

MINUTES OF THE ORDINARY MEETING OF MARANOA REGIONAL COUNCIL HELD AT ROMA ADMINISTRATION CENTRE ON 11 SEPTEMBER 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, Cr B R Seawright, Cr J R Vincent (by Microsoft Teams), Chief Executive Officer – Robert Hayward and Kelly Rogers Minutes Officer in attendance.

AS REQUIRED

Deputy CEO, Strategic Roads, Airports & Major Projects – Cameron Hoffmann, Director Surat – Mathew Gane, Manager - Community Safety & Rural Lands Services – Annie Connolly, Manager - Regional Economic & Community Development – Greg Lawrence, Manager - Regional Facilities Management – Leah Cooper, Coordinator Rural Lands – Annie Buckley, (Acting) - Senior Town Planner – Kate Swepson, Planning Officer – Logan Connell, Project and Administration Officer – Tennielle Limpus, Events Attraction Officer – Georgia Nicholls.

WELCOME

The Mayor welcomed all present and declared the meeting open at 9.05am, noting that Cr Birkett would be a late arrival for the meeting.

CONFIRMATION OF MINUTES

Resolution No. OM/09.2025/01	
Moved Cr Brumpton	Seconded Cr Davis
That the minutes of the Ordinary Meeting held on 28 August 2025 be confirmed.	
CARRIED	8/0

BUSINESS

REGIONAL DEVELOPMENT, ENVIRONMENT & PLANNING

Item Number:	15.1	File Number: D25/82859
SUBJECT HEADING:	STOCK ROUTE COMPLIANCE POLICY	
Officer's Title:	Coordinator Rural Lands	

Executive Summary:

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

Resolution No. OM/09.2025/02	
Moved Cr Seawright	Seconded Cr Hancock
That Council endorse the Stock Route Compliance Policy as presented, to ensure effective management of the stock route network, promote compliance, and align with legislative and strategic objectives.	
CARRIED	8/0

Responsible Officer	Coordinator Rural Lands
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Item Number: 15.2 **File Number:** D25/84186
SUBJECT HEADING: COMMITTEE REPRESENTATION OUTBACK
 QUEENSLAND TOURISM ASSOCIATION (OQTA)
 COMMITTEE MEMBER
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.

Resolution No. OM/09.2025/03

Moved Cr Hancock

Seconded Cr Davis

That Council endorse nomination of an application for Cr. Vincent to be considered for a committee member position on the Outback Queensland Tourism Association Committee.

CARRIED

8/0

Responsible Officer

**Manager - Regional Economic & Community
Development**

Item Number: 15.3 **File Number:** D25/83664
SUBJECT HEADING: ROMA SALEYARDS BEEF BANQUET - POST-EVENT
 REPORT
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 was recommended that this profit be donated to FareShare.

Resolution No. OM/09.2025/04

Moved Cr Hancock

That this lay on the table until later in the meeting. [for additional budgetary information to be provided].

CARRIED

8/0

Declaration of Interest

Item	15.4
Description	Returning the Moonlighting in Moffatt Banners
Declaring Councillor	Cr Jane Vincent
Person with the interest Related party / close associate / other relationship	Myself and my mother in law Brenda Vincent
Particulars of Interest	Brenda Vincent and family is mentioned within the report.
Type of conflict	Declarable conflict of interest
Action	Leave the room while the matter is discussed and voted on.

Cr Vincent left the meeting at 9.12am.

Item Number: 15.4 **File Number:** D25/86748

SUBJECT HEADING: RETURNING THE MOONLIGHTING IN MOFFAT BANNERS

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.

Resolution No. OM/09.2025/05

Moved Cr Brumpton

Seconded Cr Davis

That Council:

- 1. Approve 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. Allocate the total cost of \$2,305 + GST to GL 2885.2001.2001 – Arts and Culture Materials and Services.**

CARRIED

7/0

Responsible Officer	Project and Administration Officer
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At cessation of discussion and decision on the abovementioned item, Cr Vincent returned to the meeting at 9.14am.

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

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

Name of each eligible councillor who voted on the matter:

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

How each eligible councillors voted:

Each councillor voted in favour of the motion.

Item Number:

15.5

File Number: D25/83553

SUBJECT HEADING:

**2012/18302 - CHANGE APPLICATION (MINOR)
MATERIAL CHANGE OF USE - HIGH IMPACT
INDUSTRY**

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).

