



LATE ITEMS AGENDA

Ordinary Meeting

Thursday 25 September 2025

Roma Administration Centre

NOTICE OF MEETING

Date: 23 September 2025

Mayor: Councillor W M Taylor

Deputy Mayor: Councillor C J O'Neil

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

Chief Executive Officer: Robert Hayward

Executive Management: Cameron Hoffmann – Deputy CEO – Strategic Roads,
Airports & Major Projects
Brett Exelby – Director Corporate Services
Seamus Batstone – Director Engineering
Jamie Gorry – Director Regional Development,
Environment and Planning

Attached is the agenda for the **Ordinary Meeting** to be held at the Roma Administration Centre on **25 September 2025 at 1:00 PM.**

Robert Hayward
Chief Executive Officer

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LC.	Late Confidential Items	
LC.1	Tender 26005 - 2025/26 Bitumen Rehabilitation Program Consideration for Tender Award	
	Classification: Closed Access	
	Local Government Regulation 2012 Section 254J(3)(c) (g) the local government's budget; AND negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.	
LC.2	Application for Funding: Tourism Icons Investment Fund	
	Classification: Closed Access	
	Local Government Regulation 2012 Section 254J(3)(c) the local government's budget.	
LC.3	Request for Purchase - Lots 81 & 82 on SP119659	
	Classification: Closed Access	
	Local Government Regulation 2012 Section 254J(3)(h) negotiations relating to the taking of land by the local government under the Acquisition of Land Act 1967.	

OFFICER REPORT

Meeting: Ordinary 25 September 2025

Date: 8 September 2025

Item Number: L.1

File Number: D25/91519

SUBJECT HEADING: Monthly Financial Report as at 31 August 2025

Classification: Open Access

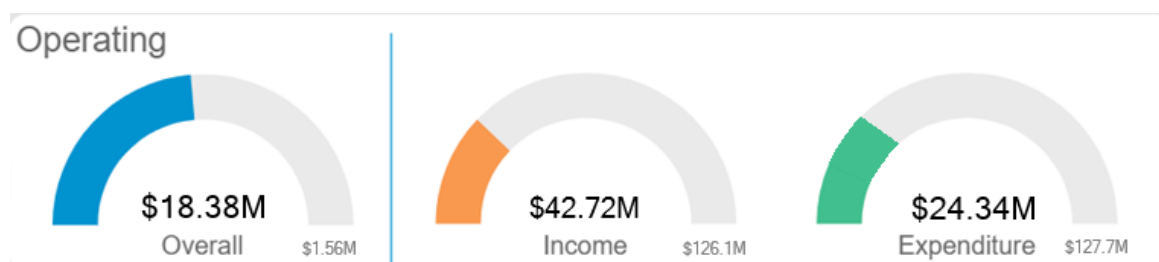
Officer's Title: Chief Financial Officer

Purpose:

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

Executive Summary:

Council's **operating result** for August 2025 year-to-date is a surplus of \$18.38M

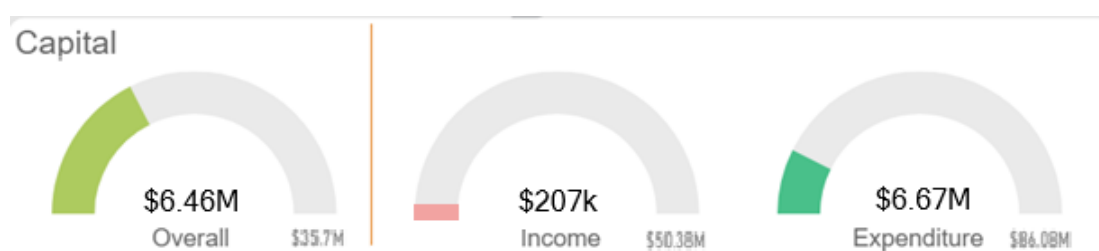


Comparing YTD Actuals to YTD Budget, the variance is a surplus of \$11.45M

Notable variances are:

- Grants under budget: Financial Assistance Grants budgeted for in this financial year, however, was received early last year
- Flood Damage restoration works Grants and Expenditure are ahead of budget

Capital Projects budgeted expenditure consumed is 7.5%



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

- Assuming that early payment of the Financial Assistance Grants received in June 2026 at the end of this financial year, we are on track to achieve budget.
- There are no other significant risks to note at this time.

Our **strategic outlook** is favourable.

Detailed financial statements are included within the attached report.

Officer's Recommendation:

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

Individuals or Organisations to which the report applies:

Maranoa Regional Council

Acronyms:

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

Context:

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

Background:

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

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

Local Government Regulation 2012

204 Financial Report

- (1) *The local government must prepare a financial report.*
- (2) *The chief executive officer must present the financial report -*
 - (a) *If the local government meets less frequently than monthly - at each meeting of the local government; or*
 - (b) *Otherwise - at a meeting of the local government once a month.*

(3) The financial report must state the progress that has been made in relation to the local government's budget for the period of the financial year up to a day as near as practicable to the end of the month before the meeting is held.

Council Policies or Asset Management Plans:

N/A

Input into the Report & Recommendation:

Lead Rates and Utility Billing Officer / System Administrator

Lead Accounts Processing Officer

Project Mangers

General Manager - Saleyards

Manager Airports (Roma) & Regional Compliance

Coordinator - Materials Production (Roma Quarry)

Local Area Directors

Funding Bodies:

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

This Financial Year's Budget:

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

Future Years' Budgets:

This report is for information purposes.

Impact on Other Individuals or Interested Parties:

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

(Interested Parties Analysis - IS9001:2015)

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

Risks:

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

Advice to Council:

The presentation of monthly financial statements is a legislative requirement.

Recommendation:

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

Link to Corporate Plan:

Corporate Plan 2023-2028

Corporate Plan Pillar 4: Accountability

4.5 Good governance framework

Supporting Documentation:

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

D25/96243

2 [↓](#) Projects as at 31st August 2025

D25/95296

Report authorised by:

Chief Financial Officer

Director - Corporate Services



Maranoa Regional Council
Monthly Financial
Report
AUGUST 2025





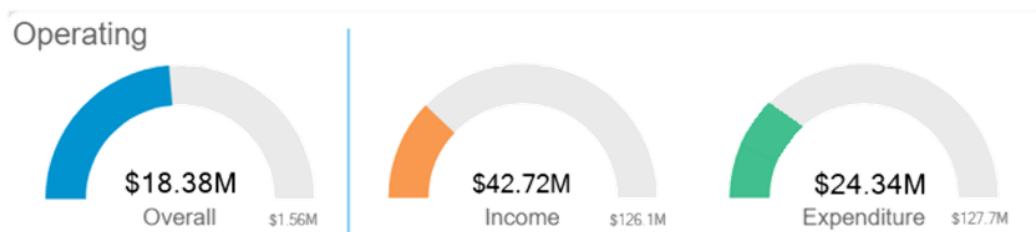
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Executive Summary

