

- Schedule 2 of the *Planning Act 2016*
- Schedule 1 of the Development Assessment Rules

Provision	Response
<p>(b) for a development approval -</p> <p>(i) would not result in substantially different development; and</p> <p><i>A change may be considered to result in a substantially different development if any of the following apply to the proposed change:</i></p> <p>(a) involves a new use; or</p> <p>(b) results in the application applying to a new parcel of land; or</p> <p>(c) dramatically changes the built form in terms of scale, bulk, and appearance; or</p> <p>(d) changes the ability of the proposed development to operate as intended; or</p> <p>(e) removes a component that is integral to the operation of the development; or</p> <p>(f) significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or</p> <p>(g) introduces new impacts or increase the severity of known impacts; or</p> <p>(h) removes an incentive or offset component that would have balanced a negative impact of the development; or</p> <p>(i) impacts on infrastructure provisions.</p>	<ul style="list-style-type: none"> • The change does not involve a new use. • The change does not apply to a new parcel of land. The change to lot descriptions does not alter the land affected by the development. • The proposal does not alter approved built form associated with the use. • The proposal does not change the ability of the use to operate as intended. • The change does not remove any components of the development. • The change will not impact on traffic flow. The approved waste streams and quantities will be maintained and therefore there will be no additional vehicle movements beyond what was anticipated as part of the original approval. No new access or internal access routes are proposed. • The proposal is not considered to increase the severity of existing known impacts. The increased pad storage area does not reduce setbacks to sensitive land uses. <p>The key potential impacts are considered to be managed by way of the existing development conditions. The development conditions apply to the whole of the approved activity and will continue to be applied to the changed development.</p>

Provision	Response
	<ul style="list-style-type: none"> The change does not remove any incentive or offset. The proposal will not impact on infrastructure provision.
(ii) if a development application for the development, including the change, were made when the change application is made would not cause— (A) the inclusion of prohibited development in the application; or	Complies The proposed change does not include any prohibited development.
(B) referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or	Complies The proposed change does not trigger referral to any additional external agencies. Ergon was provided with a copy of the development application. The Chief Executive is not an affected entity for a Minor Change application. A separate Change Application will be submitted separately to DETSI for the Environmental Authority.
(C) referral to extra referral agencies, other than to the chief executive; or	Complies The proposed change does not trigger referral to any external agencies.
(D) a referral agency, in assessing the application under section 55(2), to assess the application against, or have regard to, a matter, other than a matter the referral agency must have assessed the application against, or had regard to, when the application was made; or	Complies The proposed change does not require additional assessment by any referral agencies.
(E) public notification if public notification was not required for the development application.	Complies The original development application was subject to Impact Assessment.

Council Policies or Asset Management Plans:

Council must also consider any statutory instrument, or other document, as in effect when the development application for the original development approval was properly made.

Maranoa Planning Scheme 2017

The original development application was assessed against the Planning Scheme for Bendemere Shire Council Area 2006. Any conflict with the Planning Scheme associated with the existing approval is considered to have been resolved.

The most recent change application was assessed against the Maranoa Planning Scheme 2017. The current proposed change will also be considered against the relevant assessment benchmarks applicable to the development under the Maranoa Planning Scheme 2017 are:

- Part 6.2.1 Rural Zone Code

The following assessment will consider the relevant provisions, in the context of the change application.

The establishment of an Industry use in the Rural Zone is not considered to be a consistent use. However, the nature of the use relies in significant setbacks to surrounding land uses and therefore cannot reasonably be located in an Urban Zone.

Rural Zone Code

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
PLANNING		
Use, density and built form		
Agricultural land classification – in addition, refer to the Agricultural land overlay code where mapped in the SPP mapping as Class A or Class B Agricultural land.		
PO 1 Scale Non-rural activities are at a scale that protects the amenity of the area.		Complies The proposed increased pad area is not considered to increase the severity of known impacts associated with the existing lawful use of the premises. Existing conditions of approval will continue to apply to protect the amenity of the surrounding area.
PO 2 Location Non-rural activities must be located where there is convenient access unless the development is for an Extractive Industry (whose location is dependent on the resource) in which case appropriate access will be developed. Uses other than Rural activities or Dwelling house are located so as: <ul style="list-style-type: none"> (a) not to prejudice the consolidation of like non-rural uses in other more appropriate areas; (b) to be co-located with other non-rural uses wherever possible; (c) to be located on the major road network rather than local roads. Note: Non-rural uses are any uses that are not associated with Rural activities or a Dwelling house.	AO 2.1 Accommodation activities and their associated outbuildings are located below ridgelines. AO 2.2 Accommodation activities are located to ensure the rural amenity and landscape views are protected and enhanced.	Complies The site has direct access to the Warrego Highway. Further, the proposed change does not prejudice the consolidation of other industrial uses in more appropriate areas. The nature and scale of the use cannot practically be located in the urban zone.
PO 3 Density and site coverage The density of Accommodation activities does not impact adversely on the rural amenity or rural activities of the zone.		Not Applicable

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
PO 4 Setbacks Building setbacks: (a) assist in enhancing the character and amenity of the area; (b) are appropriate to the scale of the development; (c) are sufficient to minimise loss of privacy, overshadowing and overlooking of adjoining premises; and (d) provide adequate separation and buffering between residential and non-residential premises.	AO 4.1 Buildings and car parking areas are set back a minimum of 15 m from the primary street frontage, 15 m from any secondary frontage and 5 m from side and rear. For development on a corner allotment: AO 4.2 No structure exceeding 2 m in height is to be built within a 20 m by 20 m truncation at the corner of the two road frontages.	Not Applicable No new buildings, structures or car parking areas are proposed as a result of the change.
PO 5 Separation Rural activities are sufficiently separated from any existing or planned residential or rural residential area or other sensitive land use to avoid any adverse impacts including noise, dust, odour, visual impact, traffic generation, lighting, radiation or other emissions or contaminants. Note: Sensitive land uses are defined in the State Planning Policy.		Not Applicable The change does not include a rural activity.
PO 6 Outbuildings Rural amenity is to be maintained.	AO 6.1 Outbuildings are to be located a minimum of 15 m from the boundary fronting the public road and a minimum of 5 m from any other boundary; and AO 6.2 For lots equal to or greater than 1000 ha, outbuildings for rural uses may be any size. AO 6.3 For lots equal to or greater than 10 ha and less than 1000 ha outbuildings for rural uses may be up to 8.5 m in height and 300 m ² floor area. AO 6.4 For lots less than 10 ha outbuildings for rural uses may be up to 4.2 m in height and 120 m ² floor area. Note: Outbuildings' include any form of shipping container, railway carriage, pre-fabricated building or the like, that is used for storage that is ancillary to the primary land use. These forms of outbuildings are an acceptable outcome in the Rural zone.	Not Applicable No new buildings are proposed as a result of the change.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
PO 7 Important agricultural areas Important agricultural areas are optimised for the promotion and enabling of increased agricultural production.	AO 7.1 Development does not significantly reduce the agricultural capacity of important agricultural areas. Note: Important agricultural areas are mapped on the SPP Interactive Mapping System (Plan Making).	Not Applicable The site is not identified as an important agricultural area.
PO 8 ALC Class A and Class B agricultural land Avoid locating non-agricultural development on, or adjacent to, ALC Class A or Class B land.	AO 8.1 Development on or adjacent to ALC Class A or Class B land is complementary to agriculture and does not diminish or risk the viability of future agricultural productivity.	Not Applicable The development footprint is not located on ALC Class A or B land.
PO 9 Sensitive land Rural land uses are 'protected from encroaching incompatible land uses'.	AO 9.1 Sensitive land uses and non-rural activities do not compromise the viability of existing or future rural activities. Note: Sensitive land uses are defined in the State Planning Policy.	Complies The proposed change is contained within the existing approved overall development footprint and will not compromise the viability of existing rural uses.
Amenity		
Advertising signs - refer to the Operational works advertising devices code		
Heritage places - in addition, refer to the Heritage overlay code where mapped in the SPP Cultural heritage mapping or listed in the Heritage and character policy		
PO 10 Cultural heritage The physical integrity and significance of cultural heritage discovered during development are retained. Note: Cultural heritage refers to indigenous and non-indigenous cultural heritage.	AO 10.1 Protection of cultural heritage is achieved by demonstrated agreement with the appropriate aboriginal or cultural heritage body responsible for the care of that heritage.	Complies The operation of the use is governed by the Cultural Heritage Duty of Care Guidelines.
Avoiding nuisance		
PO 11 Operating Hours Uses are operated in a manner that ensures that local amenity is protected.	For Business and Entertainment activities: AO 11.1 Uses are operated between the hours of 6.00 am and 6.00 pm. For Community activities: AO 11.2 Community activities are operated between the hours of 7.00 am and 8.00 pm where adjoining land in the General Residential Zone, Rural Residential Zone or land designated as Future Urban or Rural Residential on a Strategic Plan Map.	Not Applicable The proposed change does not alter the existing lawful operating hours.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
	<p>For Industry activities: AO 11.3 Uses are operated between the hours of 6.00 am and 6.00 pm, Monday to Saturday only, and not including public holidays.</p> <p>For all other uses: AO 11.4 No solution specified.</p>	
<p>PO 12 Noise emissions Noise emissions from premises do not cause nuisance to adjoining properties or sensitive land uses.</p>	Note: Sensitive land uses are defined in the State Planning Policy.	<p>Complies The proposed change is not expected to increase noise emissions. Existing conditions are considered to manage potential noise impacts.</p>
<p>PO 13 Lighting Lighting is designed in a manner to ensure ongoing amenity and safety in the activity area, whilst ensuring surrounding areas are protected from undue glare or lighting overspill.</p>	<p>AO 13.1 All lighting does not exceed 8 lux at 1.5 m from beyond the site boundary.</p>	<p>Complies No changes to site lighting are proposed as part of the change.</p>
<p>PO 14 Refuse storage Refuse storage areas are screened from the road and adjoining uses.</p>		<p>Complies All existing refuse storage areas are screened.</p>
ENGINEERING		
Earthworks - refer to the Excavation or filling code		
Infrastructure – refer to the Operational works infrastructure code		
Erosion control		
<p>PO 15 Construction activities Both erosion control and silt collection measures are undertaken to ensure the protection of environmental values during construction.</p>	<p>AO 15.1 During construction, soil erosion and sediment are managed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p>	<p>Complies The construction of the proposed pad will be subject to a separate Operational Works permit.</p>
Provision of services		
<p>PO 16 Electricity supply Premises are provided with an adequate supply of electricity for the activity.</p>	<p>AO 16.1 Premises have an electricity supply that is approved by the relevant energy regulatory authority; and/or</p> <p>AO 16.2 Renewable energy systems contribute to the supply and use of electricity to and from the grid.</p>	<p>Complies The site is connected to reticulated electricity.</p>
<p>PO 17 Water supply To ensure the provision of a potable and fire- fighting water supply: (a) premises are provided with a</p>	<p>AO 17.1 Premises have an approved water allocation as provided by the relevant agency and,</p>	<p>Complies The site is provided with an adequate water supply to service the use. The</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
<p>supply and volume of water adequate for the activity; and</p> <p>(b) access is maintained to the supply for fire-fighting purposes; and</p> <p>(c) access to reticulated water infrastructure is to be maintained for maintenance and replacement purposes</p>	<p>in addition to the requirements under the 'Queensland Development Code MP 4.2':</p> <p>(a) dwellings have a minimum water supply of 45,000 litres provided by a rainwater tank connected to the premises; or</p> <p>(b) dwellings have a minimum water supply of 22,500 litres provided by a rainwater tank connected to the premises and an alternative source of fire-fighting water is available as a permanent body of water (such as a swimming pool or dam located on the site and within the proximity of the dwelling).</p>	<p>proposed change will not increase potable water demand.</p>
<p>PO 18 Effluent disposal</p> <p>To ensure that public health and environmental values are preserved:</p> <p>(a) all premises provide for the effective treatment and disposal of effluent and other wastewater; and</p> <p>(b) access to reticulated infrastructure is to be maintained for maintenance and replacement purposes.</p>	<p>AO 18.1</p> <p>Premises have on-site effluent disposal systems designed in accordance with AS/NZS 1547:2012.</p>	<p>Complies</p> <p>The site is provided with an adequate effluent disposal system. The proposed change will not increase staff on site.</p>
Stormwater and drainage		
<p>PO 19 Stormwater and inter-allotment drainage</p> <p>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; and,</p> <p>(c) protect and maintain environmental values.</p>	<p>AO 19.1</p> <p>Stormwater and inter-allotment drainage is collected and discharged in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p>	<p>Complies</p> <p>The proposed pad extension will drain to an extended sediment basin to manage stormwater in accordance with the Environmental Authority requirements.</p>
Roads and rail		
<p>Infrastructure - refer to the Infrastructure overlay code</p> <p>for development in the proximity of, or potentially affecting State infrastructure.</p>		
<p>PO 20 Protection of State controlled roads</p> <p>Development adjacent to State-controlled roads is located to ensure safe and efficient use of the highway, and maintain and enhance the</p>	<p>AO 20.1</p> <p>No direct access to State-controlled roads is permitted except at where the site access is existing or where the development site has</p>	<p>Complies</p> <p>The site has an existing approved access to the State-controlled road network.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
integrity of the highway as a link between centres.	frontage only to a State-controlled road/s.	
PO 21 Roads An all-weather road is provided between the premises and the existing road network.	AO 21.1 Roads are designed and constructed in accordance with the Capricorn Municipal Development Guidelines . AO 21.2 Premises have an approved access to the existing road network.	Complies The site has an existing approved access to the Warrego Highway.
Access, parking and manoeuvring		
PO 22 Vehicle access Vehicle access is provided to a standard appropriate for the activity and the zone.	AO 22.1 Access roads are to be all-weather and connect to the existing road network via a crossover designed and constructed in accordance with the Capricorn Municipal Development Guidelines . AO 22.2 Access is to be designed and constructed in accordance with the Capricorn Municipal Development Guidelines . Note: An 'all-weather' road is a road that remains accessible during all normal weather events but can exclude continued functioning during natural hazard events such as fire and flood.	Complies All internal access roads are constructed to an all weather standard.
PO 23 Parking and manoeuvring Vehicle parking and service vehicle provision is adequate for the activity, and ensures both safety and functionality for motorists and pedestrians.	AO 23.1 All uses provide vehicle parking in accordance with Schedule 7, Parking standards. AO 23.2 All uses provide for vehicle manoeuvring in accordance with Australian Standard AS 2890. AO 23.3 All car parking, access and manoeuvring areas have a serviceable, all-weather surface. AO 23.4 All vehicles drive forward when entering and exiting the site.	Complies The proposed change does not increase parking requirements as specified under Schedule 7. Existing parking and manoeuvring areas are adequate for the approved use.