Resolution No. OM/09.2025/06

Moved Cr Flynn

Seconded Cr Brumpton

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
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
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:
- identify potential risks to the environment from the activity during routine operations and emergencies; and
 - establish and maintain control measures that minimise the potential for environmental harm; and
 - 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.

CARRIED

8/0

Responsible Officer	(Acting) - Senior Town Planner
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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)

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.

Resolution No. OM/09.2025/07

Moved Cr O'Neil

Seconded Cr Flynn

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 5.1metres 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.

CARRIED

8/0

Responsible Officer
Planning Officer

Cr Birkett joined the meeting at 9.16am.

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)**
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.

Moved Cr Flynn
Seconded Cr Davis

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 Amended in red by Council	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.

NO VOTE TAKEN

Responsible Officer	Planning Officer
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No vote was taken on the draft motion, with Cr O'Neil proposing the following amendment. Cr Flynn as the 'mover' of the motion indicated he would not accept the amendment as follows:

Resolution No. OM/09.2025/08	
Moved Cr O'Neil	Seconded Cr Davis
<p>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-</p>	
CONDITIONS	
Development details	
<p>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.</p>	
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 Amended in red by Council	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.~~ ~~(including ancillary retail store)~~ 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.

CARRIED

8/1

With the amendment approved, this then became the substantive motion, which was voted on as follows:

Resolution No. OM/09.2025/09
Moved Cr Flynn
Seconded Cr Davis

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
41209801, Issue A	Site Plan Amended in red by Council	11/10
41209802, 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. ~~(including ancillary retail store)~~ 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.**

CARRIED	9/0
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Responsible Officer	Planning Officer
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Declaration of Interest

Item	15.8
Description	User Agreement - Injune Museum – Injune District Tourism Auspice for Cultural Heritage Injune Preservation Society (CHIPS)
Declaring Councillor	Cr Jane Vincent
Person with the interest Related party / close associate / other relationship	My mother Janice Humpheys
Particulars of Interest	Janice is the Secretary of CHIPS and the user agreement is for that group
Type of conflict	Prescribed conflict of interest
Action	Leave the room while the matter is discussed and voted on.

Cr Vincent left the meeting at 9.35am.

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)**

Officer's Title: **Leases and Agreements Administration Officer**

Executive Summary:

Council was 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 was 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.

Resolution No. OM/09.2025/10	
Moved Cr O'Neil	Seconded Cr Brumpton
That Council:	
<ol style="list-style-type: none"> 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. 	
CARRIED	8/0

Responsible Officer	Leases and Agreements Administration Officer
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Section 150F A (2)(e) of the Local Government Act 2009

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

Name of each eligible councillor who voted on the matter:

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

How each eligible councillors voted:

Each councillor voted in favour of the motion.

At cessation of discussion and decision on the abovementioned item, Cr Vincent returned to the meeting at 9.39am.

Declaration of Interest

Item	L.1
Description	Host Site Agreement - Maranoa Radio Network Inc.
Declaring Councillor	Brendan Seawright
Person with the interest Related party / close associate / other relationship	Myself
Particulars of Interest	I am the president of one of the user groups that have been consulted in relation to this proposal.
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/09.2025/11

Moved Cr Brumpton

Seconded Cr Davis

That it is in the public interest that Councillor Seawright participates and votes on agenda item L.1 because a reasonable person would trust that the decision is made in the public interest.

CARRIED

8/0

LATE ITEMS

Item Number: L.1 **File Number:** D25/86788
SUBJECT HEADING: HOST SITE AGREEMENT - MARANOA RADIO NETWORK INC.
Location: Wallumbilla
Officer's Title: Leases and Agreements Administration Officer

Executive Summary:

Council has received correspondence from Maranoa Radio Network Inc., requesting to utilise the disused 10-meter lattice mast (formerly used by the SES), and a small section of the former SES shed, located at the Wallumbilla Showgrounds, adjacent to the former SES Shed, for the purpose of broadcasting the Switch FM radio station.