Council's **operating result** for August 2025 year-to-date is a surplus of \$18.38M

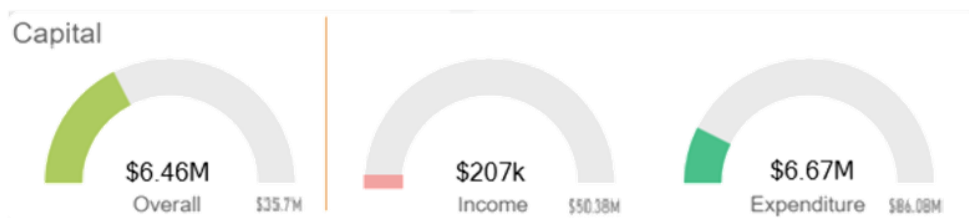


Comparing YTD Actuals surplus of \$18.38M to YTD Budget surplus of \$29.84M, the variance is \$11.45M

Notable variances are:

- Grants under budget: The first payment of the Financial Assistance Grant (FA Grant) for FY26 was budgeted to be received in this financial year, however, the payment was received early in last FY25, in June 2025.
- Grants over budget: Flood Damage restoration revenue recognised YTD is \$6.45M, whereas \$4.15M had been budgeted YTD. Actual progress is ahead of the original budget by \$2.3M.

Council's **Capital Projects** expenditure budget consumed is 7.5%



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

- No significant issues at this time

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



Statement of Comprehensive Income

	YTD Actual Aug-24 \$'000	Annual Budget 2025/26 \$'000	YTD Budget Aug-25 \$'000	YTD Actual Aug-25 \$'000	YTD Actual vs YTD Budget Aug-25 \$'000	YTD Actual as a % of YTD Budget Aug-25
Income						
Revenue						
Operating revenue						
Rates, levies & charges	26,023	55,608	27,543	28,161	618	102%
Fees and charges	758	4,861	813	910	98	112%
Rental income	63	732	113	76	(36)	68%
Interest received	950	5,197	866	822	(43)	95%
Sales revenue	2,509	20,541	3,425	3,913	489	114%
Other revenue	83	1,557	197	169	(28)	86%
<i>Note 1</i> Grants, subsidies, contributions - FA grant	13,626	16,099	14,244	2,098	(12,147)	15%
<i>Note 2</i> Grants, subsidies, contributions - other	830	21,509	4,258	6,567	2,310	154%
Total operating revenue	44,843	126,104	51,458	42,717	(8,741)	83%
Capital revenue						
Grants, subsidies, contributions and donations	1,964	50,383	0	207	207	
Total revenue	1,964	50,383	0	207	207	
Capital income						
Capital Income	167	0	0	0	0	
Total income	46,973	176,487	51,458	42,924	(8,534)	83%
Expenses						
Operating expenses						
<i>Note 3</i> Employee and councillor costs	5,709	35,390	5,262	5,756	495	109%
<i>Note 4</i> Materials and services	7,515	63,794	11,781	14,001	2,220	119%
Finance costs	87	1,939	156	154	(1)	99%
Depreciation and amortisation	(467)	26,542	4,424	4,424	0	100%
Total operating expenses	12,845	127,665	21,622	24,336	2,713	113%
Capital expenses						
Capital expenses	0	10,000	0	0	0	
Total expenses	12,845	137,665	21,622	24,336	2,713	113%
Total comprehensive income for the year	34,128	38,822	29,836	18,589	(11,247)	62%
Operating result						
Operating revenue	44,843	126,104	51,458	42,717	(8,741)	83%
Operating expenses	12,845	127,665	21,622	24,336	2,713	113%
Operating result	31,998	(1,561)	29,836	18,382	(11,454)	62%

Note 1: The Financial Assistance Grant (FA Grant) is under budget in August 2025. The first payment for FY26 that was budgeted to be received in July 2025, was received early in last financial year FY25. In addition, the next payment in this year FY26 has been received a month earlier than budgeted. Phasing of the FA Grant budget for this year will be improved in the next report.

Note 2: Operating Grants are over budget in August 2025 by \$4.15M as QRA Flood restoration works YTD budget was \$2.3M and YTD actuals are \$6.45M. Actual progress is ahead of budget by \$2.3M.



Note 3: Employee Costs are higher than budgeted by \$495k. This is a result of QRA Flood restoration works that have progressed faster than budgeted (i.e. ahead of budget). Rainy weather is predicted to slow works down in future, so it can be predicted that budget will be achieved. Further, the whole of council vacancy rate YTD budget was (\$798k), whereas the YTD actual vacancy rate is (\$654k), a difference of \$144k. This reflects the hire of staff to vacant positions in July and August.

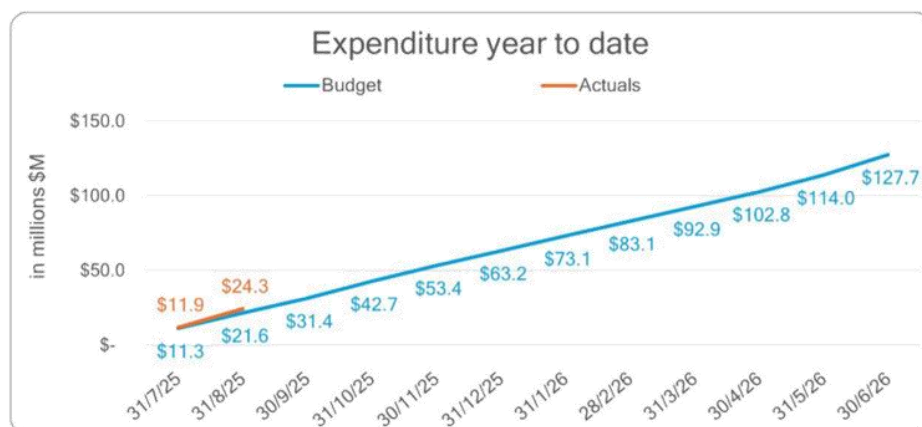
Note 4: Materials and services are ahead of budget in August 2025 by \$2.2M as QRA Flood restoration works YTD budget was \$2.3M and YTD actuals are \$5.2M. Actual progress is ahead of budget by \$2.9M. And Quarry cartage reimbursements are higher than budgeted by (\$306k).

Operating revenue



Commentary: Operating revenue YTD is \$42.7M, compared to Budget YTD of \$51.5M, is under budget by \$8.7M. **Notable variances** include Financial Assistance Grant (FA Grant) under budget by (\$12.1M); and higher Saleyards revenue of \$440k; and higher Flood damage grants of \$2.3M.

Operating expenses



Commentary: Operating expenses YTD is \$24.3M, compared to Budget YTD of \$21.6M, is over budget by \$2.7M. **Notable variances** include \$2.4M due to QRA Flood restoration works; and employment costs higher by \$144k due to a lower actual vacancy rate, reflecting new hires; and Saleyards costs higher by \$172k due to strong throughput sales.