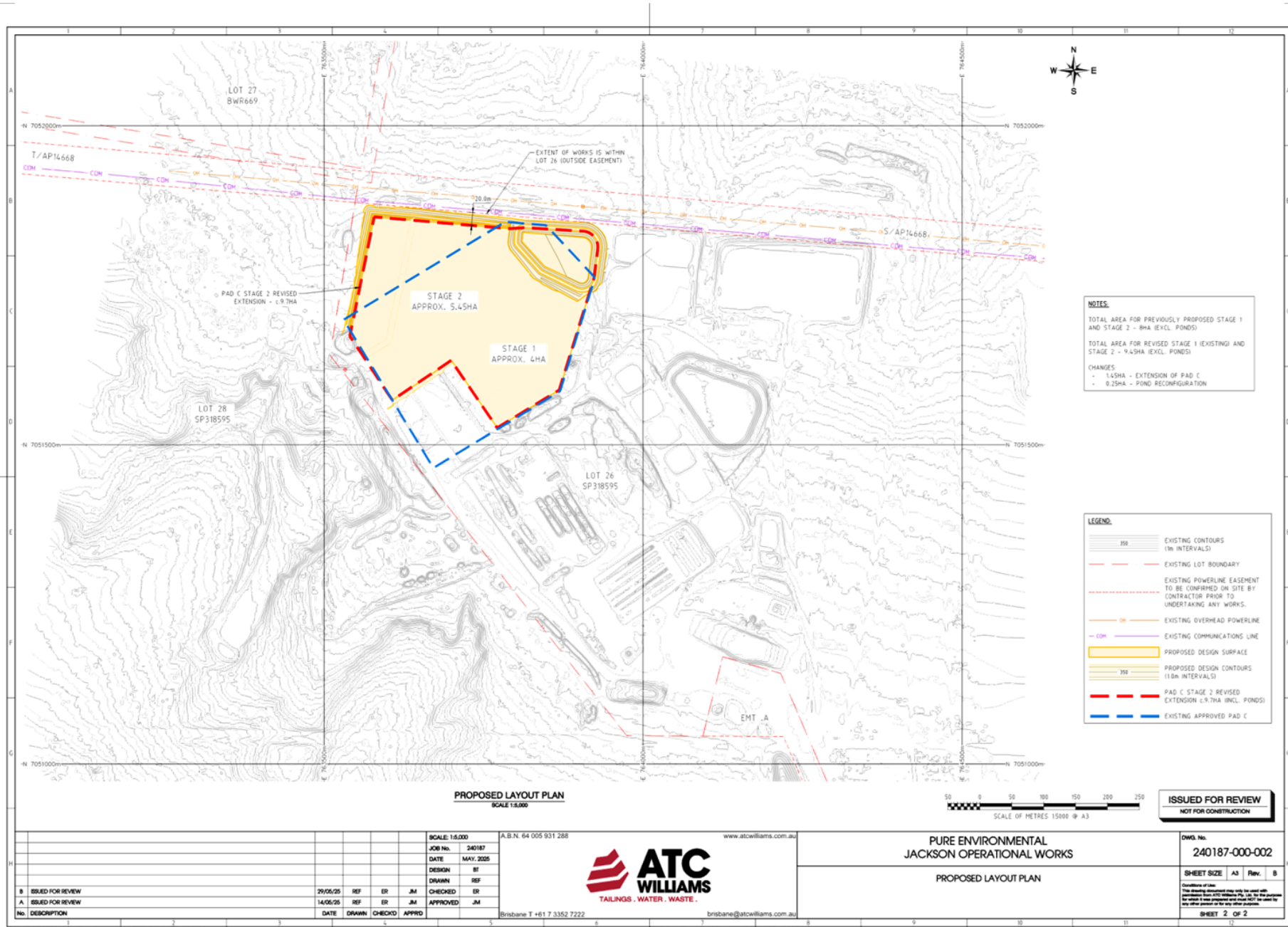
PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
ENVIRONMENTAL		
Biodiversity: in addition, refer to the <i>Biodiversity areas overlay code</i> where mapped in the SPP mapping as MSES.		
PO 24 Air emissions Air emissions including odour from premises do not cause environmental harm or nuisance to adjoining properties or sensitive land uses.	Note: Sensitive land uses are defined in the State Planning Policy.	Complies The proposed change is not expected to increase air emissions. Existing conditions are considered to manage potential impacts.
PO 25 Energy use Non-renewable energy use is minimised through efficient design and the adoption of alternative energy sources.	AO 25.1 Passive solar design principles are adopted in buildings in order to maximise energy efficiency. AO 25.2 Building design and orientation provide opportunities for the incorporation of alternative energy technologies	Not Applicable No new buildings are proposed.
PO 26 Vegetation retention Development retains vegetation not mapped as MSES where it is: (a) adjacent to watercourses and protecting water quality (riparian); (b) protecting an identified habitat; or (c) minimising soil erosion.	Note: MSES areas are mapped on the SPP Interactive Mapping System (Plan Making).	Complies The proposal does not impact areas of state environmental significance.
PO 27 Pests Development avoids the introduction of non-native pest species (plant or animal), that pose a risk to ecological integrity.	AO 27.1 Development avoids the introduction of non- native pest species. AO 27.2 The threat of existing pest species is controlled by adopting pest management practices that provide for long-term ecological integrity.	Complies The proposed change does not include any additional landscaping areas. Biosecurity measures are regulated separately.
PO 28 Watercourse buffers Development ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.	AO 28.1 A minimum 10 m wide vegetated buffer area is provided extending from the high bank of any watercourse. Buffer areas include a cover of vegetation, including grasses.	Not Applicable The proposed change does not reduce setbacks to nearby watercourses.
PO 29 Watercourse integrity Bank stability, channel integrity and in- stream habitat is protected from degradation and maintained or improved at a standard commensurate with pre-development environmental conditions. Development ensures that the natural surface water and groundwater hydrologic regimes of watercourses	AO 29.1 No direct interference or modification of watercourse channels, banks or riparian and in- stream habitat occurs. AO 29.2 Existing natural flows of surface and groundwater are not altered through channelisation, redirection or	Not Applicable The proposed change does not reduce setbacks to nearby watercourses.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
and associated buffers are maintained to the greatest extent possible.	the interruption of flows.	
PO 30 Water quality The standard of effluent and/or stormwater runoff from premises ensures the quality of surface water is suitable for: <ul style="list-style-type: none"> (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 landowners. 		Complies Existing conditions of the development permit and environmental authority appropriately manage the quality of stormwater runoff.
PO 31 Sloping land Development is undertaken to ensure: <ul style="list-style-type: none"> (a) vulnerability to landslip erosion and land degradation is minimised; and (b) that the safety of persons and property is not compromised. 	AO 31.1 Development is not undertaken on slopes exceeding 15%.	Complies The site is not located on land with a slope exceeding 15%.

Assessment Summary

The proposed development is considered to meet the definition of a minor change and is consistent with the purpose of the Rural Zone, given the nature and impacts associated with the approved use. It is therefore recommended that the proposed minor change application to the existing development approval be approved subject to the recommended changes to conditions.





PLANNING & BUILDING DEVELOPMENT REPORT

Meeting: Ordinary 11 September 2025

Date: 27 August 2025

Item Number: 15.6

File Number: D25/86577

SUBJECT HEADING: Development Application Material Change of Use
"Dwelling House" (Domestic Outbuilding) - 85
Charles Street, Roma (Ref: 2025/21465)

Classification: Open Access

Officer's Title: Planning Officer

Executive Summary:

Mark Beitz on behalf of property owners Eileen Dore have submitted a development application for a Material Change of Use "Dwelling House" (Domestic Outbuilding). The proposal is located at 85 Charles Street, Roma, properly described as Lot 1 on RP82514. 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 otherwise be conditioned to achieve compliance.

Officer's Recommendation:

The development application for a Material Change of Use- "Dwelling House" (Domestic Outbuilding) located at 85 Charles Street, Roma, described as Lot 1 on RP82514, **be approved subject to the listed conditions and general advice.**

Use

1. The approved development is a Material Change of Use - "Dwelling house" (Domestic outbuilding) as defined in the *Planning Regulation 2017* and as shown on the approved plans.
 2. The use of the approved Domestic Outbuilding is for residential storage purpose only. Parking or storage of vehicles or equipment associated with a commercial or industrial activity is not an approved use.
 3. The approved Domestic Outbuilding is a non-habitable building and must not be used for residential occupation.
-

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

Approved plans and documents

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

Plan/Document Number	Plan/Document Name	Date
252186-A.100-ISSUE A	Site Plan	28.04.2025
MTOOW04 263227-REV 2 DRAW 2	Elevation Multiview	07.04.2025

Development works

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

Compliance inspection

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

Building size

10. The approved development is limited 68m² floor area.

Building design and siting

11. All setbacks on the approved plans are to be measured to the outer most projection of the approved building.
12. The approved development must not exceed 5.1 metres in height (measured to the highest point i.e roof pitch) above the building pad. The height of the building pad shall be no more than what is reasonably required to prevent stormwater from ponding and must not exceed 300mm above existing ground level.

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

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

Note: Suitable materials include Colorbond or similar.

Applicable Standards

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

Access, parking and manoeuvring

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

Avoiding nuisance

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

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

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

Stormwater and drainage

20. Stormwater from the building is to be collected and discharged so as to:

- a) protect the stability of buildings and the use of adjacent land;
- b) prevent water-logging of nearby land;
- c) protect and maintain environmental values; and
- d) maintain access to reticulated infrastructure for maintenance and replacement purposes.

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

Erosion control

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

No cost to Council

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

Latest versions

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

Application documentation

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

GENERAL ADVICE

- a) Refer to <http://www.cmdg.com.au/> for the Capricorn Municipal Development Guidelines (CMDG).
- b) Refer to <http://www.maranoa.qld.gov.au/council-policies> for Council Policies.
- c) The relevant planning scheme for this development is Maranoa Planning Scheme 2017. All references to the 'Planning Scheme' and 'Planning Scheme Schedules' within these conditions refer to this Planning Scheme.
- d) Under the Planning Scheme a **"Dwelling house"** means a residential use of premises involving –
 - (i) *1 dwelling for a single household and any domestic outbuildings associated with the dwelling; or*
 - (ii) *1 dwelling for a single household, a secondary dwelling, and any domestic outbuildings associated with either dwelling.*
- e) The *Environmental Protection Act 1994* states that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Environmental harm includes environmental nuisance. In this regard, persons and entities involved in the operation of the approved development are to adhere to their 'general environmental duty' to minimise the risk of causing environmental harm to adjoining premises.
- f) All Aboriginal Cultural Heritage in Queensland is protected under the *Aboriginal Cultural Heritage Act 2003* and penalty provisions apply for any unauthorised harm. Under the legislation a person carrying out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage. This applies whether or not such places are recorded in an official register and whether or not they are located in, on or under private land. The developer is responsible for implementing reasonable and practical measures to ensure the Cultural Heritage Duty of Care Guidelines are met and for obtaining any clearances required from the responsible entity.
- g) It is the responsibility of the developer to obtain all necessary permits and submit all necessary plans and policies to the relevant authorities for the approved development.
- h) In completing an assessment of the proposed development, Council has relied on the information submitted in support of the development application as true and correct. Any change to the approved plans and documents may require a new or changed development approval. It is recommended to contact Council for advice in the event of any potential change in circumstances.

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- “Dwelling House” (Domestic Outbuilding). The proposed shed is to span **68m²** and have a height of **5.035m**. The structure is to be an ancillary structure to the existing lawfully approved dwelling on site with the applicant stating the purpose of the shed is for recreational projects and household storage. The proposed shed is shown at the rear of the lot in dark grey in Figure 1 below.

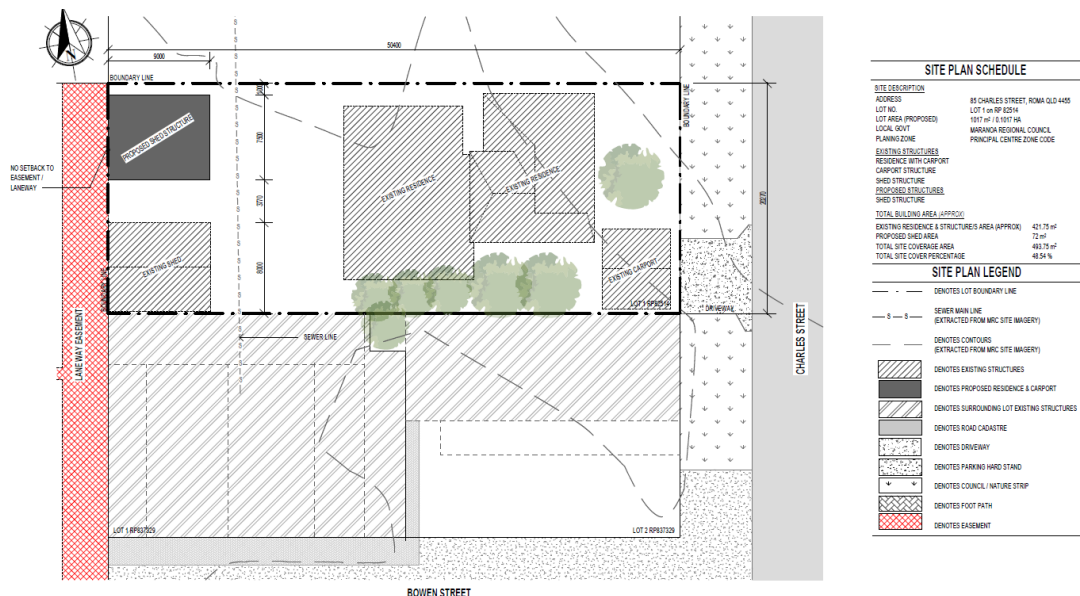


Figure 1: Proposed Site Plan (Source: Brandon & Associates)

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

Options Considered:

N/A

Recommendation:

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

- The existing lawful use of the site is residential activities. The proposed development is an ancillary storage structure to the existing lawful use.
- The proposed development is relatively small scale and is largely obscured from view from the street due to its position at the rear of the site and surrounding development, therefore having minimal visual impact on the Principal Centre Zone.
- The development makes efficient use of the site without adversely impacting the surrounding area, particularly given the higher intensity of land use typically expected within the Principal Centre Zone.

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 "Dwelling House" in the *Maranoa Planning Scheme 2017* (the 'Planning Scheme')

“Dwelling house” means a residential use of premises involving:

(a) one dwelling for a single household and any domestic outbuildings associated with the dwelling; or

(b) one dwelling for a single household, a secondary dwelling, and any domestic outbuildings associated with either dwelling.

Specifically, a **“Domestic Outbuilding”** means a non-habitable class 10a building that is:

(a) a shed, garage or carport; and

(b) ancillary to a residential use carried out on the premises where the building

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 25 August 2025.

In accordance with the Development Assessment Rules, Council's Decision-Making Period ends on 14 October 2025.

Consultation:

Public Notification

The development application was publicly notified between 1 August and 24 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 1 August 2025 and notified the adjoining landowners on 29 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

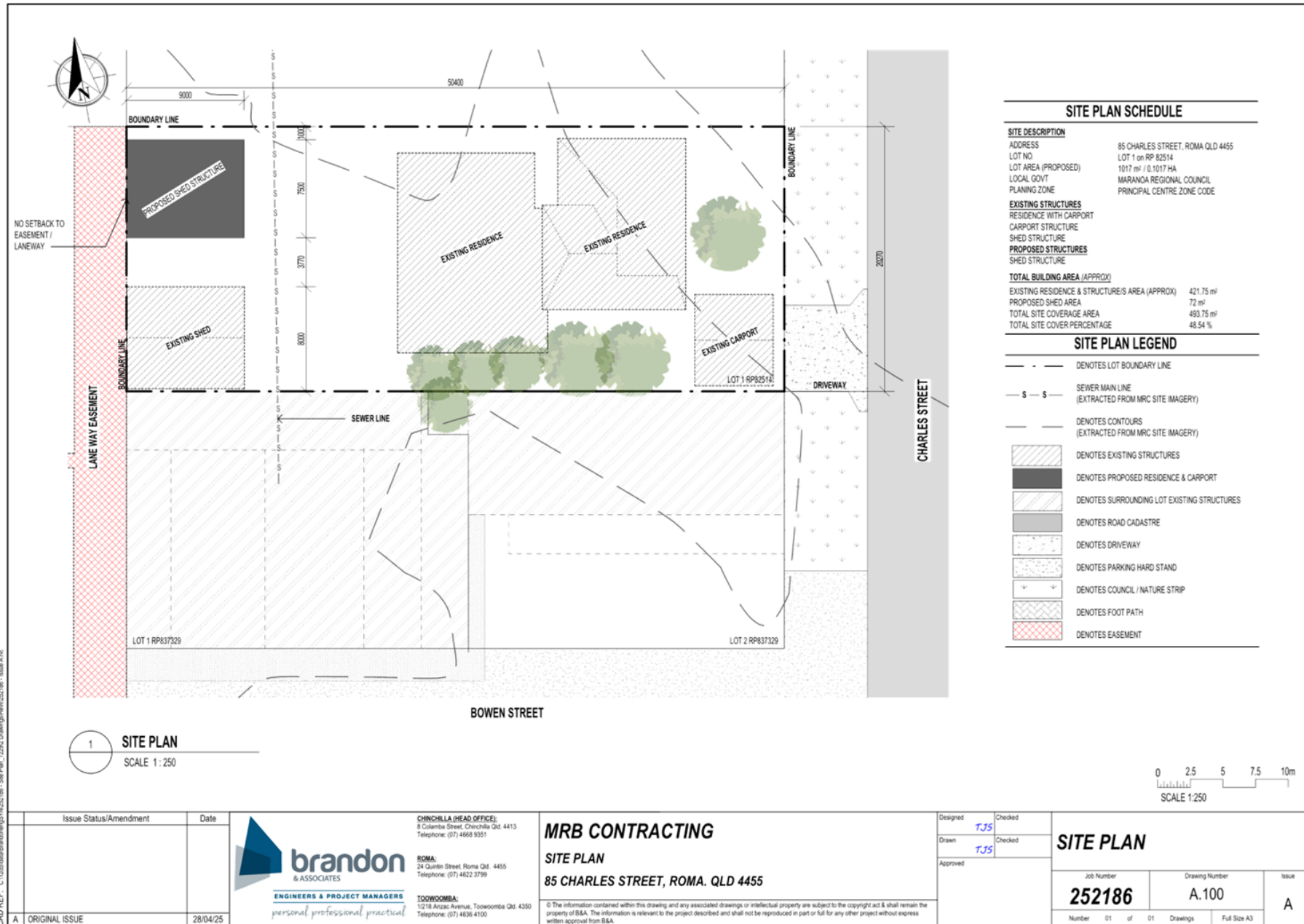
Supporting Documentation:

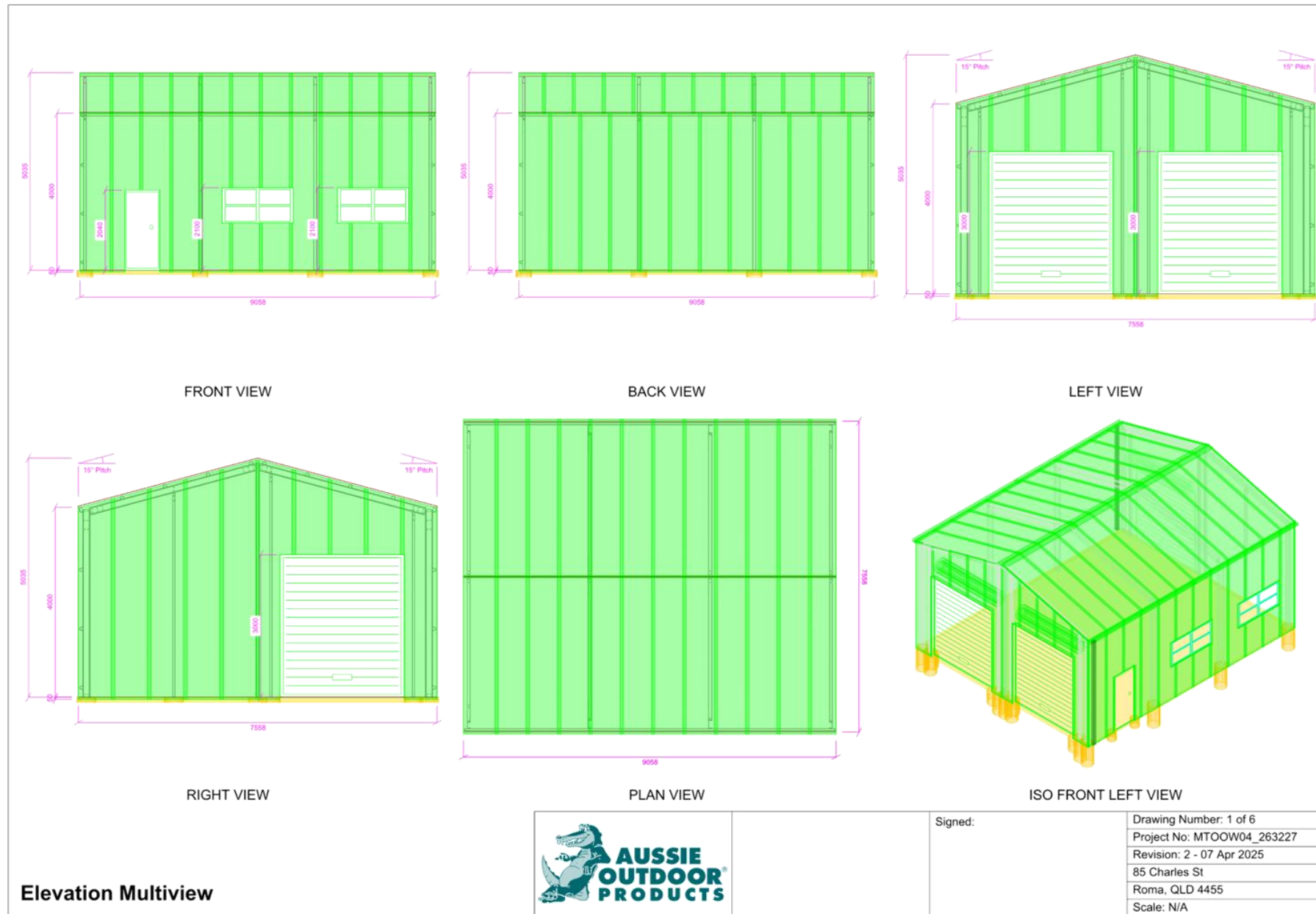
- | | | |
|---------------------|--|-----------|
| 1 ↓ | 2025/21465 -MCU-Dwelling House (Domestic Outbuilding) - 85 Charles Street ROMA - Lot: 1 RP: 82514- Development Plans | D25/86702 |
| 2 ↓ | 2025/21465 -MCU-Dwelling House (Domestic Outbuilding) - 85 Charles Street ROMA - Lot: 1 RP: 82514-Planning Assessment Report | D25/88075 |

Report authorised by:

Manager - Regional Planning & Building Development

Director - Regional Development, Environment & Planning





Planning Assessment Report- 2025/21465

<u>Application Number:</u>	2025/21465
<u>Proposal:</u>	Material Change of Use - "Dwelling House" (Domestic Outbuilding)
<u>Applicant:</u>	Eileen Dore C/- Mark Beitz
<u>Street Address:</u>	85 Charles Street, Roma
<u>Real Property Description:</u>	Lot 1 on RP82514
<u>Land size</u>	1014m2
<u>Officer</u>	Planning Officer

Proposed Land Use

Mark Beitz on behalf Eileen Dore has submitted an application to erect a shed at 85 Charles Street, Roma, formally described as Lot 1 on RP82514. The site is located on the Western side of the Roma Central Business District (CBD) in the Principal Centre Zone. Despite the Principal Centre zoning of the site, it, the site has historically been developed and used for residential purposes.

Details of Proposed Development

The application is for a Development Permit for a Material Change of Use "Dwelling House" (Domestic Outbuilding) for the construction of a 68m² (9m x 7.5m) shed on the premises. The structure is to have a height of 5.035m to facilitate the proposed use for household storage and recreational projects.

The property owner has stated that the shed is not to be used for a commercial use.

Figure 1 below shows the proposed Site Plan for the Lot with the shed located in the north-western (rear) corner;



Figure 1: Proposed Site Plan (Source: Brandon & Associates)

Characteristics of the Site

The development site is a regular shaped allotment located within Roma's CBD. Currently featuring a lawfully existing Dwelling, Carport and Shed, the site retains its historical residential use and features no commercial use despite the business activities that surround the lot. With frontage and access via Charles Street, the proposed addition to the site does not alter the property access.

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

- Having a total site area of 1014m²
- Being within 25m of a State-Controlled Road

It is noted that the site is identified within the Airport Environs Overlay, however the proposal is not within the Obstacle Limitation Surface and is for a domestic shed that will have no impact on the operation of the Roma Airport.



Figure 2: Zoning (Source: Spectrum Spatial)

Public Notification

The application is subject to Impact Assessment under Table 5.5.5 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 1 August to 24 August 2025, and:

- Published a notice in the Maranoa Today on 1 August 2025.
- Placed a notice on the frontage of the site on 1 August 2025; and
- Sent notices to all adjoining landowners on 29 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 “a material increase in the intensity or scale of the use of the premises”.

The site is located in the Principal Centre Zone, where a Domestic Outbuilding is identified as Impact Assessable against the Principal Centre Zone Code within the *Maranoa Planning Scheme 2017*.

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

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

Assessment Benchmarks

The Assessment Benchmarks applicable to the development assessment are:

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

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

The Darling Downs Regional Plan

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).

The subject site is located within the Roma Priority Living Area (PLA). The proposed development supports the provision of housing within the PLA and is not a resource related development. The proposal is therefore considered to comply with the outcomes of 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 Zones
 - 6.2.5 Principal Centre Zone 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 structure will not adversely impact on the country living aesthetic of the Maranoa Region. Located at the rear of the site, the additional shed will be largely hidden from public view due to the surrounding commercial sheds and businesses, minimising any impact the development has on the amenity of the

	Principal Centre Zone. The proposed development also highlights the mixed use attributes of the Principal Centre Zone by supporting the development of the town's historical residential lots.
Economic growth	The proposed development is located on a historical residential lot that is now identified within the Principal Centre Zone. The development highlights that residential sites within Roma's commercial area are able to utilise the land and add additional structures to the lot without impacting the function of the Principal Centre Zone as the main commercial Centre for the Region.
Environment and heritage	The proposed development is located on an established lot with no significant environmental or heritage areas located on or within proximity of the site. The construction of the structure is not likely to impact on erosion, water quality or the fauna and flora found within the surrounding area.
Hazards and safety	The proposed development does not introduce an inappropriate use to the allocated zone, with the structure having minimal impact on adjoining lots. The structure is also uninhabitable and out of classified natural hazard areas.
Infrastructure	Due to the nature of the proposed development, there is minimal impact on the region's infrastructure services. The development will also have no impact on the surrounding road infrastructure as it will not result in an increase of traffic to site.

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 level of assessment for the Impact Assessment Classification

Part 6-Zones

The purpose of the Principal centre zone is to:

- (a) provide for the largest and most diverse mix of uses and activities that form the core of the region's urban settlement;
- (b) accommodate the key concentrations of high-order retail, commercial, employment, health services, administrative, community, cultural, recreational and entertainment activities and other uses that together are capable of fully servicing the planning scheme area;
- (c) ensure that commercial and retail development is concentrated in the central business district of Roma. This area is to maintain a vibrant retail and commercial feel;
- (d) ensure 'mixed use' (shopping centres, commercial development, and attached residential) are promoted in this zone; and,
- (e) preserve the heritage character of the zone, including shaded footpaths, street trees and reduced traffic speeds in the main streets.
- (f) ensure that development maintains the integrity and water quality of the Murray-Darling Basin Catchment.

The overall outcomes sought for the Principal centre zone code are as follows:

- (a) the widest range and highest order of retail, commercial, administrative, community, cultural, compatible employment opportunities and entertainment activities are provided;
- (b) mixed use (residential combined with commercial and retail uses) is encouraged where the principle use contributing to the streetscape is either commercial or retail in nature;
- (c) a high level of pedestrian amenity is provided and is reflective of the surrounding character of the area;
- (d) an increase in residential uses promotes pedestrian activity and passive surveillance after dark;
- (e) development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and transport use;
- (f) where appropriate, service industry and motel uses may be located in this zone;
- (g) shopping centre style development is concentrated in this zone; and,
- (h) non-resident workforce accommodation is not supported in this zone.

The proposal aligns with the purpose and overall outcomes of the Principal Centre Zone Code as;

- The proposed development supports mixed uses within the Principal Centre Zone by allowing the expansion of a residential site that historically coexists with commercial businesses.
- The proposed development is located at the rear of the site with no impact to the streetscape or the amenity of the Principal Centre Zone.
- The proposed development has no impact on the commercial uses that surround the preestablished residential site on which the shed is to be located.