Resolution No. OM/09.2025/12

Moved Cr Hancock

Seconded Cr Brumpton

That Council:

1. **Enter into a Host Site Agreement with Maranoa Radio Network Inc. for the use of the former SES shed and mast, at the Wallumbilla Showgrounds, for a five (5) year term.**
2. **Approves an amendment to Council's Fees and Charges Schedule to include an annual radio licence fee of \$550.00 (inclusive of GST).**
3. **Authorise the Chief Executive Officer (or delegate), to execute the Host Site Agreement.**

CARRIED

9/0

Responsible Officer

Leases and Agreements Administration Officer

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

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

Name of each eligible councillor who voted on the matter:

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

How each eligible councillors voted:

Each councillor voted in favour of the motion.

Item Number:	L.2	File Number: D25/79643
SUBJECT HEADING:	ADDITIONAL AND ALTERNATIVE ACTIVITIES DURING THE CLOSURE OF THE DENISE SPENCER POOL, ROMA	
Officer's Title:	Lead Local Development Officer Project Officer - Contract Management Office	

Executive Summary:

While the Roma pool's closure brings a temporary pause to familiar services, it also opens the door for fresh opportunities to support community wellbeing, physical activity, and aquatic education in new and engaging ways.

This report outlines a proactive plan to help maintain community wellbeing, encourage physical activity, and sustain social connection throughout the summer months.

Key initiatives include a regional pool bus service, expanded water-based fitness and play activities, vibrant community events, and strong promotion of local health and wellness businesses. Together, these measures aim to minimise the impact of the closure, while fostering resilience, community spirit, and ongoing participation in healthy, active lifestyles.

Resolution No. OM/09.2025/13

Moved Cr O'Neil

Seconded Cr Birkett

That Council:

1. Endorse the delivery of the following initiatives to be supported during the Term 3 School Holidays:
 - a. Regional Queensland Ballet
 - b. Bus to the Yuleba Water Play Park
2. Endorse the delivery of the following initiatives as a trial period in Term 4 2025, including:
 - a. Regional pool bus initiative
 - b. Sprinkler afternoons at the Roma Pump Track
3. Monitor and report on participation, community feedback, and any resource or budget implications to inform continuation of these initiatives in Term 1 2026, with outcomes to be presented back to Council.
4. Endorse the following activities to be included during the Roma Term 4 School Holiday Program
 - a. Waterslide hire
 - b. Outdoor movie night
5. Continue to liaise with community groups to discuss potential partnerships, explore additional initiatives, and encourage shared promotion of activities.
6. Draw the costs from GL 2888.2265.2001 – Youth Holiday Program.

CARRIED

9/0

Responsible Officer

Lead Local Development Officer

Item Number: L.3 **File Number:** D25/92330
SUBJECT HEADING: ROMA RUGBY UNION FOOTBALL CLUB - REQUEST FOR ASSISTANCE
Officer's Title: Lead Local Development Officer
 Overseer - Roma

Executive Summary:

The Roma Rugby Union Football Club has secured \$750,000 through the Federal Government's Play Our Way Program to upgrade facilities at Gallas Fox Park. The Club has requested in-kind assistance from Council to support delivery of the project.

Resolution No. OM/09.2025/14	
Moved Cr Brumpton	Seconded Cr Davis
That this item be the last item dealt with on the agenda.	
CARRIED	9/0

Declaration of Interest

Item	C.1
Description	Application for Conversion of Tenure – Lot 3973 on Ph102 and Lot 1694 on SP276268
Declaring Councillor	Cr Wendy Taylor
Person with the interest Related party / close associate / other relationship	The registered lessee Rodrick Handley
Particulars of Interest	The Handley's neighbour my property Warida, west of Mungallala
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/09.2025/15	
Moved Cr Hancock	Seconded Cr Seawright
That it is in the public interest that Councillor Taylor participates and votes on agenda item C.1 because a reasonable person would trust that the decision is made in the public interest.	
CARRIED	8/0

Declaration of Interest

Item	LC.1
Description	Surat Swimming Pool Management Agreement – Option to Renew
Declaring Councillor	Cr Johanne Hancock
Person with the interest Related party / close associate / other relationship	Myself
Particulars of Interest	The pool manager, Mel Sutton was a scrutineer for me at the election.
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/09.2025/16	
Moved Cr Seawright	Seconded Cr Davis
<p>That it is in the public interest that Councillor Hancock participates and votes on agenda item LC.1 because a reasonable person would trust that the decision is made in the public interest.</p>	
CARRIED	8/0