Operating result

The net operating result of the Council's operation for YTD August 2025 is a surplus of \$18.38M.



Statement of Financial Position

	YTD Actual Aug-24 \$'000	Annual Budget 2025/26 \$'000	YTD Actual Aug-25 \$'000
Assets			
Current assets			
Cash and cash equivalents	97,627	62,126	116,188
Contract assets	9,781	0	11,314
Inventories	2,569	2,523	2,485
Non-current assets held for sale	2,249	0	2,249
Receivables	25,986	10,275	18,724
Other assets	0	679	0
Total current assets	138,211	75,603	150,960
Non-current assets			
Property, Plant and equipment	1,063,740	1,146,979	1,116,303
Total non-current assets	1,063,740	1,146,979	1,116,303
Total assets	1,201,951	1,222,582	1,267,263
Liabilities			
Current liabilities			
Borrowings	1,137	1,545	1,519
Contract Liabilities	13,211	0	21,832
Other liabilities	487	497	508
Payables	12,781	7,187	13,439
Provisions	7,786	2,152	3,925
Total current liabilities	35,402	11,381	41,223
Non-current liabilities			
Non-current Borrowings	12,426	16,889	18,425
Non-current Other liabilities	1,037	529	529
Non-current Provisions	47,838	51,860	54,089
Total non-current liabilities	61,300	69,278	73,043
Total liabilities	96,702	80,659	114,266
Net community assets	1,105,249	1,141,923	1,152,996
Community equity			
Asset revaluation reserve	478,615	502,606	532,217
Retained surplus	626,634	639,317	620,779
Total community equity	1,105,249	1,141,923	1,152,996



Statement of Cash Flows

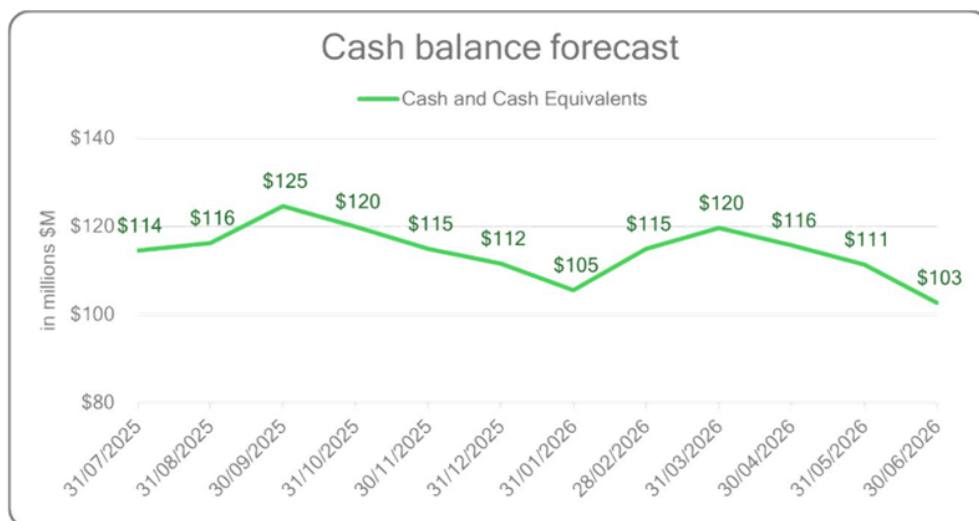
	YTD Actual Aug-24 \$'000	Annual Budget 2025/26 \$'000	YTD Budget Aug 25 \$'000	YTD Actual Aug-25 \$'000
Cash flows from operating activities				
Receipts from customers	6,239	85,070	18,762	17,094
Payments to suppliers and employees	(12,516)	(87,493)	(10,979)	(15,809)
Receipts for QRA flood events	18,130	20,110	6,500	6,409
Payments for QRA flood events	(2,697)	(20,110)	(6,500)	(5,738)
Payments for land held as inventory	0	2,249	0	
Interest received	610	5,197	0	590
Rental income	62	724	120	130
Operating Grants, subsidies, contributions	14,441	17,720	7,564	2,140
Borrowing costs	0	(731)	0	0
Other cash flows from operating activities	0	0	0	0
Net cash inflow from operating activities	24,269	22,737	15,467	4,816
Cash flows from investing activities				
Payments for property, plant and equipment	(10,627)	(107,742)	(9,243)	(5,298)
Proceeds from sale of property, plant and equipment	0	553	0	372
Capital Grants, subsidies, contributions	1,986	83,732	3,492	1,835
Other cash flows from investing activities	0	(9,995)	0	0
Net cash inflow from investing activities	(8,641)	(33,452)	(5,752)	(3,090)
Cash flows from financing activities				
Proceeds from borrowings	0	0	0	0
Repayment of borrowings	0	(1,492)	0	0
Net cash inflow from financing activities	0	(1,492)	0	0
Total cash flows				
Net increase in cash and cash equivalent held	15,627	(12,207)	9,715	1,725
Opening cash and cash equivalents	81,999	74,333	74,333	114,462
Closing cash and cash equivalents	97,626	62,126	84,048	116,188



Cash Balance

Council's **cash balance** at the end of this month is \$116.2M

Council's **cash balance forecast** is:



Restricted Cash

Council's **externally restricted** cash balance is \$23.9M

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

Council's **unrestricted cash** balance is \$58.6M

Investment & Borrowings

Investments	
	Current Balance
Fixed Interest Security	
At Call Deposit (1)	\$82,888,088
Term Deposits (25)	\$25,900,000
Total	\$108,788,088

The investment interest earned this YTD is \$810k.



Capital Works Statement of Expenditure

	2025/26 Budget \$'000	Aug-25 YTD Budget \$'000	Aug-25 YTD Actual \$'000
Property			
Land improvements	3,678	0	0
Total land	3,678	0	0
 Buildings	 28,817	 1,171	 1,305
Total buildings	28,817	1,171	1,305
Total property	32,495	1,171	1,305
 Plant and equipment			
Plant, machinery and equipment	6,648	0	1,387
Audio visual, Computers and telecommunications	383	0	0
Total plant and equipment	7,031	0	1,387
 Infrastructure			
Roads, drainage & bridges	40,124	0	3,867
Water	2,331	14	90
Sewer	395	11	20
Gas	35	3	3
Airports & Aerodromes	2,414	0	0
Other infrastructure	3,582	2	0
Total infrastructure	48,882	30	3,979
 Total capital works expenditure	88,408	1,201	6,671

Commentary:

Capital Project expenditure YTD is \$6.7M, compared to Annual Budget of \$88.4M

This is a capital expenditure spend rate (or project burn rate) of 7.5%

Notable variations between YTD budget and YTD actuals include \$1.4M in heavy plant purchases occurring in an earlier month than budgeted; \$3M in Rural Roads capital works occurring earlier than budgeted; and Bollon Road extension project of \$2.7M progressing into this year, with the budget yet to be carried over at the first quarterly budget review.