6.2.5 Principal Centre Zone Code

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
PLANNING		
Use, density and built form		
PO 1 Scale Development is at a scale that reflects the role of the Principal centre zone as the primary activity centre for the region.		Complies The proposed development is at a scale that has no effect on the role of the Principal Centre Zone as the primary activity Centre of the region and has no impact on the surrounding Commercial/Industrial Uses.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
<p>PO 2 Location</p> <p>Activities located within the principal centre contribute to fulfilling the business, community and entertainment needs of the region.</p> <p>Uses other than <i>Business, community and entertainment activities</i> are located so as:</p> <ul style="list-style-type: none"> (a) not to prejudice the consolidation of like non-commercial uses in other more appropriate areas; (b) to be co-located with other non-commercial uses wherever possible; and (c) to not impact adversely on the function and character of the zone. <p>Note: Non-commercial uses are any uses that are not business, community, entertainment or 'mixed use' activities.</p>		<p>Complies</p> <p>The proposed development is appropriately located within the subject premises as it is ancillary to the historically existing residential use on the site. The additional structure to the site will not impact on the function and character of the zone.</p>
<p>PO 3 Density and site coverage</p> <p>The density of uses in the Principal centre zone does not impact adversely on the amenity of adjoining General Residential Zone areas.</p> <p>The site area available for 'mixed use' (<i>Accommodation activities</i> in combination with other activities) is sufficient to allow for a high standard of residential amenity for those activities.</p>	<p>For 'mixed use' activities:</p> <p>AO 3.1</p> <p>The site has a minimum area of 800 m².</p> <p>Note: Mixed use activities are a combination of business, community or entertainment activities co-located with accommodation activities.</p>	<p>Not Applicable</p> <p>The proposed development does not include mixed use activities.</p>
<p>PO 4 Setbacks</p> <p>Side and rear building setbacks:</p> <ul style="list-style-type: none"> (a) enhance the appearance and commercial character of the centre's streets; (b) provide for adequate daylight for habitable rooms and open space areas on and adjoining the site; (c) minimise overshadowing and overlooking of adjoining residential premises; and (d) provide adequate separation and buffering between residential and non-residential premises. 		<p>Complies</p> <p>The proposed development is located on the rear boundary and 1m from the Northern side boundary. The scale and location of the structure relative to the surrounding land uses, is not considered to cause overshadowing and provides adequate separation between residential and non-residential premises.</p>
<p>PO 5 Height</p>		<p>Complies</p> <p>The proposed Outbuilding is</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
The height of buildings is compatible with and complementary to the existing character of the Principal centre zone, and does not unduly reduce privacy on adjoining land.		to have a maximum height of 5.035m with the height deemed compatible with and complementary to existing structures within the Principal Centre Zone.
AMENITY		
Advertising signage – refer to the Operational works advertising devices code		
Heritage places – in addition, refer to the Heritage overlay code		
where mapped in the SPP Cultural heritage mapping or listed in the Cultural heritage and character places policy		
PO 6 General amenity The operation of <i>Business and Community activities</i> are not unduly detrimentally affected by the proximity of <i>dwellings</i> .	AO 6.1 <i>Business and Community activities</i> maintain a level of impact on the immediate area comparable to a normal expectation for that use, even where adjacent to accommodation uses. AO 6.2 <i>Centre and Entertainment activities</i> preserve residential amenity within and surrounding the Principal centre zone outside of operating hours.	AO 6.1 Not Applicable The proposed development does not include a Business or Community Activity. AO 6.2 Not Applicable The proposed development does not include a Centre or Entertainment Activity.
PO 7 Building appearance Buildings are designed to a high aesthetic standard. The design of buildings encourages the growth of the principal centre as the primary business and community centre for the region. Service spaces and facilities are designed and sited in an unobtrusive and convenient manner.	AO 7.1 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.	Complies The proposed Outbuilding will be used for storage to allow equipment and domestic items to be screened from public view.
PO 8 Outbuildings and ancillary storage Outbuildings and other ancillary storage structures shall not compromise the amenity of the Principal centre zone.	AO 8.1 The size of outbuildings is restricted to structures a maximum of 4.2 m in height. AO 8.2 A maximum of one shipping container used for storage that is incidental to the primary land use, is permitted at the premises. AO 8.3 The use of a shipping container for storage that is incidental to the primary land use is permitted only in	AO 8.1 Alternative Solution The proposed Outbuilding will have a maximum height of 5.035m. As the shed is to be located at the back corner of the lot, largely hidden from street view, and the site is surrounded by Commercial Sheds built to a larger height, the proposal is considered an accepted noncompliance. AO 8.2 & 8.3 Not Applicable The proposed development does not include shipping containers.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
	<p>circumstances where the shipping container:</p> <ul style="list-style-type: none"> (a) is located behind the principal building and is screened from any road frontage and/or adjoining property through the use of landscaping, fencing or other suitable screening structures (ie. lattice); (b) 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; (c) does not exceed 3 m in height and a total length of 12 m; (d) is uniform in colour and compliments the principal building to which it is ancillary; (e) is in good repair with no visual rust marks; (f) is not used as fencing or screening; (g) is not used as an advertising device; (h) is not used for human habitation; (i) does not contain any sanitary facilities; and (j) is not located within 250 m of a heritage or character building. <p>Note: 'Outbuildings' include any form of shipping container, railway carriage, pre-fabricated building or the like, that is used for storage that is ancillary to the primary land use.</p>	
<p>PO 9 Existing character</p> <p>The design of development recognises and responds to the surrounding commercial character of the centre. Buildings within the town centre with notable character and history are preserved in order to maintain a valued historical lineage as the town continues to</p>	<p>AO 9.1</p> <p>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.</p> <p>Note: Where it is proposed that the</p>	<p>Complies</p> <p>The proposed Outbuilding is to be constructed of materials that reflect the predominant elements of the surrounding urban area and is positioned out of public view.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
<p>grow.</p> <p>Note: The existing character of the street will be enhanced through the provision of buildings that complement existing buildings, and that incorporate awnings providing shade and comfort to pedestrians.</p>	<p>development will substantially deviate from the predominant surrounding urban fabric, sufficient justification shall be given to explain the deviation. The Heritage and character policy gives guidelines for integrating new development into the existing streetscape and surroundings.</p>	
<p>PO 10 Pedestrian Comfort</p> <p>Development is to provide for the comfort and varying physical abilities of all people visiting, working or residing in the Principal centre Zone.</p> <p>Note: The existing character of the street will be enhanced through the provision of buildings that complement existing buildings, and that incorporate awnings providing shade and comfort to pedestrians.</p>	<p>AO 10.1</p> <p>All commercial buildings are to have an awning:</p> <ul style="list-style-type: none"> (a) spanning the width of the frontage of the building; (b) spanning the depth of the footpath at the frontage of the building; and (c) of a height no less than awnings of adjacent buildings, or if there are no adjoining buildings, not lower than the mean height of other commercial awnings in the zone. <p>AO 10.2</p> <p>Commercial buildings have provision for parking bicycles adjacent to the street.</p> <p>AO 10.3</p> <p>All buildings must provide disabled access from the principal street frontage without interfering with existing footpath levels.</p> <p>AO 10.4</p> <p>Footpaths are provided for the length of the property frontage to extend the footpath to the standard of the better of the footpaths fronting the adjoining properties.</p> <p>Note: Commercial buildings provide space for business, centre, community, or entertainment activities.</p>	<p>Not Applicable</p> <p>The proposed development is not a commercial building and has no impact on the existing footpaths surrounding the site.</p>
<p>PO 11 Active frontage</p> <p>Principal centre streets rely on pedestrian traffic for their continued vibrancy. Businesses in the zone depend on this vibrancy for their custom, and development encourages this vibrancy.</p> <p>Active frontages provide interest and assist in the maintenance and</p>	<p>AO 11.1</p> <p>Each lot has direct pedestrian access to the primary frontage, and</p> <p>AO 11.2</p> <p>For secondary frontages, if direct pedestrian access is not provided, windows are provided along the frontage to allow</p>	<p>Not Applicable</p> <p>The proposed development is not a commercial building and has no impact on the existing footpaths surrounding the site.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
development of the town's centre as a social space.	customers to view the accommodated businesses and their products from the street.	
PO 12 Streetscape Buildings and structures within the principal centre streets contribute to the development of a visually vibrant town centre that incorporates a range of architectural styles that cumulatively reflect the town's long and proud history.		Complies The proposed Outbuilding is positioned out of public view on the site due to the existing buildings spanning the development site frontage. It will therefore have no affect on the existing streetscape.
PO 13 Cultural heritage The physical integrity and significance of cultural heritage discovered during development is retained. Note: Cultural heritage refers to indigenous and non- indigenous cultural heritage.	AO 13.1 Protection of cultural heritage is achieved by demonstrated agreement with the appropriate aboriginal or cultural heritage body responsible for the care of that heritage.	Not Applicable 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 protect any identified.
Landscaping and Fencing		
Landscaping – refer to the Operational works landscaping code		
PO 14 Landscaping Street trees and landscaping at the site shall: <ul style="list-style-type: none"> (a) contribute positively to the built form and the street; (b) be visually pleasing and create an attractive environment; (c) be located to take account of the direction of the breezes and sun; (d) be located to give privacy and buffering from or for any incompatible uses, (e) be located to avoid interference with electricity lines and other infrastructure; and (f) maintain sightlines at intersections for traffic. 	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 and Transport and the Department of Main Roads Road Landscape Manual</i> .	Complies The proposed Outbuilding is located at the rear of the site and will have no impact on landscaping at the site frontage.
PO 15 Fencing Where adjoining <i>Accommodation activities</i> , fencing provides separation for privacy.	AO 15.1 Sites for <i>Business, Community and Entertainment activities</i> that adjoin land that is proposed to be used or is already used, for <i>Accommodation activities</i> is to be fenced along the common boundaries; and AO 15.2	AO 15.1 & AO 15.2 Complies The proposed Outbuilding has no impact on the sites existing fencing, which includes a 1.8m high screen structure along the northern side boundary.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
	The constructed fence is to consist of a 1.8 m high solid structure.	
Avoiding nuisance		
PO 16 Operating Hours Development is operated in a manner that ensures the local amenity is protected.	AO 16.1 Where adjoining sensitive land uses, operating hours are between the hours of 7.00 am and 8.00 pm. Note: Sensitive land uses are defined in the State Planning Policy.	Not Applicable The proposed development is a residential use and does not involve operating hours.
PO 17 Delivery of Goods The loading and unloading of goods occur at the appropriate times to protect the amenity of the area and surrounding areas.	AO 17.1 Where adjoining sensitive land uses, loading and unloading of goods occur: <ul style="list-style-type: none"> 7:00 am to 6:00 pm Monday to Friday, 8:00 am to 5:00 pm Saturday. AO 17.2 No loading or unloading occurs on Sundays or Public Holidays. Note: Sensitive land uses are defined in the State Planning Policy.	Not Applicable The proposed development does not include the delivery of goods.
PO 18 Noise emissions 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.	Conditioned to Comply The proposed use is for residential storage and is therefore not expected to generate noise nuisance, however, conditions will be applied to ensure noise emissions from the site do not cause a nuisance to adjoining lots.
PO 19 Lighting 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.	AO 19.1 All lighting does not exceed 8.0 lux at 1.5 m beyond any site boundary adjoining sensitive land uses. AO 19.2 Lighting is provided below footpath awnings to illuminate the footpath between sunset and midnight Note: Sensitive land uses are defined in the State Planning Policy.	AO 19.1 Conditioned to Comply Conditions will be applied to ensure lighting from the premises does not exceed 8.0 lux at 1.5m beyond any site boundary. AO 19.2 Not Applicable The proposed development is not a commercial structure.
PO 20 Refuse storage Refuse storage areas are: <ul style="list-style-type: none"> (a) located in convenient and unobtrusive positions; 	AO 20.1 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	AO 20.1 & AO 20.2 Not Applicable The proposed development does not include the need for an additional refuse storage area.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
(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.	50%. AO 20.2 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.	
ENGINEERING		
<i>Earthworks – refer to the Operational works excavation or filling code</i>		
<i>Infrastructure – refer to the Operational works infrastructure code</i>		
Erosion Control		
PO 21 Construction activities Both erosion control and silt collection measures are undertaken to ensure the protection of environmental values during construction.	AO 21.1 During construction, soil erosion and sediment are managed in accordance with the <i>Capricorn Municipal Development Guidelines</i> .	Conditioned to Comply Conditions will be applied to ensure soil erosion and sediment are managed in accordance with the CMD Guidelines during construction.
Provision of services		
PO 22 Electricity supply Premises are provided with a supply of electricity adequate for the activity.	AO 22.1 Premises are connected to the reticulated electricity infrastructure. The connection is to be approved by the relevant energy regulatory authority; and/or AO 22.2 Renewable energy systems contribute to the supply and use of electricity to and from the grid.	AO 22.1 Complies The proposed development is located on an established residential lot that is connected to reticulated electricity infrastructure. AO 22.2 Complies The proposed development is an established lot with existing buildings having solar panels.
PO 23 Gas supply 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.	AO 23.1 Where available, premises are connected to Council's reticulated gas system.	Not Applicable The proposed development site is not connected to the reticulated gas system.
PO 24 Water supply 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.	AO 24.1 Premises are connected to Council's reticulated water system. AO 24.2 Construction over Council water infrastructure requires	AO 24.1 Complies The proposed development is an established lot connected to Council's reticulated water system. AO 24.2 Complies The proposed development is not located over Council's

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
	approval from the relevant Council department prior to the commencement of works at the site. AO 24.3 Where possible, a clear level area of a minimum of 2.5 m radius surrounding existing manholes is provided for maintenance purposes.	water infrastructure. AO 24.3 Complies The proposed development is clear of existing manholes.
PO 25 Effluent disposal To ensure that public health and environmental values are preserved: (a) all premises provide for the effective treatment and disposal of effluent and other wastewater; and (b) access to reticulated infrastructure is to be maintained for maintenance and replacement purposes.	AO 25.1 Premises are connected to Council's reticulated sewerage system. AO 25.2 Construction over Council sewerage infrastructure requires approval from the relevant Council department prior to the commencement of works at the site. AO 25.3 Where possible, a clear level area of a minimum of 2.5 m radius surrounding existing manholes is provided for maintenance purposes.	AO 25.1 Complies The proposed development is an established lot connected to Council's reticulated water system. AO 25.2 Complies The proposed development is clear of all sewerage infrastructure. AO 25.3 Complies The proposed development site is not located within 2.5m of an existing manhole.
Stormwater and drainage		
PO 26 Stormwater and inter-allotment drainage Stormwater is collected and discharged to: (a) protect the stability of buildings and the use of adjacent land; (b) prevent water-logging of nearby land; (c) protect and maintain environmental values; and (d) maintain access to reticulated infrastructure for maintenance and replacement purposes.	AO 26.1 Stormwater and inter-allotment drainage is collected and discharged in accordance with the <i>Capricorn Municipal Development Guidelines</i> , and AO 26.2 Construction over Council stormwater infrastructure requires approval from the relevant Council department prior to the commencement of works at the site. AO 26.3 Where possible, a clear level area of a minimum of 2.5 m radius surrounding existing manholes is provided for maintenance purposes.	AO 26.1 Conditioned to Comply Conditions will be applied to ensure stormwater and inter-allotment drainage is collected and discharged in accordance with the CMD Guidelines. AO 26.2 Complies The proposed development is not constructed over Council Stormwater Infrastructure. AO 26.3 Complies The proposed development is not constructed within a 2.5m radius of a manhole.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
Roads and rail		
Infrastructure – refer to the Infrastructure overlay code for development in the proximity of, or potentially affecting State infrastructure.		
PO 27 Protection of State controlled roads Development adjacent to 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.	AO 27.1 Lots with primary access to a State controlled road have a single access only. Vehicles must always enter and exit the site in a forward direction. AO 27.2 Where access is available to a road other than a State controlled road from the lot, access shall be from the local road.	AO 27.1 Complies The proposed development does not have access via a State Controlled Road. AO 27.2 Complies The proposed development has approved access via Charles Street.
PO 28 Roads An all-weather road is provided between the premises and the existing road network.	AO 28.1 Roads are designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i> . AO 28.2 Premises have an approved access to the existing road network.	AO 28.1 Not Applicable The proposed development does not include the introduction of a new road. AO 28.2 Complies The proposed development has approved access via Charles Street.
Access, parking and manoeuvring		
PO 29 Vehicle access Vehicle access to a road is provided to a standard appropriate for the Principal centre zone.	AO 29.1 Access roads are to be sealed and connect to the existing road network via a crossover designed and constructed in accordance with <i>Capricorn Municipal Development Guidelines</i> . AO 29.2 Kerb and channelling 5 m on either side of new crossovers are to be renewed. AO 29.3 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.	AO 29.1 Complies The proposed development does not involve the introduction of an access road or an alteration to the existing crossover. AO 29.2 Complies The proposed development does not require new Kerb or Channelling. AO 29.3 Complies The proposed development does not alter the existing access to the site.
PO 30 Parking and manoeuvring Vehicle parking and service vehicle provision is adequate for the activity and ensures both safety and functionality for motorists and pedestrians.	AO 30.1 Where the existing floor area is redeveloped for an alternate use listed as accepted development subject to requirements or code assessable in the Principal	Complies The proposed development does not alter the site's residential use or alter the car parking requirements that are currently met onsite.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
<p>Note: Council will consider the provision of off-site car parking in lieu of Schedule 9 Parking Standards requirements.</p>	<p>centre, there are nil car parking number requirements for that existing portion of floor area.</p> <p>AO 30.2 All uses provide vehicle parking in accordance with Schedule 7, Parking Standards.</p> <p>AO 30.3 All uses provide for vehicle manoeuvring in accordance with Australian Standard AS 2890.</p> <p>AO 30.4 All car parking, access and manoeuvring areas are to be sealed with an impervious surface.</p> <p>AO 30.5 All vehicles drive forward when entering and exiting the site.</p>	
ENVIRONMENTAL		
<p>PO 31 Air emissions Air emissions including odour do not cause environmental harm or nuisance to adjoining properties or sensitive land uses.</p>	<p>Note: Sensitive land uses are defined in the State Planning Policy.</p>	<p>Conditioned to Comply The proposed use is residential storage and therefore is not expected to generate air emissions, however conditions will be applied to ensure air emissions do not impact the adjoining properties.</p>
<p>PO 32 Energy use Non-renewable energy use is minimised through efficient design and the adoption of alternative energy sources.</p>	<p>AO 32.1 Passive solar design principles are adopted in buildings in order to maximise energy efficiency.</p> <p>AO 32.2 Building design and orientation provide opportunities for the incorporation of alternative energy technologies.</p>	<p>AO 32.1 Complies The proposed structure has been designed to include passive solar design principles to maximize energy efficiency.</p> <p>AO 32.2 Complies The proposed building design and orientation provides opportunities for the incorporation of alternative energy technologies.</p>
<p>PO 33 Water quality The standard of effluent and/or stormwater runoff from premises ensures the quality of surface water is suitable for:</p> <p>(a) the biological integrity of aquatic ecosystems;</p> <p>(b) recreational use;</p>		<p>Conditioned to Comply Conditions will be applied to ensure water quality from the site is maintained and water runoff does not cause nuisance to adjoining landowners.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
(c) supply as drinking water after minimal treatment; (d) agricultural use or industrial use; and (e) minimises nuisance or harm to adjoining landowners.		
SAFETY AND RESILIENCE TO HAZARDS		
Flooding – refer to the Flood hazard overlay code where areas are mapped as within a defined flood area.		

Assessment Summary

The proposed development is generally consistent with the Principal Centre Zone Code of the Maranoa Planning Scheme 2017. Any identified non-compliances can be appropriately managed through reasonable and relevant conditions of approval. It is therefore recommended that the development application for a Material Change of Use – “Dwelling House” (Domestic Outbuilding) be approved, subject to conditions.

PLANNING & BUILDING DEVELOPMENT REPORT

Meeting: Ordinary 11 September 2025

Date: 27 August 2025

Item Number: 15.7

File Number: D25/86815

SUBJECT HEADING: Change Application (Other) to Existing Development Permit- Material Change of Use "Undefined Use" (Blacksmith Workshop) - 42 Tiffin Street, Roma (Ref: 2022/20586)

Classification: Open Access

Officer's Title: Planning Officer

Executive Summary:

Danya Cook Town Planning on behalf of the landowners, has submitted a Change Application (Other) for a Material Change of Use "Medium Impact Industry" and "Undefined Use" (Blacksmith Workshop). The proposal is to be located at 42 Tiffin Street, Roma, formally described as Lot 217 on WV1651. The development is subject to Impact Assessment and must be assessed against the assessment benchmarks (to the extent relevant) provided by Section 45 of the Planning Act 2016 ('Planning Act') and any relevant matters prescribed by regulation.

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

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

Officer's Recommendation:

The Change Application (Other) to the Existing Development Permit to a Material Change of Use "Medium Impact Industry" and "Undefined Use" (Blacksmith Workshop) located at 42 Tiffin Street, Roma, described as Lot 217 on WV1651, be approved subject to the listed conditions and general advice, with changes shown in blue.

CONDITIONS

Development details

1. The approved development is a Material change of use – "Medium Impact Industry" (~~Wild Game Processing Facility~~) and "Undefined Use" (Blacksmith Workshop) as defined in the Planning Scheme and as shown on the approved plans.

Compliance inspection

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

Approved plans and documents

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

Plan/Document Number	Plan/Document Name	Date
11209801, Issue A	Site Plan <i>Amended in red by Council</i>	11/10
11209802, Issue A	Existing and Proposed Floor Plan with some Rework	11/10
2025-0027-TFF-01-01	Site Plan	20/03/25
2025-0027-TFF-01-02	Workshop Floor Plan	20/03/25
2025-0027-TFF-01-03	Workshop Elevations	20/03/25
2025-0027-TFF-01-04	Sales Office Floor Plan	20/03/25
2025-0027-TFF-01-05	Sales Office Elevations	20/03/25
2025-0027-TFF-01-06	Carport Floor Plan	20/03/25
2025-0027-TFF-01-07	Carport Elevations	20/03/25

5. ~~Proposed shipping containers (chiller boxes) are to be located a minimum of 3 metres from all side and rear boundaries, measured to the outermost projection.~~

Development works

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

requirements and specifications and to the satisfaction of the asset owners' representative(s).

8. All civil and related work shall be designed and supervised by Registered Professional Engineers of Queensland (RPEQ-Civil) who are competent in the construction of the works. RPEQ certification is to be provided to Council for all works involving Council infrastructure that are authorised by this development approval and any related approval. This must include a Design Certificate with application/s for Operational work and a Construction Supervision Certificate at completion of the approved works and/or prior to Council's acceptance of any works on-maintenance.

Applicable standards

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

Works in road reserve

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

Avoiding nuisance

11. No unreasonable nuisance is to be caused to adjoining properties and occupiers by the way of noise, smoke, dust, rubbish, contaminant, stormwater discharge or siltation at any time during or after the establishment of the approved development.
12. 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.
13. All lighting shall be directed or shielded, so as to ensure that no glare directly affects nearby properties.

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

14. 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.
15. Unless otherwise approved in writing by the Council, approved hours of construction are restricted to Monday – Saturday 6.30am to 6.30pm – noise permitted. Work or business which causes audible noise must not be conducted from or on the subject land outside the above times or on Sundays or Public Holidays.
16. Dust emanating as a result of operations carried out onsite must be continually monitored and suppressed in order to prevent any dust drifting onto road networks, nearby properties and sensitive land uses.