CONFIDENTIAL ITEMS

Resolution No. OM/09.2025/17		
Moved Cr Seawright		Seconded Cr Birkett
<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 [9.50am] 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 – Application for Conversion of Tenure – Lot 3973 on PH102 and Lot 1694 on SP276268	Section 254J(3)(i) a matter the local government is required to keep confidential under a law of, or formal arrangement with,	The Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development, seeks Councils updated views on an application it has received for the conversion of Rolling Term Leases, over land described as Lot

	the commonwealth or a State.	3973 on PH102 and Lot 1694 on SP276268, reference 2021/002450.
LC.1 – Surat Swimming Pool Management Agreement – Option to Renew	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 has received correspondence from the Manager of the Surat Swimming Pool, wishing to exercise her option to renew the existing Management Agreement for a further three (3) years.</p> <p>As part of this request, the Pool Manager has also sought an increase in her management fee, which Council is also asked to consider.</p>
LC.2 – Tender 25021 – Contract Award for Yuleba Surat Rd Upgrade Ch 54 – 62.8km	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.	<p>Council invited suitably qualified and experienced contractors to submit lump sum pricing for the construction of the Yuleba-Surat Road Upgrade Project.</p> <p>The project involves upgrading a section of gravel road to a bitumen sealed standard, including floodway and geometric improvements from chainage 54.0km to 62.8km. This section is located at the southern end of the section between the Roma Condamine Rd and the Carnarvon Highway.</p> <p>This project is funded by the Australian Government's Rural and Remote Roads Upgrade Pilot (RRUP) program, the Queensland Government's Country Roads Connect (CRC) program and Maranoa Regional Council.</p> <p>The tender period opened on 01 July 2025 and closed on 04 August 2025. Nine tenders were received. This report provides a summary of the analysis and recommendation for tender award.</p>
CARRIED		9/0

Cr O'Neil left the meeting at 10.09am, and returned at 10.11am.

COUNCIL ADJOURNED THE MEETING
 FOR A RECESS AT 10.17am

SUBJECT HEADING: RESUMPTION OF STANDING ORDERS
 COUNCIL RESUMED THE MEETING IN CLOSED SESSION AT 12.30pm

The Mayor was not present at the resumption of Standing Orders due to her attending a South West Queensland Regional Organisation Council (SWQROC) meeting. The Deputy Mayor took the role of Acting Chair in the Mayor's absence.

Resolution No. OM/09.2025/18

Moved Cr Birkett

Seconded Cr Hancock

That Council open the meeting to the public [at 12.33pm].

CARRIED

8/0

Item Number:

C.1

File Number: D25/82063

SUBJECT HEADING:

APPLICATION FOR CONVERSION OF TENURE - LOT 3973 ON PH102 AND LOT 1694 ON SP276268

Officer's Title:

Manager - Regional Facilities Management

Executive Summary:

The Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development, sought Councils updated views on an application it has received for the conversion of Rolling Term Leases, over land described as Lot 3973 on PH102 and Lot 1694 on SP276268, reference 2021/002450.

Resolution No. OM/09.2025/19

Moved Cr Brumpton

Seconded Cr Birkett

That Council:

1. Offer no objection to the conversion of Term Lease PH 36/3973 over Lot 3973 on PH102 to freehold tenure.
2. Offer no objection to the conversion of Term Lease PH36/1694 over Lot 1694 on SP276268, to freehold tenure, subject to the condition that:
 - a) There are no adverse impacts, (financial, operational or regulatory) that would diminish Council's ability to access or utilise current or future quarry resources, for sales permit 2023011 over part of Lot 1694 on SP276268, which permits the extraction of up to 100,000 tonnes of material per annum.
3. Authorise the Chief Executive Officer (or delegate) to execute documentation in relation to this decision.

CARRIED

8/0

Responsible Officer

Manager - Regional Facilities Management

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

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

Name of each eligible councillor who voted on the matter:

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

How each eligible councillors voted:

Each councillor voted in favour of the motion.

LATE CONFIDENTIAL ITEMS

Item Number: LC.1 **File Number:** D25/26135
SUBJECT HEADING: SURAT SWIMMING POOL MANAGEMENT AGREEMENT - OPTION TO RENEW
Location: Surat
Officer's Title: Leases and Agreements Administration Officer

Executive Summary:

Council has received correspondence from the Manager of the Surat Swimming Pool, wishing to exercise her option to renew the existing Management Agreement for a further three (3) years.