Whilst a YTD budget is reported here for the first time, improvements are planned for future reports. A continuous improvement goal of maturing the budget phasing for our Project Works will continue. This will ensure that we are further advancing the alignment of YTD Budget and YTD Actuals in future reports.

For detailed information on specific projects, please refer to the **Projects as at 31st August 2025 report** which is attached. Note that some projects are continuing from last financial year and are yet to have their budgets carried forward into the 2025/2026 financial year; this is planned to occur as part of the quarter one budget review.



QRA Flood Events

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

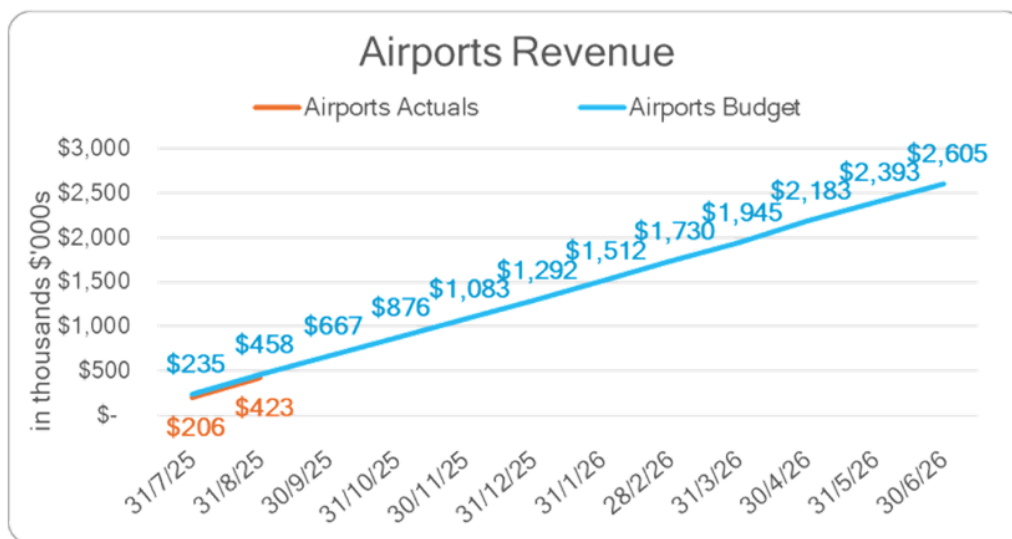
Flood Recovery				
	Submitted	Approved	Budget	YTD Actual
	Aug-25 \$'000	Aug-25 \$'000	2025/26 \$'000	Aug-25 \$'000
Income				
Operating revenue				
Grants, subsidies, contributions			20,110	6,447
Total operating revenue	0	0	20,110	6,447
Expenses				
Operating expenses				
Employee costs			4,035	4,468
Materials and services			14,125	5,202
Internal plant hire			1,950	734
Total operating expenses	0	0	20,110	10,405
Operating result	0	0	0	(3,958)



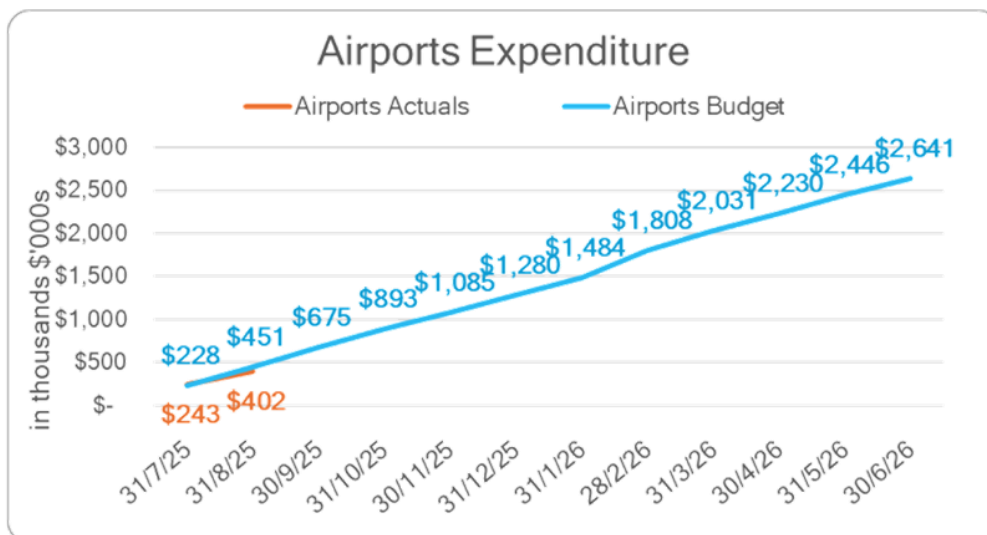
Business Units Performance

Airports

	Annual Budget	YTD Budget	YTD Actual	YTD Actual vs YTD Budget	YTD Actual as a % of YTD Budget
	2025/26 \$'000	Aug-25 \$'000	Aug-25 \$'000	Aug-25 \$'000	Aug-25 Target 100%
Total Airports					
Operating revenue					
Fees and charges - commercial	2,552	453	423	(31)	93%
Other revenue	53	5	0	(5)	4%
Total operating revenue	2,605	458	423	(35)	92%
Operating expenses					
Employee costs	620	95	101	6	106%
Finance costs	63	11	11	0	100%
Materials and services	871	164	109	(55)	66%
Internal corporate overhead	242	40	40	0	100%
Depreciation	845	141	141	0	100%
Total operating expenses	2,641	451	402	(49)	89%
Total Airports Operating result	(36)	7	21	14	297%
Roma Airport					
Operating revenue					
Fees and charges - commercial	2,536	451	422	(29)	94%
Other revenue	53	5	0	(5)	4%
Total operating revenue	2,589	456	422	(34)	93%
Operating expenses					
Employee costs	585	90	94	4	105%
Finance costs	63	11	11	0	100%
Materials and services	780	149	90	(59)	60%
Internal corporate overhead	242	40	40	0	100%
Depreciation	608	101	101	0	100%
Total operating expenses	2,279	391	337	(55)	86%
Roma Airport Operating result	310	64	85	21	132%
Regional Airports					
Operating revenue					
Fees and charges - commercial	16	3	1	(2)	37%
Total operating revenue	16	3	1	(2)	37%
Operating expenses					
Employee costs	35	5	7	2	128%
Materials and services	91	15	19	4	125%
Depreciation	236	39	39	0	100%
Total operating expenses	362	60	65	5	109%
Regional Airports Operating result	(347)	(57)	(64)	(7)	112%



Commentary: Operating revenue YTD is \$423k, compared to Budget YTD of \$453k, is under budget by \$31k. **Notable variances:** Generally aligned with budget. Total passengers for August were up compared to the same time last year, mostly due to increase in flights movements for the month and passengers using regular public transport services.