Screening mechanical equipment

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

Refuse storage and collection

18. Bulk refuse storage and collection facilities must be provided on-site. The bulk refuse storage container/s shall be screened and retain reasonable standards of amenity for users of the premises and surrounding properties.
19. The bulk refuse storage area must be enclosed on a minimum of three sides with a screen wall extending 0.2 metres above the height of all refuse containers.
20. Convenient access to the bulk refuse storage areas must be provided at all times for service vehicles.
21. Refuse collection from the site must not occur before 7:00am or after 6:00 pm, or on Sundays or public holidays.

Access

22. Vehicle crossovers to and from the development site area shall be maintained from Tiffin Street, generally in the location shown on the approved Site Plan. The vehicle crossover is to be maintained generally in accordance with CMDG Drawing - CMDG-R-042A Rev B, dated 12/2016 and must cater for the maximum vehicle size accessing the site, ensuring no damage to the roadway or kerb. The grade of the vehicle crossover must not exceed the specifications of the CMDG.
23. Vehicle crossovers must be located a minimum distance of one metre from any power poles, street signage, streetlights, manholes, stormwater gully pits or other Council assets, unless otherwise specified in the applicable development standards and specifications.

24. The landowner is responsible for the construction and maintenance of vehicle crossovers from the property boundary to the extremal road networks and access ways, and for obtaining any approvals that may be required and for complying with the applicable designs and standards.
25. Remove any redundant crossovers and reinstate the kerb and channel, road pavement, services and verge in accordance with CMDG Design Guideline D1 'Geometric Road Design'.

Parking

26. A minimum of ~~four (4)~~ **ten (10)** car parking spaces are to be provided within the development site area, generally in accordance with the approved site plan.
27. Car park design, including car parking spaces (widths and lengths), vehicle access lanes and manoeuvring areas are to comply with Australian Standard AS/NZS 2890.1:2004 Part 1: Off-street car parking.
28. Disabled car parking bays are to comply with Australian Standard AS/NZS 2890.6:2009 - Parking Facilities Part 6: Off-street parking for people with disabilities.
29. Onsite service vehicle access, parking and manoeuvring is to be designed in accordance with Australian Standard AS/NZS 2890.2:2004 - Parking facilities Part 2: Off-street commercial vehicle facilities requirements.
30. Vehicle movements within the site are to be clear of proposed parking areas, buildings, and landscape treatments.
31. Vehicle parking bays must not encroach into swept paths for vehicle movements.
32. Vehicles accessing the site and designated onsite parking areas must be able to enter and leave the site in forward direction. All vehicle manoeuvres to and from the onsite parking spaces must be totally contained within the development site boundaries and must not encroach onto the adjacent roadway.
33. All onsite access, parking and manoeuvring areas are to be constructed with a sealed or dust suppressive gravel surface ensuring not to have an adverse impact on adjoining properties or nearby sensitive land uses.
34. No on-street parking is permitted at the Tiffin Street frontage of the development site area at any time. Signage is to be established on the development site boundary/s to this effect.

Services

35. 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.

36. 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.
37. Any connection to, or works associated with Council’s sewerage infrastructure must be completed by a qualified plumber/drainlayer under Council supervision. No works are to be undertaken on Council’s sewerage infrastructure without first obtaining the express permission of Council.

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

38. Connection of the development to a telecommunication service must be undertaken in accordance with the relevant service provider’s requirements and specifications along with relevant building standards, requirements and specifications.
39. 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.

40. 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.
41. Any conflicts associated with proposed and existing services shall be forwarded by the developer to the appropriate controlling authority for approval for any proposed changes.

Fencing and landscaping

42. Provide a landscaping strip with a minimum width of 2 metres along the frontage of the site to Tiffin Street, exclusive of vehicular and pedestrian accesses.
43. All existing trees and site landscaping is to be maintained on site and throughout the duration of the approved use. Any dead and/or unhealthy plants are to be promptly removed and replaced.

44. Landscaping must not interfere with sight lines at access driveways for vehicle traffic.

Advertising signage

45. Any proposed advertising signage is subject to further development approval unless compliant with the requirements for “Accepted development” or “Accepted development subject to requirements” identified in the planning scheme in force at the time.
46. 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

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

Construction activities and erosion control

51. During the course of any construction activities, soil erosion and sediment must be managed in accordance with CMDG Design Guidelines D-7 ‘Erosion Control and Stormwater Management’.
52. If there is a possibility of erosion or silt or other materials being washed off the property during the development process or after the development is completed, the developer must document and implement a management plan that prevents this from occurring.
53. Stockpiles of topsoil, sand, aggregate, spoil or other material capable of being moved by the action of running water shall be stored clear of drainage paths and be prevented from entering the road and/or drainage system.

54. Should it be necessary for the road and/or drainage system to be reinstated or cleaned up due to erosion and/or sedimentation from the site, then such works shall be at no cost to Council. Such works shall be undertaken immediately.
55. Temporary fencing must be erected and maintained around the perimeter of the development area whilst construction activities are carried out.

Operating hours

56. Operating hours for the **Medium Impact Industry (manufacturing) meat processing** are restricted to **7:00am 6:00am** to 6:00pm Monday to Friday and **8:00am to 5:00pm** on Saturdays. No **manufacturing meat processing** is permitted on Sundays or Public Holidays.
57. **Operating hours for the Blacksmith Workshops and ancillary retail store are restricted to 6:00am to 4:00pm, Friday, Saturday and Sunday.**

Delivery of goods

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

No cost to Council

60. Services and infrastructure required in connection with the establishment of the approved development must be provided at the developer's cost.
61. 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.
62. 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

63. 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

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

GENERAL ADVICE

- a) Refer to <http://www.cmdg.com.au/> for the Capricorn Municipal Development Guidelines (CMDG).
- b) Refer to <http://www.maranoa.qld.gov.au/council-policies> for Council Policies.
- c) The relevant planning scheme for this development is *Maranoa Planning Scheme 2017*. All references to the 'Planning Scheme' and 'Planning Scheme Schedules' within these conditions refer to the above Planning Scheme.
- d) Under the Planning Scheme –

Medium Impact Industry means the use of premises for industrial activity:

- (a) *that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and*
 - (b) *that a local planning instrument applying to the premises states is a medium impact industry; and*
 - (c) *that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.*
- e) The *Environmental Protection Act 1994* states that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Environmental harm includes environmental nuisance. In this regard, persons and entities involved in the operation of the approved development are to adhere to their 'general environmental duty' to minimise the risk of causing environmental harm to adjoining premises.
- f) The land use rating category may change upon commencement of any new use on the approved lot(s). Council's current Revenue Statement, which includes the minimum general rate levy for the approved use/s, can be viewed on the Council Website: www.maranoa.qld.gov.au.
- g) All Aboriginal Cultural Heritage in Queensland is protected under the *Aboriginal Cultural Heritage Act 2003* and penalty provisions apply for any unauthorised harm. Under the legislation a person carrying out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage. This applies whether or not such places are recorded in an official register and whether or not they are located in, on or under private land. The developer is responsible for implementing reasonable

and practical measures to ensure the Cultural Heritage Duty of Care Guidelines are met and for obtaining any clearances required from the responsible entity.

- h) It is the responsibility of the developer to obtain all necessary permits and submit all necessary plans and policies to the relevant authorities for the approved use.
- i) An operational works application will be required to be submitted to and approved by Council for any cut and/or filling works that exceed 50m³.
- j) All persons involved in the development, operation or use of the site have an obligation to take all reasonable and practical measures to prevent or minimise any biosecurity risk under the *Biosecurity Act 2014*.
- k) Refer to attached Adopted Infrastructure Charges Notice for infrastructure charges levied for the approved development.
- l) In completing an assessment of the proposed development, Council has relied on the information submitted in support of the development application as true and correct. Any change to the approved plans and documents may require a new or changed development approval. It is recommended to contact Council for advice in the event of any potential change in circumstances.
- m) This development approval has been issued during a COVID-19 applicable event declared under 275F of the *Planning Act 2016*. The period for undertaking the approved development may be subject to an extension of time under section 275R of the *Planning Act 2016*.

Context:

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

Background:

Application History

On 20 April 2022, a Development Application was submitted for a “Medium Impact Industry” (Wild Game Processing Facility) at 42 Tiffin Street, Roma, formally described as Lot 217 on WV1651. This development was approved on 13 May 2022.

In January 2024, the applicant engaged Danya Cook Town Planning in relation to relocating their business, *The Farmer’s Forge*, to the subject site. The blacksmith business activities were considered to fit within the definition of a Medium Impact Industry and were able to commence under the current approval. However, the applicant proposed to also undertake tourist activities and training workshops, which would be separately defined, and applications would be submitted to Council to establish these uses.

On 2 July 2024, the applicant submitted a request to host four (4) Blacksmithing Workshops from the premises as part of the Cobb & Co Festival (16-25 August 2024). Officers provided advice that the proposed workshops met the definition of a Temporary Use in accordance with Section 1.7.1 of the Maranoa Planning Scheme 2017 and no further approval for these workshops was required.

On 13 August 2024, the applicant was advised that the proposal to regularly hold workshops on the site will require a Development Application, in line with advice given in January 2024. In this advice it was determined that the proposed workshops and the addition of a shop do not align with definitions in the Planning Scheme and the application should be submitted as an “Undefined Use”.

On 17 April 2025, Danya Cook Town Planning on behalf of the applicant, submitted the documentation associated with the application for an Other Change to the existing Development Permit (Ref: 2022/20586) at 42 Tiffin Street, Roma.

Proposal

The application is a Change Application (Other) to an existing Development Permit (20022/20586) for a Material Change of Use – “Medium Impact Industry” and “Undefined Use” (Blacksmith Workshop). The changed Development Permit aims to formalise the existing Blacksmith business operating from the subject premises. “The Farmer’s Forge” incorporates the private manufacturing and sale of forged tools as well as two (2) educational workshops a month. Utilizing all existing structures onsite the only addition to the lot will be additional ten (10) car parks.

Figure 1 below shows the Site Plan for the development.

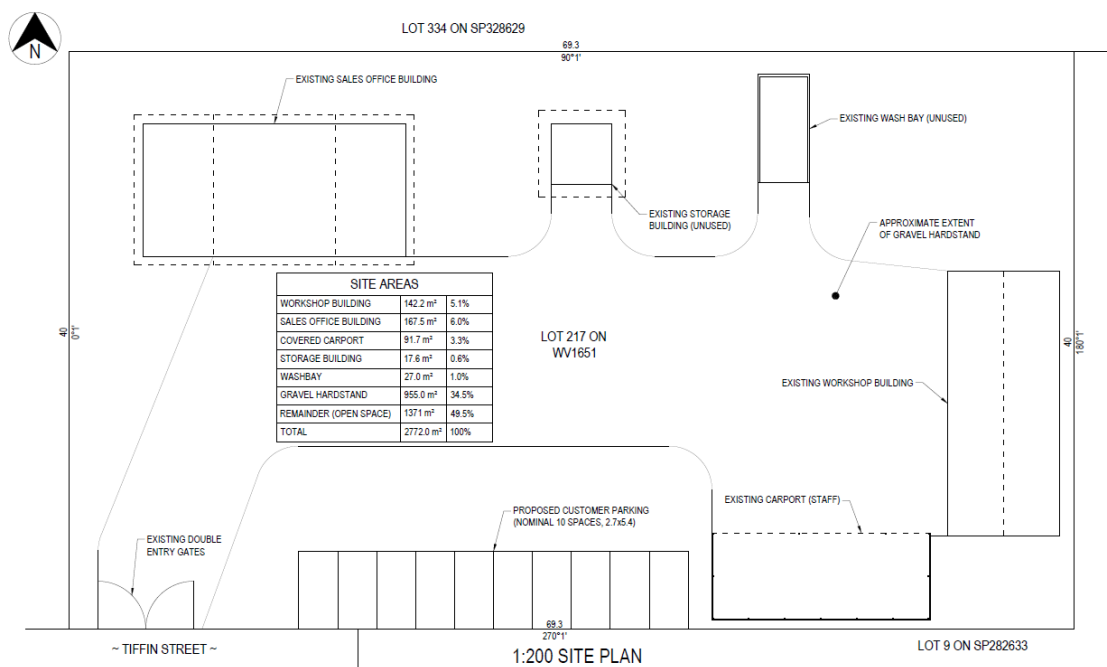


Figure 1: Site Plan (Source: Stanford Structural)

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

Options Considered:

N/A

Recommendation:

The proposed development is generally consistent with the assessment benchmarks. Any potential impact can be appropriately managed by way of 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 proposed development supports the existing industrial activity operating on the premises.
- The proposal will have limited impact on the nearby residential lots within 200m of the subject premises.
- The development is not considered to be an incompatible land use, having similar impacts and operations to existing industry activities.
- The site is adequately serviced by all urban infrastructure networks.

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:

Pursuant to section 82 of the *Planning Act 2016 (the Act)*, in assessing and determining a change application (other change), Council must have regard to section 45(5)(a)(ii)

or (b) of the *Act*, but only to the extent the matters outlined in this section are relevant to assessing and deciding the change application in the context of the development approval. The matters include;

- *the assessment benchmarks; and*
- *any matters prescribed by regulation; and*
- *any other relevant matter, other than a person's personal circumstances, financial or otherwise.*

The proposed development will introduce an "Undefined Use". A development application for an "Undefined Use" 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 12 August 2025

In accordance with the Development Assessment Rules, Council's Decision-Making Period ends on 30 September 2025.

Consultation:

Public Notification

The development application was publicly notified between 21 July 2025 and 11 August 2025. The applicant published a notice in the Maranoa Today on 18 July 2025, placed a notice on the frontage of the site on 18 July 2025 and notified the adjoining landowners on 16 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.

Link to Corporate Plan:

Corporate Plan 2023-2028

Corporate Plan Pillar 2: Environment

2.2 Sustainable urban & regional planning

Supporting Documentation:

- | | | |
|---|---|-----------|
| 1 | DD030.2022.00020586.002: 2022/20586 - CHOA (Other) - MCU - "Medium Impact Industry" and "Undefined Use" - 42 Tiffin Street ROMA - Lot: 217 WV: 1651 - FM Investments Pty Ltd - Planning Assessment Report | D25/88011 |
| 2 | 2022/20586 - CHOA (Other) - MCU - "Medium Impact Industry" and "Undefined Use" - 42 Tiffin Street ROMA - Lot: 217 WV: 1651 -Application Plans | D25/88069 |

Report authorised by:

Manager - Regional Planning & Building Development

Director - Regional Development, Environment & Planning

Planning Assessment Report – 2022/20586

<u>Application Number:</u>	2022/20586
<u>Proposal:</u>	Change Application (Other) - Material Change of Use "Medium Impact Industry" and "Undefined Use" (Blacksmith Workshop)
<u>Applicant:</u>	The Farmer's Forge C/- Danya Cook Town Planning
<u>Street Address:</u>	42 Tiffin Street, Roma
<u>Real Property Description:</u>	Lot 217 on WV1651
<u>Officer</u>	Planning Officer

Proposed Land Use

Danya Cook Town Planning on behalf of The Farmer's Forge owners Mick and Mardi Henricks, have submitted an application to change the existing development approval for a Material Change of Use – Medium Impact Industry (Wild Game Processing Facility) (2022/20586) to a Material Change of Use – "Medium Impact Industry" and "Undefined Use" (Blacksmith Workshop). The site is situated at 42 Tiffin Street, Roma, formally described as Lot 217 on WV1651. The change application is to formalise the establishment of the Blacksmith Workshop on the site. .

Details of Proposed Development

Background

On 20 April 2022, a Development Application was submitted for a "Medium Impact Industry" (Wild Game Processing Facility) at 42 Tiffin Street, Roma, formally described as Lot 217 on WV1651. This development was approved on 13 May 2022.

In January 2024, the applicant engaged Danya Cook Town Planning in relation to relocating their business, *The Farmer's Forge*, to the subject site. The blacksmith business activities were considered to fit within the definition of a Medium Impact Industry and were able to commence under the current approval. However, the applicant proposed to also undertake tourist activities and training workshops, that would be separately defined, and applications would be submitted to Council to establish these uses.

On 2 July 2024, the applicant submitted a request to host four (4) Blacksmithing Workshops from the premises as part of the Cobb & Co Festival (16-25 August 2024). Officers provided advice that the proposed workshops met the definition of a Temporary Use in accordance with Section 1.7.1 of the Maranoa Planning Scheme 2017 and no further approval for these workshops was required.

On 13 August 2024, the applicant was advised that the proposal to regularly hold workshops on the site will require a Development Application, in line with advice given in January 2024. In this advice it was determined that the proposed workshops and the addition of a shop do not align with definitions in the Planning Scheme and the application should be submitted as an "Undefined Use".