As part of this request, the Pool Manager has also sought an increase in her management fee, which Council is also asked to consider.

Resolution No. OM/09.2025/20

Moved Cr Hancock

Seconded Cr Brumpton

That Council:

1. Approve the extension of the Surat Swimming Pool Management Agreement for a further three (3) year term, expiring on 31 August 2028.
2. Approve an annual Management Fee of \$185,358.67 including GST and CPI as per agreement.
3. Authorise the Chief Executive Officer (or delegate), to sign documentation relating to the renewal of the agreement.

CARRIED

8/0

Responsible Officer

Leases and Agreements Administration Officer

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

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

Name of each eligible councillor who voted on the matter:

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

How each eligible councillors voted:

Each councillor voted in favour of the motion.

Item Number: LC.2 **File Number:** D25/91008
SUBJECT HEADING: TENDER 25021 - CONTRACT AWARD FOR YULEBA SURAT RD UPGRADE CH 54 - 62.8KM
Officer's Title: Senior Engineer - Program & Contract Management

Executive Summary:

Council invited suitably qualified and experienced contractors to submit lump sum pricing for the construction of the Yuleba-Surat Road Upgrade Project.

The project involves upgrading a section of gravel road to a bitumen sealed standard, including floodway and geometric improvements from chainage 54.0km to 62.8km. This section is located at the southern end of the section between the Roma Condamine Rd and the Carnarvon Highway.

This project is funded by the Australian Government's Rural and Remote Roads Upgrade Pilot (RRUP) program, the Queensland Government's Country Roads Connect (CRC) program and Maranoa Regional Council.

The tender period opened on 01 July 2025 and closed on 04 August 2025. Nine tenders were received. This report provides a summary of the analysis and recommendation for tender award.

Resolution No. OM/09.2025/21

Moved Cr Hancock

Seconded Cr Davis

That Council:

1. **Select Suffcon Pty Ltd as the preferred tenderer for Tender 25021 Yuleba Surat Rd Upgrade project.**
2. **Note the preferred tenderer price of \$11,134,123.58 ex GST exceeds available budget.**
3. **Authorise the Chief Executive Officer (or delegate) to enter into contract negotiations with Suffcon Pty Ltd and execute the contract if final terms are acceptable and the contract value is within the approved project budget.**
4. **Authorise the nominated Superintendent (for Council) the delegation to order variations up to the value of the approved budget.**
5. **Note the final completed road upgrade length is likely to be less than the nominated project title due to funding constraints.**

CARRIED

8/0

Responsible Officer	Senior Engineer - Program & Contract Management
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Item Number: 15.3 **File Number:** D25/83664
SUBJECT HEADING: ROMA SALEYARDS BEEF BANQUET - POST-EVENT REPORT
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 was recommended that this profit be donated to FareShare.

This matter had been laid on the table earlier during the meeting for further budgetary information, this to hand, Council resumed its deliberations.

Resolution No. OM/09.2025/22

Moved Cr Hancock

Seconded Cr Brumpton

That Council:

1. Receive the Roma Saleyards Beef Banquet post-event report.
2. Endorse the donation of \$2,000 to FareShare, comprising of \$1,820.17 in profit from ticket sales for the Roma Saleyards Beef Banquet and \$179.83 from GL 2883.2001.2001 – Tourism General Operations.

CARRIED

8/0

Responsible Officer

Events Attraction Officer

Item Number: L.3 **File Number:** D25/92330
SUBJECT HEADING: ROMA RUGBY UNION FOOTBALL CLUB - REQUEST FOR ASSISTANCE
Officer's Title: Lead Local Development Officer
 Overseer - Roma

Executive Summary:

The Roma Rugby Union Football Club has secured \$750,000 through the Federal Government's Play Our Way Program to upgrade facilities at Gallas Fox Park. The Club has requested in-kind assistance from Council to support delivery of the project.

Resolution No. OM/09.2025/23

Moved Cr Brumpton

Seconded Cr Seawright

That this item be deferred to an upcoming special meeting to allow Council to receive further information.

CARRIED

8/0

Responsible Officer

Lead Local Development Officer

CLOSURE

There being no further business, the Mayor thanked Council for their attendance and declared the meeting closed at 12.47pm.

These Minutes are to be confirmed at the next Ordinary Meeting of Council to be held on 25 September 2025, at Roma Administration Centre.