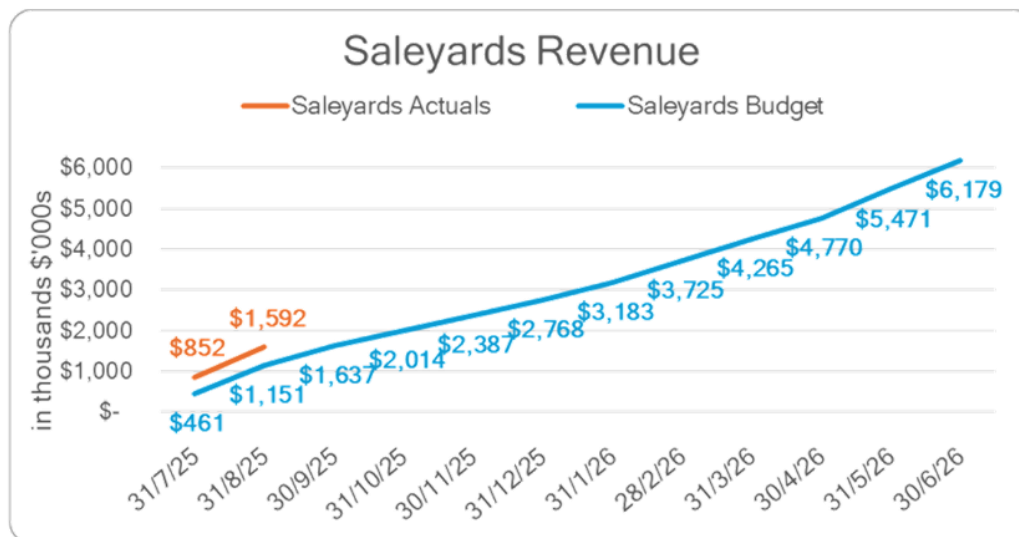


Commentary: Operating expenditure YTD is \$402k, compared to Budget YTD of \$451k, is under budget by \$49k. **Notable variances:** Lower Materials and services spend compared to budget by \$55k.

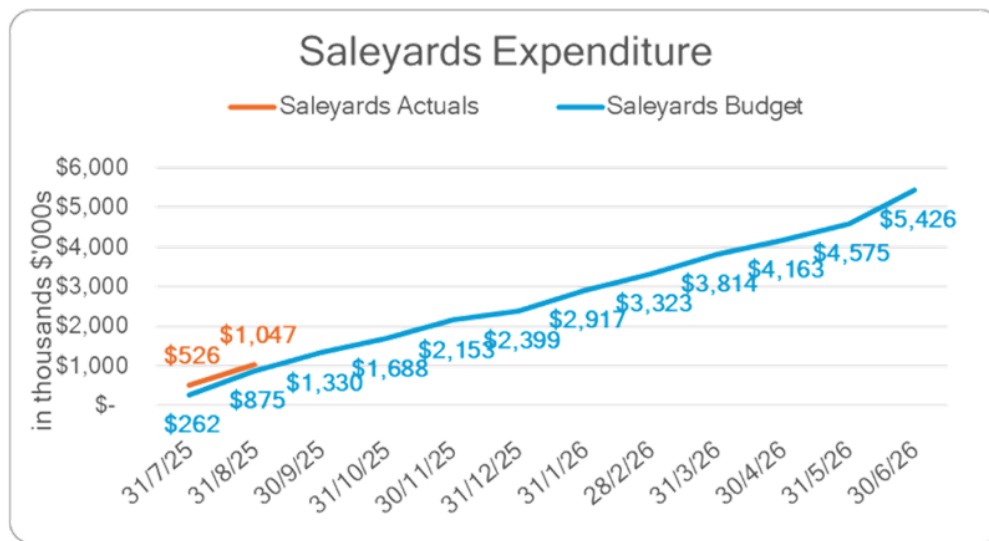


Saleyards

	Annual Budget	YTD Budget	YTD Actual	YTD Actual vs YTD Budget	YTD Actual as a % of YTD Budget
	2025/26	Aug-25	Aug-25	Aug-25	Aug-25
	\$'000	\$'000	\$'000	\$'000	Target 100%
TOTAL Saleyards					
Operating revenue					
Fees and charges - commercial	5,988	1,120	1,559	439	139%
Other revenue	191	32	34	2	107%
Total operating revenue	6,179	1,151	1,592	441	138%
Operating expenses					
Employee costs	930	147	185	39	126%
Finance costs	75	13	13	0	102%
Materials and services	3,531	567	700	133	123%
Internal corporate overhead	317	53	53	0	100%
Depreciation	572	95	95	0	100%
Total operating expenses	5,426	875	1,047	172	120%
Total Saleyards Operating result	753	276	546	270	198%



Commentary: Operating revenue YTD is \$1.6M, compared to Budget YTD of \$1.2M, is over budget by \$441k. **Notable variances:** Higher Revenue due to strong throughput sales.



Commentary: Operating expenditure YTD is \$1M, compared to Budget YTD of \$875k, is over budget by \$172k. **Notable variances:** Higher Materials & Services for external contractors due to higher throughput sales. Employee costs higher by \$56k due to a lower actual vacancy rate than budgeted.