On 17 April 2025, Danya Cook Town Planning on behalf of the applicant, submitted the documentation associated with the application for an Other Change to the existing Development Permit (Ref: 2022/20586) at 42 Tiffin Street, Roma.

Proposal

The application is a Change Application (Other) to an existing Development Permit (2022/20586). The change will retain the existing approval for a "Medium Impact Industry" and will include the additional component, described as "Undefined Use" (Blacksmith Workshop). The additional component formalises the workshops being held at the subject premises.

The business operating as "The Farmer's Forge" incorporates both the private manufacturing and sale of forged tools as well as two (2) educational workshops a month that allow individuals to create forged items under the guidance of qualified blacksmiths.

The proposal utilises all existing structures on site and does not include any external building work or the construction of new structures. Internal changes to the building are confined to the existing workshop and sales office to better suit the business needs. Additionally, the construction of ten (10) formal car parking spaces along the southern boundary will be included to meet parking requirements.

Figure 1 below shows the existing site configuration and the location of the proposed customer car parking.

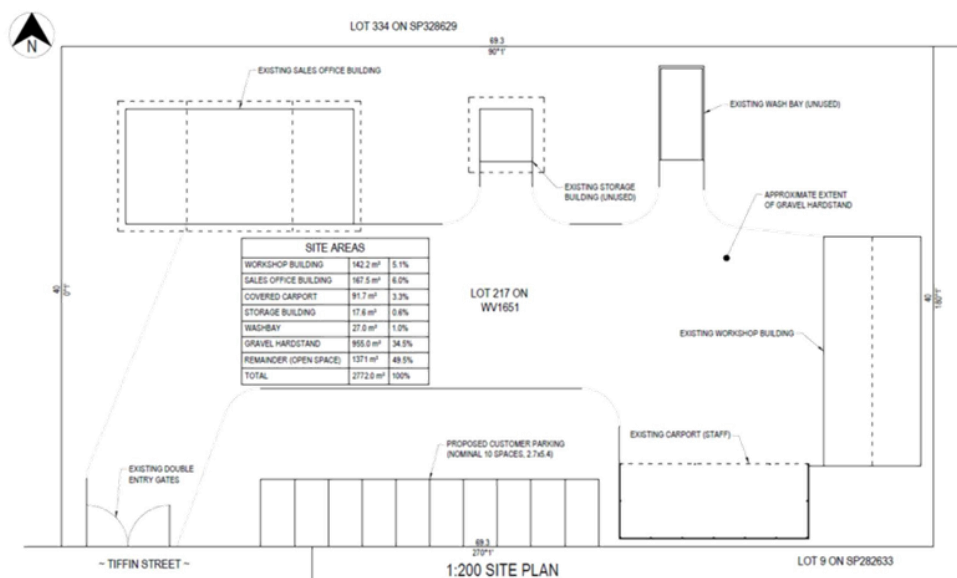


Figure 1: Site Plan (Source: Stanford Structural)

Characteristics of the Site

The site is a regular shaped allotment with relatively flat topography. The site is located on the south western side of the Roma Township. Historically approved to host a Wild Game Processing Facility, the existing use commenced operating on the site in 2024.

Located within the Industry Zone of the Maranoa Planning Scheme 2017, the development site can be generally described as;

- Having a total site area of 2,793m²
- Having access and frontage to Tiffin Street
- Identified as being within the Potential Impact Buffer of the Bushfire Hazard Overlay



Figure 2: Zoning (Source: Spectrum Spatial)

Public Notification

The application was subject to Impact Assessment under Table 5.5.8 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 21 July 2025 to 11 August 2025, and:

- Published a notice in the Maranoa Today on 18 July 2025;
- Placed a notice on the frontage of the site on 18 July 2025; and
- Sent notices to all adjoining landowners on 16 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

Pursuant to section 82 of the Planning Act 2016 (the Act), in assessing and determining a change application (other change), Council must have regard to section 45(5)(a)(ii) or (b) of the Act, but only to the extent the matters outlined in this section are relevant to assessing and deciding the change application in the context of the development approval. The matters include;

- the assessment benchmarks; and
- any matters prescribed by regulation; and
- any other relevant matter, other than a person's personal circumstances, financial or otherwise.

Table 5.5.8 of the Maranoa Planning Scheme requires that an application for "Undefined Use" in the Industry Zone is impact assessable. An Impact assessment must be carried out against the assessment benchmarks prescribed by the *Planning Regulation 2017*, in this case being the below, as well as any other relevant matters.

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).

The subject site is located within the Roma Priority Living Area (PLA). The proposed development is not a resource related development and reflects economic growth through the expansion of additional activities within an existing business in the Roma township. The proposal is not considered to conflict with the outcomes of 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
 - 6.2.8 Industry Zone 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 secondary use associated with an existing Industrial activity within the Industry Zone of the Roma Township. While the proposal is not identified as an industry activity, the workshops are related and generate similar impacts to the industry use. Combining both an Industry Use and a tourism attraction within the one site achieves a complementary mix of uses that support the role of Roma as the Principal Centre in the Maranoa Region.
Economic Growth	The proposed development reflects economic growth and expansion of an existing small businesses within the Roma town area. The development maintains a compact urban form by establishing on an existing industrial site. The use also incorporates a tourism component that adds value through expanding the range of activities available to visitors to Roma.
Environment and Heritage	The site is not identified as have local heritage importance or mapped as containing areas of environmental significance. Conditions will be applied to ensure stormwater and waste are appropriately managed on site to maintain water quality.
Hazards and Safety	While the development type is undefined with the Planning Scheme, the type of activity is related to and has similar impacts to the existing industrial activity on site. It is therefore considered that the use is appropriately located within the industry zone and is not an incompatible land use. The site is not identified as being affected by flood hazard however is within a potential impact buffer for nearby bushfire hazard areas. Potential impacts can be managed through site maintenance.
Infrastructure	The proposed development is contained within existing buildings onsite and the site is currently connected to Council's reticulated water and sewer infrastructure. The proposal will not adversely impact the safe operation of the local road network.

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 industry zone code is to:

- (a) provide for a range of service, low, medium, or high impact industrial uses including non-industrial and business uses that support industrial activities providing they do not compromise the long-term use of the land for industrial purposes.

- (b) provide for the needs of the gas and oil industry in the region (including providing sites for non-resident worker's accommodation for extended temporary periods) while also maintaining the viability of those industries that support the region's traditional (agricultural) enterprises.
- (c) ensure that development maintains the integrity and water quality of the Murray-Darling Basin Catchment.

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

- (a) industrial activities are located, designed and managed to maintain public safety, avoid significant adverse effects on the natural environment and minimise impacts on adjacent non-industrial land;
- (b) development is sited having regard to its servicing capabilities in terms of transport, water, sewerage, electricity, gas, telecommunications infrastructure, proximity to airports, road and rail, other associated industries and workforce;
- (c) access to the appropriate level of transport infrastructure (for example railways, highways and airports) is provided;
- (d) development within the Roma airport precinct maintains the safety and integrity of the Roma airport while catering for uses that are complementary to the airport and that benefit from co-location with the airport;
- (e) development is designed to maximise energy efficiency and water conservation;
- (f) non-industrial uses such as offices, non-resident worker's accommodation (for temporary periods) and retail uses that are ancillary to and directly support the industrial area are facilitated;
- (g) development has access to appropriate infrastructure and essential services;
- (h) existing and future industrial activities are protected from the intrusion of incompatible uses; (i) development responds to land constraints including topography and flooding; MRC Planning Scheme Part 7 – Local plans and precinct codes Page 193
- (j) industrial uses are adequately separated from sensitive land uses to avoid the occurrence of environmental harm or environmental nuisance; and,
- (j) development is appropriately coordinated and sequenced to ensure the most effective use of land in, and adjacent to the Industry zone.

The proposed development complies with the Purpose and Overall Outcomes of the Industry Zone Code as:

- The proposed development supports the existing industrial activity operating on the premises
- The proposal will have limited impact on the nearby residential lots within 200m of the subject premises.
- The development is not considered to be an incompatible land use, having similar impacts and operations to existing industry activities
- The site is adequately serviced by all urban infrastructure networks

6.2.8 Industry Zone Code

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

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
PO 1 Scale Development is at a scale sufficient to: <ul style="list-style-type: none"> (a) adequately contain all activities associated with the use at the site; (b) not prejudice the operation and viability of other uses or activities in the Industry zone or other zones; and (c) meet all car parking and manoeuvring needs on site. 		Complies The proposed development is contained within the existing buildings and structures on the site. The addition of the tourism use is not considered to prejudice the operation of the industry zone. The development contains all car parking within the subject site.
PO 2 Location Uses other than <i>Industry activities (industry)</i> are located so as: <ul style="list-style-type: none"> (a) not to prejudice the consolidation of like non-industry uses in other more appropriate areas; (b) not to impact adversely on the continuing function and operation of <i>industrial activities</i> in the Industry zone. (c) to be co-located with other non-industrial wherever possible; and (d) to be located on the major road network rather than local roads. Note: Non-industrial uses are any uses that are not associated with an Industrial activities use.		Complies While the proposed development is not identified as an industry use, the tourism activity includes the forging of materials. The use is associated with the industry activity and will have similar impacts. As a result, the development is not considered to impact adversely on the continuing function and operation of the Industry zone and is appropriately co-located with industry activities.
PO 3 Density and site coverage Over-intensification does not adversely impact on the efficient functioning of the Industry zone.		Complies The proposed development incorporates the use of all existing structures on the site with no additional building works proposed.
PO 4 Setbacks Setbacks from boundaries ensure: <ul style="list-style-type: none"> (a) the functional amenity of the Industry zone is preserved; (b) areas within the site are set aside for landscaping; and (c) efficient traffic movement within the street. 	AO 4.1 The front boundary clearance is: <ul style="list-style-type: none"> (a) a minimum of 4 m to any single storey building or structure; and/or (b) a minimum of 8 m to any building or structure exceeding a single storey in height. AO 4.2 The side boundary clearance for any building or structure is	AO 4.1 Complies The proposed development does not include the construction of new structures, with all existing structures meeting the front boundary clearance requirements. AO 4.1 & AO 4.3 Complies The proposed development does not include the construction of new structures on the site. All existing

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
	<p>a minimum of 3 m or more; and</p> <p>AO 4.3 Rear boundary clearances are a minimum of 4 m from property boundary; and/or</p> <p>AO 4.4 Where adjoining the General residential zone, the setback along the common boundary is a minimum of 6 m.</p> <p>Note: 'Adjoining' includes where a designated road is positioned between the zoning.</p>	<p>structures are considered lawful.</p> <p>AO 4.4 Not Applicable The proposed development site does not adjoin the General Residential Zone.</p>
<p>PO 5 Height The height of buildings does not:</p> <p>(a) impact adversely on the continuing function and operation of <i>industry activities</i> within the Industry zone, or activities in other areas, and</p> <p>(b) unduly reduce access to sunlight on adjoining land.</p>	<p>AO 5.1 Where adjoining the General residential zone, the height of buildings and structures does not exceed 10 m above natural ground level.</p> <p>AO 5.2 Where a building or structure is within 100 m of an aerodrome or airport, the height of the building or structure does not exceed 7.5 m.</p> <p>Note: 'Adjoining' includes where a designated road is positioned between the zoning.</p>	<p>AO 5.1 Not Applicable The proposed development site does not adjoin the General Residential Zone and does not include the introduction of new structures to the site.</p> <p>AO 5.2 Not Applicable The proposed development site is not within 100m of an aerodrome or airport and does not include the introduction of new structures to the site.</p>
<p>PO 6 Separation <i>Industry activities</i> are sufficiently separated from any existing or planned residential or rural residential area or other <i>sensitive land use</i> to avoid any adverse impacts with regard to noise, dust, odour, visual impact, traffic generation, lighting, radiation or other emissions or contaminants.</p> <p>Note: Sensitive land uses are defined in the State Planning Policy.</p>	<p>For Medium impact industry and High impact industry: AO 6.1 The use area for <i>Medium and high impact industry</i> and any ancillary activity is located a minimum distance of 100 m from sensitive land uses.</p> <p>For Special industry: AO 6.3 The use area for <i>Special industry</i> and any ancillary activity is located a minimum distance of 500 m from sensitive land uses.</p>	<p>AO 6.1 Not Applicable The proposed development is not identified as a Medium or High Impact Industry Use and is not within 100m of a Sensitive Land Use.</p> <p>AO 6.3 Not Applicable The proposed development is not identified as a Special Industry Use and is not within 100m of a Sensitive Land Use.</p>
<p>PO 7 Buffers The visual impact of <i>Industry activities</i> is minimised to integrate with the surrounding landscape and to the extent practical, is screened from the</p>	<p>AO 7.1 For <i>industry activities</i> adjoining the General residential, Rural residential or Community</p>	<p>Not Applicable The site does not adjoin a residential or community use.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
<p>General residential, Rural residential or Community use zones and sensitive land uses, having regard to:</p> <ul style="list-style-type: none"> (a) the characteristics of the site and surrounding area; and (b) the desired visual character of the locality. <p>Note: Sensitive land uses are defined in the State Planning Policy.</p>	<p>use zones, a buffer of a minimum of 6 m width is provided.</p> <p>Note: 'Adjoining' includes where a designated road is positioned between the zoning.</p> <p>Note: Refer to SC6.2 Planning scheme policy – Landscaping for guidance on designing and establishing landscape buffers.</p>	
<p>PO 8 Sensitive land</p> <p>Industrial land uses are protected from encroaching incompatible land uses.</p>	<p>AO 8.1</p> <p>Sensitive land uses:</p> <ul style="list-style-type: none"> (a) do not compromise the viability of existing or future industrial development, including industrial land within an Sensitive Development Area (SDA), or the enterprise opportunity area or employment opportunity area identified in a regional plan; (b) do not compromise the viability of major sport, recreation and entertainment facilities; (c) do not compromise the operation of major hazard facilities, Intensive Animal Industries or explosive facilities and reserves; and (d) are not located within close proximity to waste and sewage treatment plants. <p>Note: Sensitive land uses are defined in the State Planning Policy.</p>	<p>Not Applicable</p> <p>The proposed development does not incorporate a sensitive land use.</p>
<p>Amenity</p> <p>Advertising signage – refer to the Operational works advertising devices code</p> <p>Heritage places – in addition, refer to the Heritage overlay code</p> <p>where mapped in the SPP Cultural heritage mapping or listed in the Cultural heritage and character places policy</p>		
<p>PO 9 General amenity</p> <p>Uses established in the Industry zone:</p> <ul style="list-style-type: none"> (a) do not impact adversely on the functional amenity of the 		<p>Complies</p> <p>The proposed development utilises all existing structures on the site. No additional building works are proposed. The development does not</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
<p>Industry zone;</p> <p>(b) do not prejudice the landscape values of the town; and</p> <p>(c) do not result in sensitive land uses experiencing a lower standard of amenity as a result of industrial air, noise and odour emissions.</p>	<p>Note: Sensitive land uses are defined in the State Planning Policy</p>	<p>impact adversely on the functional amenity of the Industry Zone, does not prejudice the landscape values of the town.</p>
<p>PO 10 Building appearance</p> <p>Buildings are designed and finished to a high standard.</p> <p>Service spaces and facilities are designed and sited in an unobtrusive and convenient manner.</p>	<p>AO 10.1</p> <p>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.</p> <p>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.</p>	<p>Conditioned to Comply</p> <p>Conditions will be applied to ensure that mechanical equipment, water tanks, material or equipment storage areas and areas where work takes place are not visible from the road or open public view.</p>
<p>PO 11 Character</p> <p>Buildings are designed and finished to a high aesthetic standard.</p>		<p>Complies</p> <p>The proposed development incorporates the use of all existing structures on the site with no effect on the existing character of the buildings.</p>
<p>PO 12 Streetscape</p> <p>Buildings in the Industry zone:</p> <p>(a) address the street frontage; and have a clearly defined front entry or entry path that is visible from the street.</p>	<p>AO 12.1</p> <p>The office space of each building is sited and orientated towards the principal road frontage.</p>	<p>Complies</p> <p>The proposed development incorporates the existing office space that is sited and orientated towards the principal road frontage.</p>
<p>PO 13 Cultural heritage</p> <p>The physical integrity and significance of cultural heritage discovered during development are retained.</p> <p>Note: Cultural heritage refers to indigenous and non- indigenous cultural heritage.</p>	<p>AO 13.1</p> <p>Protection of cultural heritage is achieved by demonstrated agreement with the appropriate aboriginal or cultural heritage body responsible for the care of that heritage.</p>	<p>Not Applicable</p> <p>The site is not identified as heritage listed. No Cultural Heritage items have been notified as being found onsite. The landowner has ongoing duty of care under the Aboriginal Cultural Heritage Act 2003 to protect any identified</p>
Landscaping, privacy and fencing		
Landscaping – refer to the Operational works landscaping code		
<p>PO 14 Landscaping</p> <p>Street trees and landscaping at the site shall:</p> <p>(a) contribute positively to the built form and the street;</p> <p>(b) be visually pleasing and create an attractive</p>		<p>Conditioned to Comply</p> <p>Conditions will be applied to ensure landscaping is appropriately added to the site to ensure buffering, positive visual amenity and privacy.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
<p>environment;</p> <p>(c) be located to take account of the direction of the breezes and sun;</p> <p>(d) be located to give privacy and buffering from or for any incompatible uses;</p> <p>(e) be located to avoid interference with electricity lines and other infrastructure; and</p> <p>(f) maintain sightlines at intersections for traffic.</p>	<p>Note: Refer to SC6.2 Planning scheme policy – Landscaping for guidance on designing and establishing landscape works.</p> <p>Note: Landscape works within, or directly adjacent to, a State-controlled road corridor require approval from the Department of Transport and Main Roads in accordance with the Transport Infrastructure Act 1994 and the Department of Transport and Main Roads Road Landscape Manual.</p>	
<p>PO 15 Fencing</p> <p>Where <i>Industry activities</i> are within the proximity of sensitive land uses, fencing provides adequate separation.</p>	<p>AO 15.1</p> <p>Where the site adjoins sensitive land uses, or is within 200 m of the boundary of a site containing a sensitive land use, fencing is to be provided along the boundary facing the sensitive land use in addition to requirements for landscaping.</p> <p>AO 15.2</p> <p>The constructed fence is to consist of a 2 m high solid structure and must provide an acoustic barrier.</p> <p>AO 15.3</p> <p>Designated car parking areas are to be delineated from manoeuvring or laydown areas with appropriate fencing.</p> <p>Note: Sensitive land uses are defined in the State Planning Policy</p>	<p>AO 15.1 & AO 15.2 Alternative Solution</p> <p>The proposed development site is within 150m of a sensitive land use. The activity is contained within all existing structures on site. It is determined that the new use will not increase the impacts on surrounding lots. As a result, existing fencing on the site is considered suitable to be retained.</p>
Avoiding nuisance		
<p>PO 16 Operating hours</p> <p>Operating hours within the Industry zone are extended and the amenity of adjacent areas is protected.</p>	<p>AO 16.1</p> <p>Where within 100 m of sensitive land uses, operating hours are between the hours of 7.00 am and 8.00 pm, otherwise no solution specified.</p> <p>Note: Sensitive land uses are defined in the State Planning Policy</p>	<p>Not Applicable</p> <p>The proposed development site is more than 100m from a sensitive land use.</p>
<p>PO 17 Delivery of goods</p> <p>Loading and unloading times within the Industry zone are extended and the amenity of adjacent areas is protected.</p>	<p>AO 17.1</p> <p>Where within 100 m of sensitive land uses loading and unloading of goods occurs:</p> <ul style="list-style-type: none"> 7:00 am to 6:00 pm 	<p>Not Applicable</p> <p>The proposed development site is more than 100m from a sensitive land use.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
	<p>Monday to Friday,</p> <ul style="list-style-type: none"> 8:00 am to 5:00 pm <p>Saturday</p> <p>AO 17.2</p> <p>Where within 100 m of sensitive land uses no loading or unloading occurs on Sundays or Public Holidays.</p> <p>Note: Sensitive land uses are defined in the State Planning Policy</p>	
<p>PO 18 Noise emissions</p> <p>Noise emissions from premises do not cause a nuisance to adjoining properties or sensitive land uses.</p>	<p>Note: Sensitive land uses are defined in the State Planning Policy</p>	<p>Conditioned to Comply</p> <p>Conditions will be applied to ensure that noise emissions from the site do not cause a nuisance to adjoining properties or sensitive land uses within proximity of the site.</p>
<p>PO 19 Lighting</p> <p>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.</p>	<p>AO 19.1</p> <p>All lighting does not exceed 8 lux at 1.5 m beyond the boundary of the site.</p>	<p>Conditioned to Comply</p> <p>Conditions will be applied to ensure that the lighting does not exceed 8 lux at 1.5m beyond the boundary of the site.</p>
<p>PO 20 Refuse storage</p> <p>Refuse storage areas are:</p> <ul style="list-style-type: none"> (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. 	<p>AO 20.1</p> <p>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%.</p> <p>AO 20.2</p> <p>Service vehicle access and manoeuvring areas for waste collection are to be provided on-site in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p>	<p>AO 20.1 Complies</p> <p>The proposed development report indicates an industrial bin is present on the site adjacent to the carport as well as a standard wheelie bin. Conditions will be applied to ensure the refuse storage area is screened from public view.</p> <p>AO 20.2 Conditioned to Comply</p> <p>Conditions will be applied to ensure access and manoeuvring area for waste collection are to be provided onsite in accordance with the CMD Guidelines</p>
ENGINEERING		
Earthworks – refer to the Operational works excavation or filling code		
Infrastructure – refer to the Operational works infrastructure code		
Erosion Control		
<p>PO 21 Construction activities</p> <p>Both erosion control and silt collection measures are undertaken to ensure the protection of environmental values during construction.</p>	<p>AO 21.1</p> <p>During construction, soil erosion and sediment are managed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p>	<p>Conditioned to Comply</p> <p>Conditions will be applied to ensure during the operation of the business and the construction of the car park soil erosion and sediment are managed in accordance with the CMD Guidelines.</p>
Provision of services		