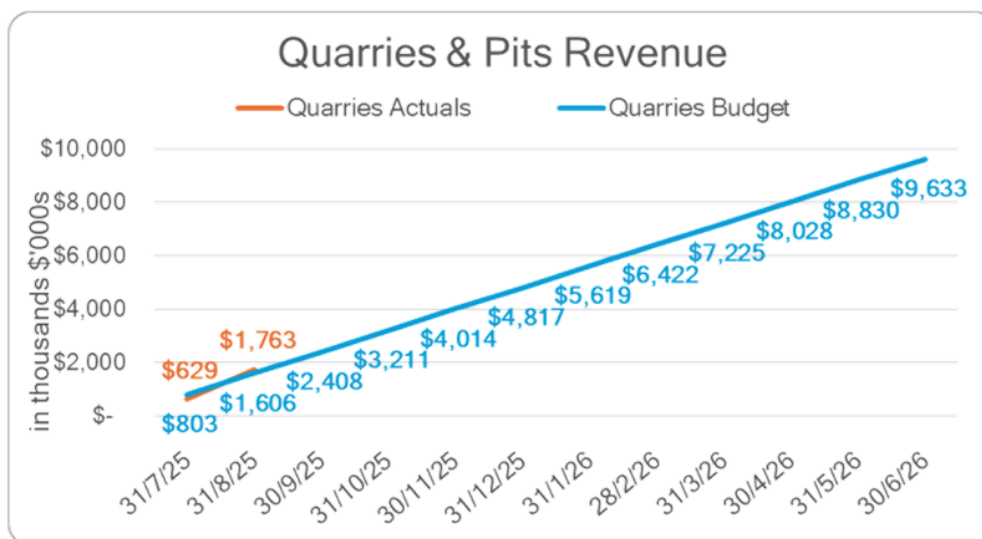


Quarries & Gravel Pits

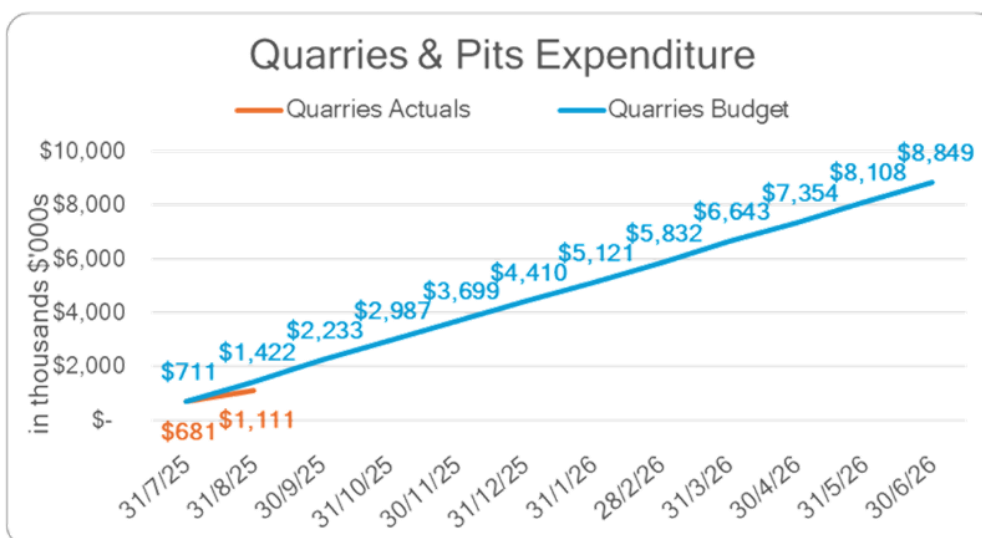
	Annual Budget	YTD Budget	YTD Actual	YTD Actual vs YTD Budget	YTD Actual as a % of YTD Budget
	2025/26 \$'000	Aug-25 \$'000	Aug-25 \$'000	Aug-25 \$'000	Aug-25 Target 100%
TOTAL Quarries & Gravel Pits					
Operating revenue					
Internal revenue	1,500	250	174	(76)	70%
Other revenue	2,104	351	557	306	159%
Sale of goods and major services	6,029	1,005	1,032	27	103%
Total operating revenue	9,633	1,606	1,763	157	110%
Operating expenses					
Employee costs	794	122	118	(4)	97%
Finance costs	30	0	0	0	0%
Materials and services	7,225	1,167	859	(307)	74%
Internal corporate overhead	333	56	56	0	100%
Depreciation	467	78	78	0	100%
Total operating expenses	8,849	1,422	1,111	(311)	78%
Total Quarries & Pits Operating result	784	183	652	468	355%
Roma Quarry					
Operating revenue					
Other revenue	1,504	251	557	306	222%
Sale of goods and major services	4,489	748	1,032	284	138%
Total operating revenue	5,993	999	1,589	590	159%
Operating expenses					
Employee costs	596	92	97	5	106%
Finance costs	0	0	0	0	0%
Materials and services	4,440	736	789	53	107%
Internal corporate overhead	167	28	28	0	100%
Depreciation	467	78	78	0	100%
Total operating expenses	5,669	933	991	58	106%
Roma Quarry Operating result	324	66	598	532	908%



	Annual Budget	YTD Budget	YTD Actual	YTD Actual vs YTD Budget	YTD Actual as a % of YTD Budget
	2025/26 \$'000	Aug-25 \$'000	Aug -25 \$'000	Aug -25 \$'000	Aug -25 Target 100%
Headache Hill Quarry					
Operating revenue					
Other revenue	600	100	0	(100)	0%
Sale of goods and major services	1,540	257	0	(257)	0%
Total operating revenue	2,140	357	0	(357)	0%
Operating expenses					
Employee costs	96	15	0	(15)	0%
Finance costs	30	0	0	0	0%
Materials and services	2,028	305	3	(302)	1%
Total operating expenses	2,154	319	3	(317)	1%
Headache Hill Quarry Operating result	(14)	37	(3)	(40)	(7%)
Quarry Pits					
Operating revenue					
Internal revenue	1,500	250	174	(76)	70%
Total operating revenue	1,500	250	174	(76)	70%
Operating expenses					
Employee costs	102	16	22	6	137%
Materials and services	757	126	68	(58)	54%
Internal corporate overhead	167	28	28	0	100%
Total operating expenses	1,026	170	117	(52)	69%
Quarry Pits Operating result	474	80	56	(24)	70%



Commentary: Operating revenue YTD is \$1.8M, compared to Budget YTD of \$1.6M, is over budget by \$157k. **Notable variances:** Gravel Pits (\$76k) YTD lower revenue for QRA works; Roma Quarry \$306k YTD higher cartage for QRA flood events; \$284k YTD higher sale of goods for QRA flood events; Headache Hill Quarry (\$357k) YTD lower revenue due to delay in commencement.

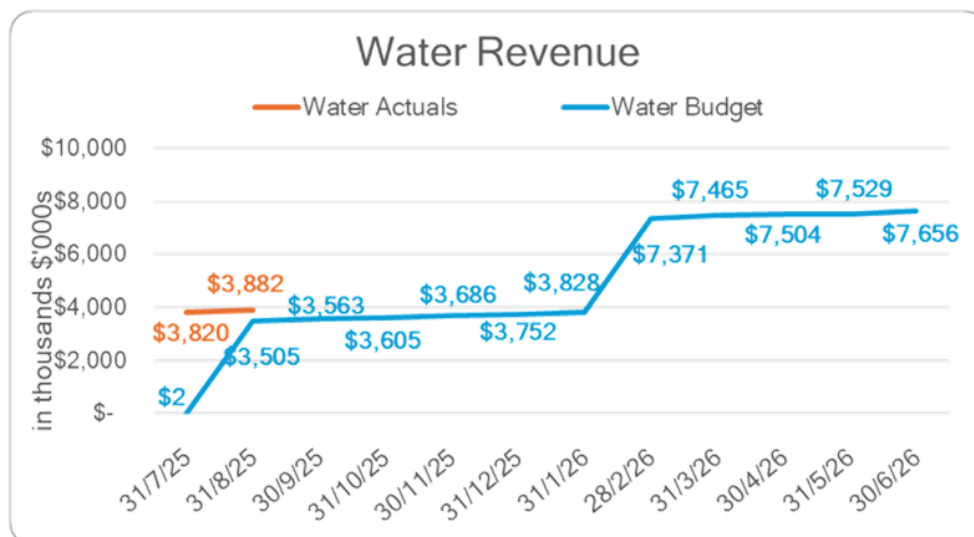


Commentary: Operating expenditure YTD is \$1.1M, compared to Budget YTD of \$1.4M, is under budget by (\$311k). **Notable variances:** Gravel Pits (\$52k) YTD lower expenditure for QRA works; Roma Quarry \$58k YTD higher cartage for QRA flood events; Headache Hill Quarry (\$317k) YTD lower expenditure due to delay in commencement.