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
PO 22 Electricity supply Premises are provided with a supply of electricity adequate for the activity.	AO 22.1 Premises are connected to the reticulated electricity infrastructure. The connection is to be approved by the relevant energy regulatory authority; and/or AO 22.2 Renewable energy systems contribute to the supply and use of electricity to and from the grid.	AO 22.1 Complies The proposed development is a preexisting site connected to the reticulated electricity infrastructure.
PO 23 Gas supply 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.	AO 23.1 Where available, premises are connected to Council's reticulated gas system.	Not Applicable The proposed development site is not connected to Council Reticulated Gas System.
PO 24 Water supply 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.	AO 24.1 Premises are connected to Council's reticulated water system, or AO 24.2 Premises have an approved water allocation as provided by the relevant agency and have a rainwater tank connected to the premises with a minimum capacity of 45 000 litres. AO 24.3 No buildings are constructed over water supply infrastructure including trunk mains and manholes. AO 24.4 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.	AO 24.1 Complies The proposed development is a preexisting site connected to Council's Reticulated Water System. AO 24.2 Not Applicable AO 24.3 Complies No existing structures are located over water supply infrastructure. AO 24.4 Complies No existing structures are located within 2.5m of water supply infrastructure.
PO 25 Effluent disposal To ensure that public health and environmental values are preserved: (a) all premises provide for the effective treatment and	AO 25.1 Premises are connected to Council's reticulated sewerage system; or AO 25.2 Premises are connected to an	AO 25.1 Complies The proposed development is a preexisting site connected to Council's Reticulated Sewerage System.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
disposal of effluent and other wastewater; and (b) access to reticulated infrastructure is to be maintained for maintenance and replacement purposes.	on-site effluent disposal system in accordance with AS/NZS 1547:2012. AO 25.3 No buildings are constructed over sewerage infrastructure including trunk mains and manholes; and AO 25.4 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.	AO 25.2 Not Applicable AO 25.3 Complies No existing structures are located over sewerage infrastructure. AO 25.4 Complies No existing structures are located within 2.5m of sewerage infrastructure.
Stormwater and drainage		
PO 26 Stormwater and inter-allotment drainage Stormwater is collected and discharged to: (a) protect the stability of buildings and the use of adjacent land; (b) prevent water-logging of nearby land; (c) protect and maintain environmental values; and (d) maintain access to reticulated infrastructure for maintenance and replacement purposes.	AO 26.1 Stormwater and inter-allotment drainage is collected and discharged in accordance with the <i>Capricorn Municipal Development Guidelines</i> , and AO 26.2 No buildings are constructed over stormwater infrastructure including trunk mains and manholes. AO 26.3 A clear level area of a minimum of 2.5 m radius surrounding existing manholes is provided for maintenance purposes.	AO 26.1 Conditioned to Comply Conditions will be applied to ensure stormwater and inter-allotment drainage are collected and discharged in accordance with the CMD Guidelines.
Roads and rail		
Infrastructure – refer to the Infrastructure overlay code for development in the proximity of, or potentially affecting State infrastructure.		
PO 27 Protection of State-controlled roads Development adjacent to 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.	AO 27.1 No direct access to State-controlled roads is permitted except at existing intersections.	Complies The proposed development does not directly access a State-Controlled Road.
PO 28 Roads The local road network is protected from an undue load, and a sealed road is provided between the premises and the existing sealed road network.	AO 28.1 Roads are designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i> . AO 28.2 Premises have an approved	AO 28.1 Not Applicable The proposed development does not include new roads. AO 28.2 Complies The proposed development site is a pre-established lot with

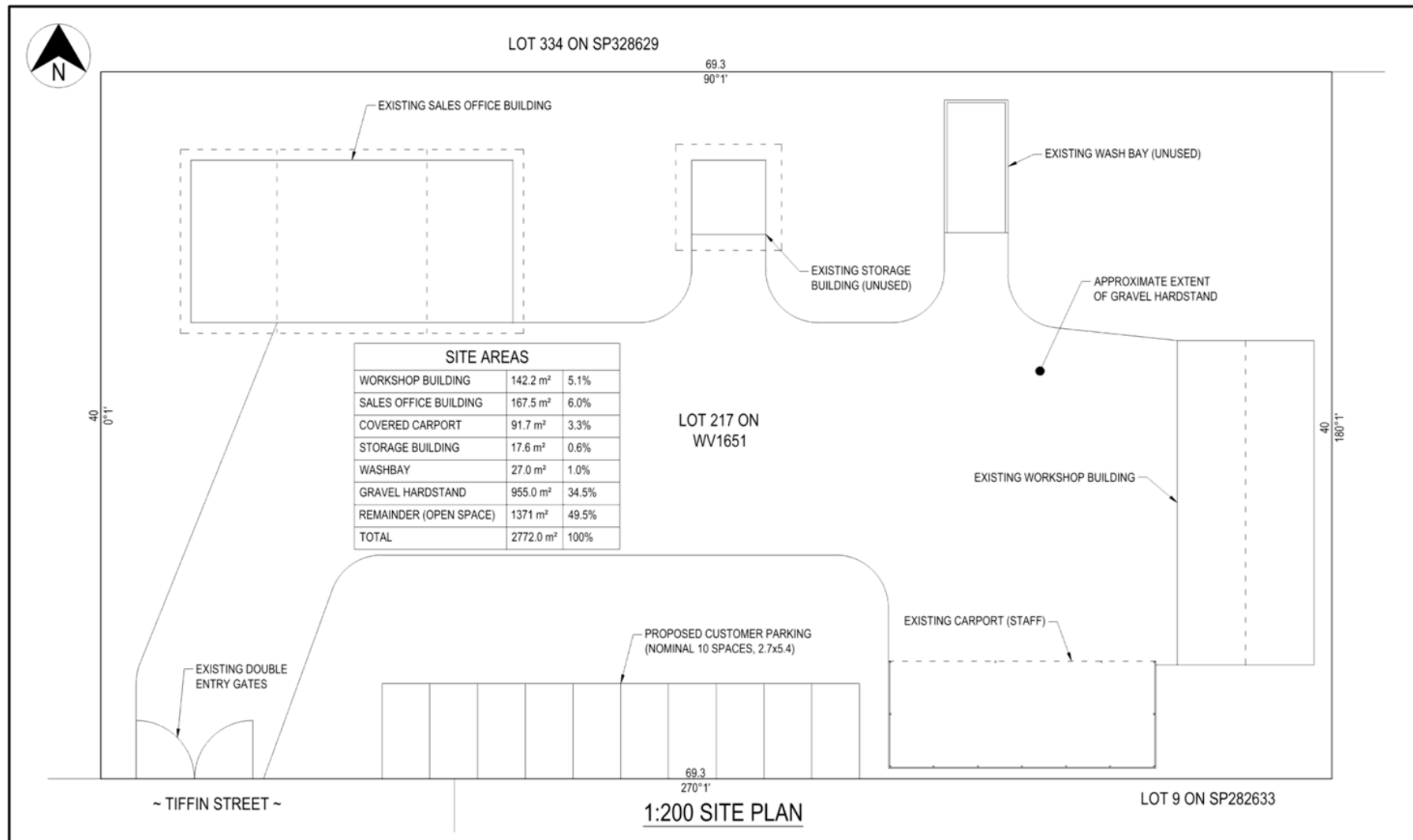
PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
	access to the existing road network.	an existing access to the road network.
Access, parking and manoeuvring		
PO 29 Vehicle access Vehicle access is provided to a standard appropriate for the use.	AO 29.1 Access roads are to be sealed and connect to the existing road network via a crossover designed and constructed in accordance with <i>Capricorn Municipal Development Guidelines</i> . AO 29.2 Kerb and channelling 5 m on either side of new crossovers are to be renewed. AO 29.3 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.	Conditioned to Comply Conditions will be applied to ensure the crossover to Tiffin Street is maintained in accordance with CMD Guidelines.
PO 30 Parking and manoeuvring Vehicle parking and service vehicle provision is adequate for the activity, and ensures both safety and functionality for motorists and pedestrians.	AO 30.1 Where an existing floor area is redeveloped for an alternate use listed as accepted development subject to requirements or code assessable in the Industry zone, there are nil car parking number requirements for that existing portion of floor area. AO 30.2 All uses provide vehicle parking in accordance with Schedule 7, Parking Standards. AO 30.3 All uses provide for vehicle manoeuvring in accordance with Australian Standard AS 2890. AO 30.4 All car parking, access and manoeuvring areas are to be sealed with an impervious surface. AO 30.5	AO 30.1 Complies The proposed development intends to add 10 car parking spaces to support the operation of the site. AO 30.2 Complies The proposed development will include a total of have 15 car spaces on site with 10 spaces added to the existing 5, which complies with the requirements within Schedule 7. AO 30.3 Conditioned to Comply Conditions will be applied to ensure manoeuvring onsite is provided in accordance with the Australian Standard AS 2890. AO 30.4 Conditioned to Comply Conditions will be applied to ensure all car parking, access and manoeuvring areas are to be sealed with an impervious

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
	All vehicles drive forward when entering and exiting the site.	surface. AO 30.5 Conditioned to Comply Conditions will be applied to ensure all vehicles drive forward entering and exiting the site.
ENVIRONMENTAL		
PO 31 Air emissions Air emissions including odour from premises 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	Conditioned to Comply Conditions will be applied to ensure air emissions from the site do not cause environmental harm or nuisance to adjoining properties or sensitive land uses within proximity of the site.
PO 32 Energy use Non-renewable energy use is minimised through efficient design and the adoption of alternative energy sources.	AO 32.1 Passive solar design principles are adopted in buildings in order to maximise energy efficiency. AO 32.2 Building design and orientation provide opportunities for the incorporation of alternative energy technologies.	AO 32.1 Complies The proposed development is to utilize existing structures onsite with the existing structures oriented to adopt passive solar design principles.
PO 33 Vegetation retention Development retains vegetation not mapped as MSES where it is: (a) adjacent to watercourses and protecting water quality (riparian); (b) protecting identified habitat; or (c) minimising soil erosion.	Note: MSES areas are mapped on the SPP Interactive Mapping System (Plan Making).	Not Applicable The proposed development is not mapped as containing MSES Areas.
PO 34 Pests Development avoids the introduction of non- native pest species (plant or animal), that pose a risk to ecological integrity.	AO 34.1 Development avoids the introduction of non- native pest species. AO 34.2 The threat of existing pest species is controlled by adopting pest management practices that provide for long-term ecological integrity.	AO 34.1 Complies The development will avoid the introduction of non-native pest species. AO 34.2 Not Applicable The proposed development is determined to have minimal to affect on the existing pest species within the area
PO 35 Watercourse buffers Development ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.	AO 35.1 A minimum 10 m wide vegetated buffer area is provided extending from the high bank of any watercourse. Buffer areas include a cover	Complies The proposed development site is located further than 10m from a watercourse.