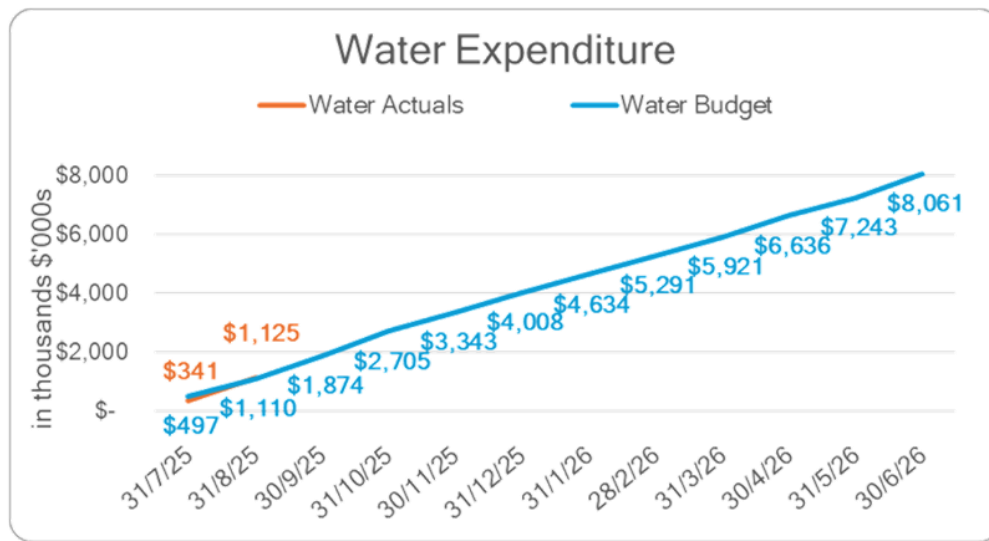


Water

	Annual Budget	YTD Budget	YTD Actual	YTD Actual vs YTD Budget	YTD Actual as a % of YTD Budget
	2025/26	Aug-25	Aug-25	Aug-25	Aug-25
	\$'000	\$'000	\$'000	\$'000	Target 100%
Water					
Operating revenue					
Fees and charges - statutory	709	48	73	25	151%
Grants subsidies and contributions	0	0	0	0	0%
Internal revenue	25	0	12	12	120384%
Rates and charges	6,922	3,457	3,797	340	110%
Sale of contract and recoverable works	0	0	0	0	0%
Total operating revenue	7,656	3,505	3,882	377	111%
Operating expenses					
Employee costs	1,557	242	258	17	107%
Finance costs	54	10	9	(1)	93%
Materials and services	3,737	406	404	(2)	100%
Internal corporate overhead	585	97	97	0	100%
Depreciation	2,128	355	355	0	100%
Total operating expenses	8,061	1,110	1,125	14	101%
Water Operating result	(405)	2,395	2,758	363	115%



Commentary: Operating revenue YTD is \$3.9M, compared to Budget YTD of \$3.5M, is over budget by \$377k. **Notable variances:** Water connection fees up \$4k; Water standpipe sales up \$17k; wash down facility up \$3k; Internal (MRC) use of water at standpipes up \$12k; and Water Usage charges up by \$337k.

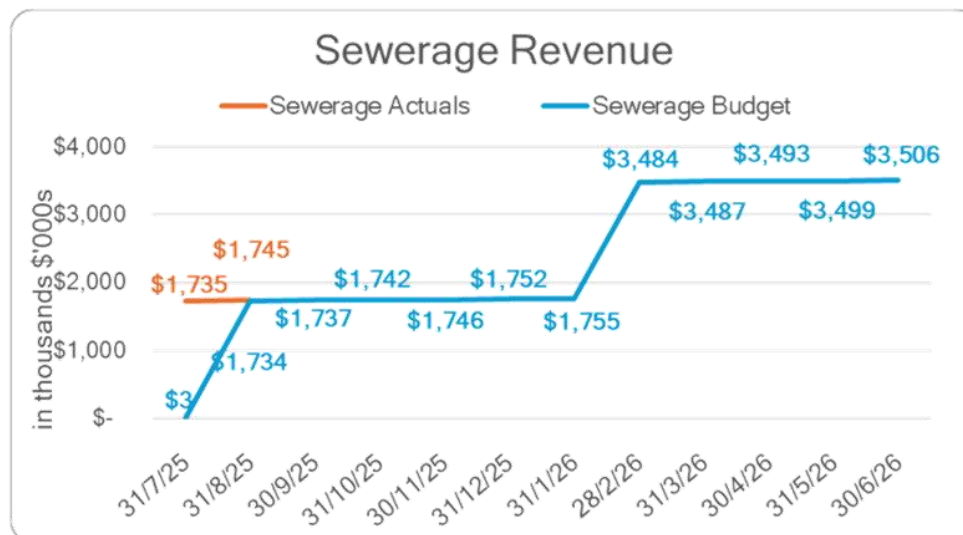


Commentary: Operating expenditure YTD of \$1M is aligned with Budget YTD of \$1M. **Notable variances:** None.