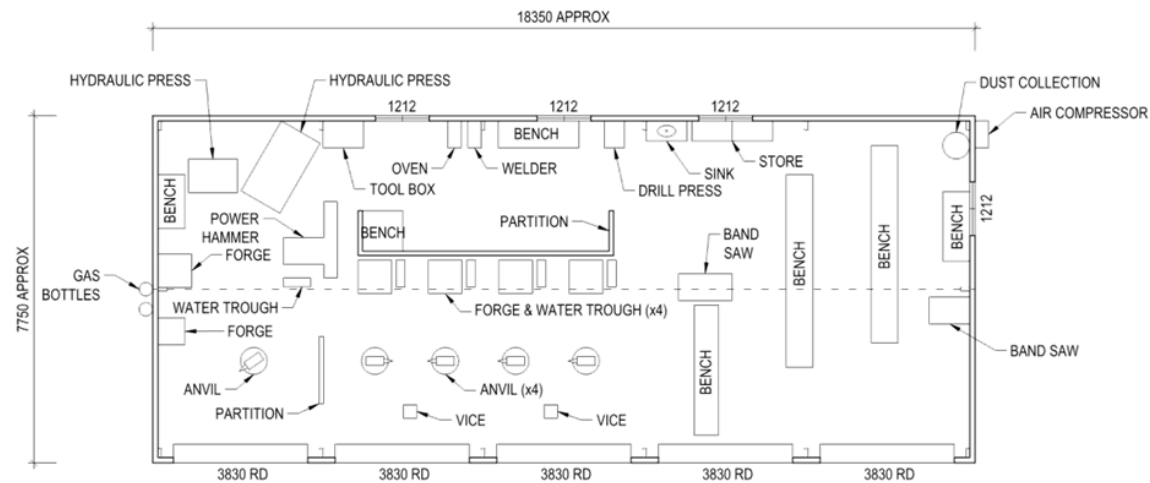
PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
	of vegetation, including grasses.	
PO 36 Watercourse integrity Bank stability, channel integrity and in-stream habitat is protected from degradation and maintained or improved at a standard commensurate with pre-development environmental conditions. Development ensures that the natural surface water and groundwater hydrologic regimes of watercourses and associated buffers are maintained to the greatest extent possible.	AO 36.1 No direct interference or modification of watercourse channels, banks or riparian and in-stream habitat occurs. AO 36.2 Existing natural flows of surface and groundwater are not altered through channelisation, redirection or the interruption of flows.	AO 36.1 Complies The proposed development is to have no direct interference or modification to the existing watercourse within 30m of the development site. AO 36.2 Complies The proposed development will not alter the existing flow of surface or groundwater on the site.
PO 37 Water quality 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 landowners.	AO 37.1 Stormwater systems are to be designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i> .	Complies Conditions will be applied to ensure stormwater systems on the site are design and maintained in accordance with the CMD Guidelines.
PO 38 Sloping land Development is undertaken to ensure: (a) vulnerability to landslip erosion and land degradation is minimised; and (b) that the safety of persons and property is not compromised.	AO 38.1 Development is not undertaken on slopes greater than 15%.	Complies The proposed development site is not situated on sloped land.

Assessment Summary

The proposed development is generally consistent with the Industry Zone 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 addressed by the way of conditions of development approval. It is recommended that the development application for a Change Application (Other) to an existing Development Permit (2022/20586) for a Material Change of Use – "Medium Impact Industry" and "Undefined Use" (Blacksmith Workshop) be approved subject to reasonable and relevant conditions.




			<p>STANFORD STRUCTURAL</p> <p>Peter Stanford JP(Qual) BE(Hons) MIEAust CPEng NER RPEQ PO Box 1387, Roma Qld 4455 0437 716 437 peter@stanford.engineer</p>	<p>PROJECT</p> <p>THE FARMER'S FORGE BLACKSMITH DEVELOPMENT</p> <p>42 TIFFIN STREET, ROMA</p>	<p>DESIGNED</p> <p>PWS</p>	<p>APPROVED</p> <p>PWS</p>	<p>TITLE</p> <p>SITE PLAN</p>	
P1	20/03/25	FOR DEVELOPMENT APPROVAL			<p>DRAWN</p> <p>PWS</p>		<p>DRAWING STATUS</p> <p>CONCEPT</p>	<p>SCALE (AT A3)</p> <p>AS SHOWN</p>
REV	DATE	DESCRIPTION			<p>REVIEWED</p> <p>PWS</p>	<p>SHEET</p> <p>01 OF 07</p>	<p>DRAWING NUMBER</p> <p>2025-0027-TFF-01-01</p>	<p>REV</p> <p>P1</p>

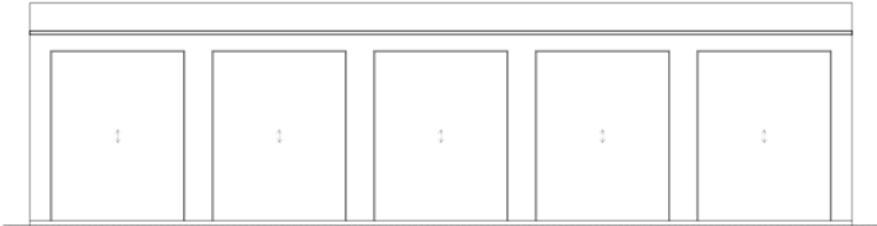
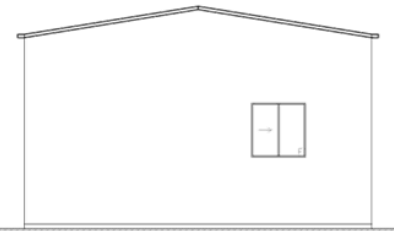
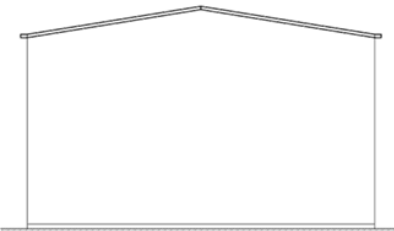




1:100 WORKSHOP FLOOR PLAN

NOTE

AS MEASURED DRAWINGS, CONFIRM ALL DIMENSIONS AND MEMBER SIZES ON SITE AS REQUIRED BEFORE COMMENCING WORKS




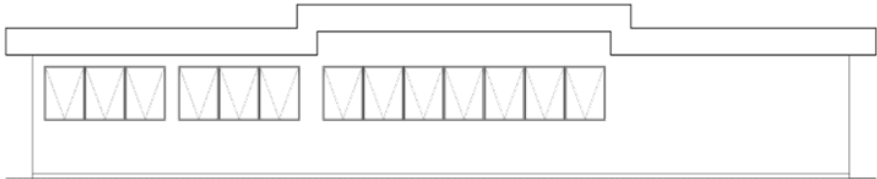

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					DRAWN		DRAWING STATUS		SCALE (AT A3)
					PWS		CONCEPT		AS SHOWN
P1	20/03/25	FOR DEVELOPMENT APPROVAL			REVIEWED	SHEET	DRAWING NUMBER		REV
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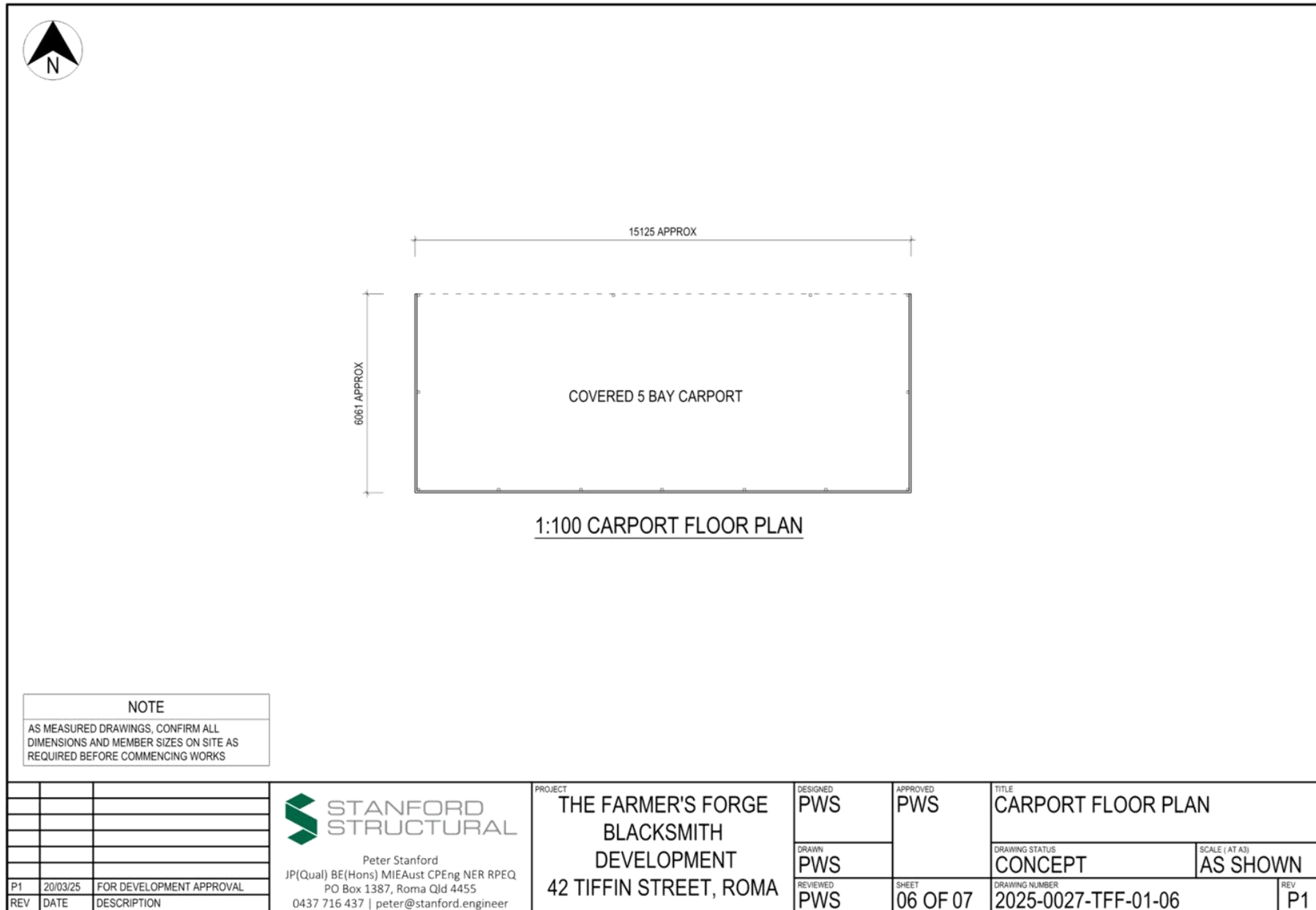
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- 187 -

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						<p>REVIEWED</p> <p>PWS</p>		<p>SHEET</p> <p>05 OF 07</p>		<p>DRAWING NUMBER</p> <p>2025-0027-TFF-01-05</p>	
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<p>P1</p> <p>20/03/25</p> <p>FOR DEVELOPMENT APPROVAL</p>										<p>REV</p> <p>P1</p>	



 <p>1:100 CARPORT EAST ELEVATION</p>			 <p>1:100 CARPORT NORTH ELEVATION</p>			 <p>1:100 CARPORT WEST ELEVATION</p>			 <p>1:100 CARPORT SOUTH ELEVATION</p>		
 <p>STANFORD STRUCTURAL</p> <p>Peter Stanford JP(Qual) BE(Hons) MIEAust CPEng NER RPEQ PO Box 1387, Roma Qld 4455 0437 716 437 peter@stanford.engineer</p>			PROJECT THE FARMER'S FORGE BLACKSMITH DEVELOPMENT 42 TIFFIN STREET, ROMA		DESIGNED PWS		APPROVED PWS		TITLE CARPORT ELEVATIONS		
					DRAWN PWS				DRAWING STATUS CONCEPT		
					REVIEWED PWS		SHEET 07 OF 07		DRAWING NUMBER 2025-0027-TFF-01-07		
P1 20/03/25 FOR DEVELOPMENT APPROVAL REV DATE DESCRIPTION									SCALE (AT A3) AS SHOWN		
									REV P1		

OFFICER REPORT

Meeting: Ordinary 11 September 2025

Date: 24 March 2025

Item Number: 15.8

File Number: D25/30554

SUBJECT HEADING:

User Agreement - Injune Museum - Injune District
Tourism auspice for Cultural Heritage Injune
Preservation Society (CHIPS)

Classification:

Open Access

Officer's Title:

Leases and Agreements Administration Officer

Executive Summary:

Council is asked to consider entering into a formal agreement with the Injune District Tourism Association Inc., as the auspicing body for the Cultural Heritage Injune Preservation Society (CHIPS) Committee, for the continued exclusive use of the Injune Museum located on Lot 315 on SP315367.

Council is also asked to consider the request from the Committee to include the adjoining parcel of land, and exclusive use of the kitchen in the agreement.

Officer's Recommendation:

That Council:

1. Enter into an exclusive User Agreement with the Injune District Tourism Association Inc. auspicing for Cultural Heritage Injune Preservation Society Committee, for a period of three (3) years for the use of the Injune Museum located on Lot 315 on SP315367.
 2. Grant exclusive use of the Kitchen located within the Museum, with the Committee responsible for managing all kitchen usage bookings.
 3. Decline the committee's request to include the use of the adjoining land located at Lot 314 on I7182, with the option to reconsider at the renewal date of the User Agreement.
 4. Authorise the Chief Executive Officer, (or delegate), to execute the User Agreement.
-

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

Council has received correspondence from the CHIPS Committee advising that they wish to renew the User Agreement for the use of the Injune Museum for a further three (3) year term.

The group would also like to include the adjoining land as part of their usable space, along with the exclusive use of the kitchen contained within the Injune Museum building.

This report provides a recommendation for Council's consideration, along with options and relevant background.

Background (*Including any previous Council decisions*):

On 18 March 2025 a meeting was held with Janice and Veronica (CHIPS Committee) to discuss the User Agreement for use of the Injune Museum (Lot 315 on SP315367).

The Committee has sought to occupy the vacant land located at Lot 314 on I7182 to provide an outdoor display for people to get a glimpse of content that may be included in the Injune Museum, or if travelers stop at the facility after opening hours.

Concerns have been raised that granting CHIPS the use of the additional block of land may result in the placement of equipment, such as old tractors and motors, on the site before the fit-out of the Injune Museum is completed. Any equipment that was displayed on this block would need to be installed to meet safety standards, including appropriate fencing and other protective measures to reduce the public liability risks.

The CHIPS Committee advised they have applied for large grants in the past and have unfortunately not been successful in obtaining one, they are now continuing to apply for a range of smaller grants and focus on completing the fit out of the museum in stages.

The Committee is exploring the opportunity to utilise the kitchen within the Injune Museum building on an exclusive use basis to make jams and relishes, which would be sold as part of the committees fundraising activities. The group will liaise with Council's Environmental Health Team to ensure the kitchen meets the necessary compliance requirements and to obtain the appropriate food licence.

Options Considered:

Should Council wish to include the use of the adjoining parcel of land, and maintain the current non-exclusive use of the kitchen, Council may wish to consider the following alternate resolution.

That Council:

1. Enter into an exclusive User Agreement with the Injune District Tourism Association auspicing for the Cultural Heritage Injune Preservation Society Committee for a period of three (3) years for the use of the Injune Museum (excluding the kitchen) located on Lot 315 on SP315367.
2. Continue to manage the bookings for the Kitchen located within the Museum.
3. Include the use of an adjoining parcel of land known as Lot 314 on I7182 in the User Agreement for part of their display.
4. Authorise the Chief Executive Officer, (or delegate), to execute the User Agreement.

Another point included in discussions has been the potential for the addition of an entry fee for the museum. Discussions around the entry fee to be paid at the Injune Visitor Information Centre, with access being granted via a swipe access, or by way of a donation box. The donation box system is in line with other museums in the region. If the museum is considered to be a council run museum, operated by CHIPS then it may be appropriate to consider including within the resolution a decision with regard to those fees, such as either of the two options included below.

5. Entry to the museum to be by way of a donation box, consistent with other museums in the region.

Or

5. Entry fee to be set at \$5.00, with payment being made at the Injune Visitor Information Centre, with Council to investigate options of access.

Recommendation:

That Council:

1. Enter into an exclusive User Agreement with the Injune District Tourism Association Inc. auspicing for Cultural Heritage Injune Preservation Society Committee, for a period of three (3) years for the use of the Injune Museum located on Lot 315 on SP315367.
2. Grant exclusive use of the Kitchen located within the Museum, with the Committee responsible for managing all kitchen usage bookings.
3. Decline the committee's request to include the use of the adjoining land located at Lot 314 on I7182, with the option to reconsider at the renewal date of the User Agreement.
4. Authorise the Chief Executive Officer, (or delegate), to execute the User Agreement.

Risks:

Risk	Description of likelihood & consequences
Equipment placed on vacant land	Concerns around public safety if items are placed on the land for future display without proper installation.

Policy and Legislative Compliance:

Nil

Budget / Funding (*Current and future*):

Nil

Timelines / Deadlines:

Nil

Consultation (*Internal / External*):

External – CHIPS Committee (Janice and Veronica)
 Internal – Director Bungil
 Internal – Local Development Officer (Bungil)
 Internal – Manager Facilities (Land, Buildings and Structures)

Strategic Asset Management Implications:

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

Nil

Acronyms:

Acronym	Description
CHIPS	Cultural Heritage Injune Preservation Society
IDTA	Injune District Tourism Association

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:

Nil.

Report authorised by:

Manager - Regional Facilities Management

Director - Corporate Services

Director - Regional Development, Environment & Planning