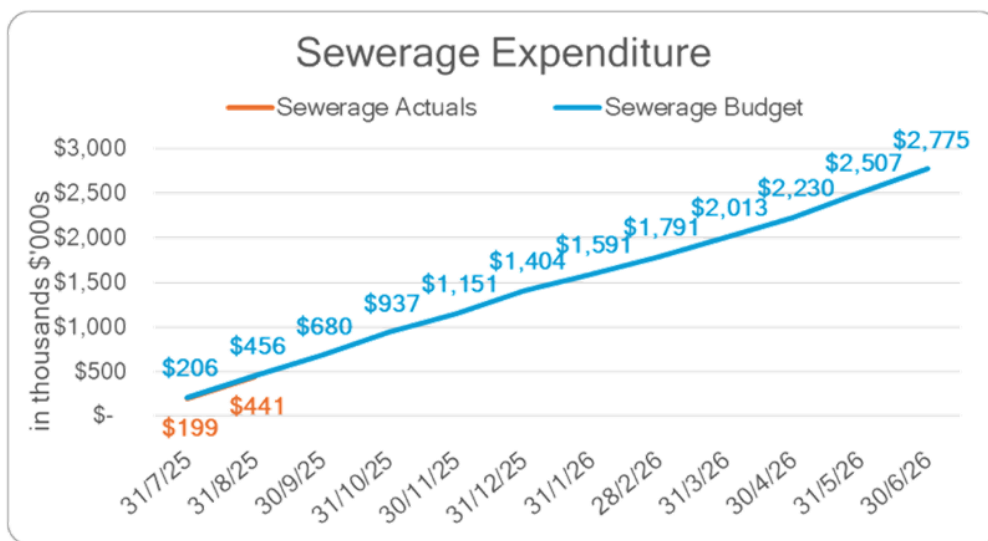


Sewerage

	Annual Budget	YTD Budget	YTD Actual	YTD Actual vs YTD Budget	YTD Actual as a % of YTD Budget
	2025/26	Aug-25	Aug-25	Aug-25	Aug-25
	\$'000	\$'000	\$'000	\$'000	Target 100%
Sewerage					
Operating revenue					
Fees and charges - commercial	46	8	12	5	164%
Rates and charges	3,460	1,726	1,733	7	100%
Total operating revenue	3,506	1,734	1,745	12	101%
Operating expenses					
Employee costs	510	80	87	8	110%
Finance costs	50	9	9	0	100%
Materials and services	728	120	97	(23)	81%
Internal corporate overhead	397	66	66	0	100%
Depreciation	1,090	182	182	0	100%
Total operating expenses	2,775	456	441	(15)	97%
Sewerage Operating result	730	1,277	1,304	27	102%



Commentary: Operating revenue YTD of \$1.7M is aligned with Budget YTD of \$1.7k. **Notable variances:** None.

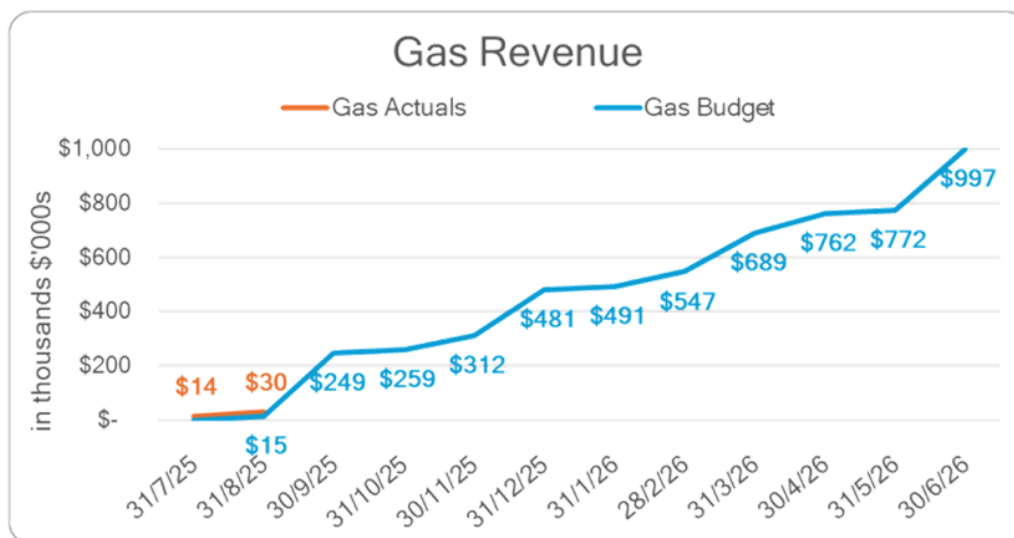


Commentary: Operating expenditure YTD of \$441k is generally aligned with Budget YTD of \$456k.

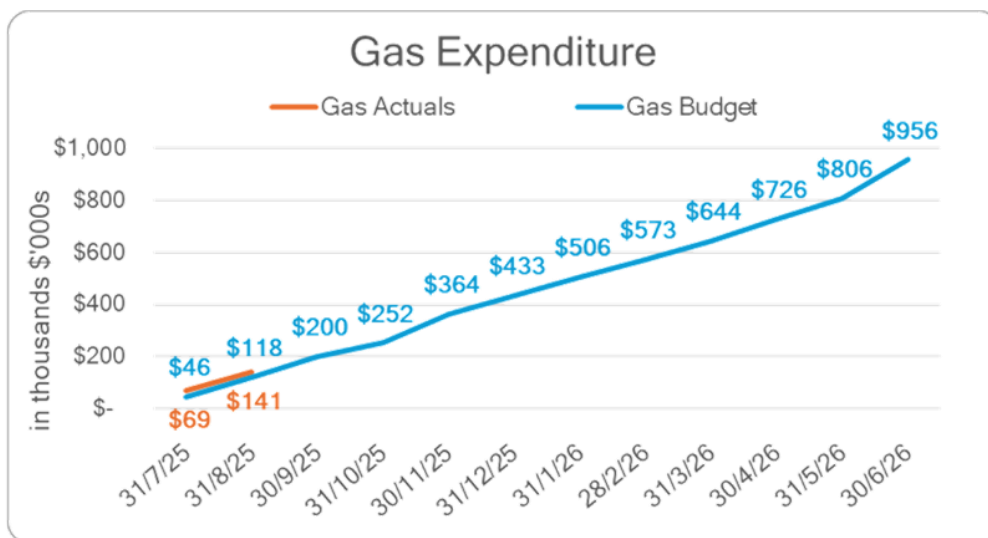
Notable variances: None.



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



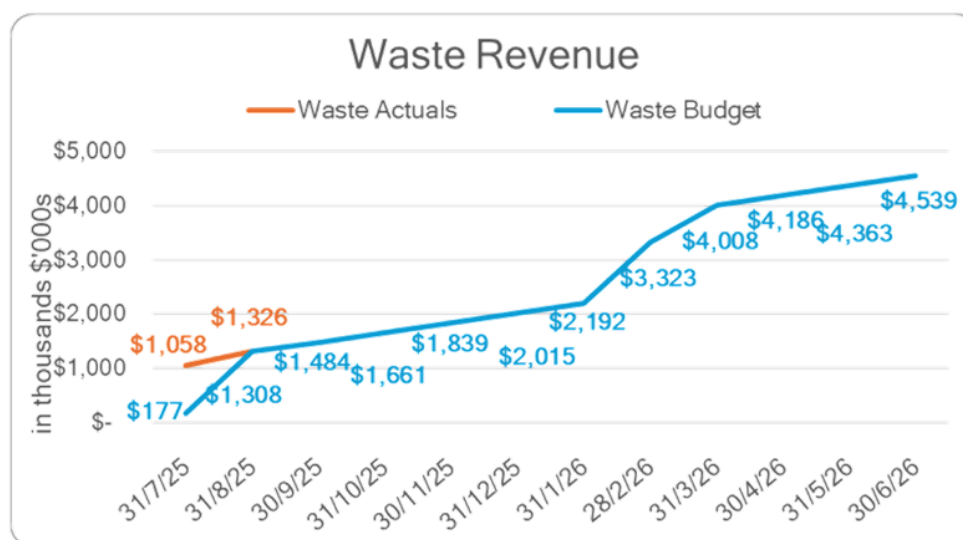
Commentary: Operating revenue YTD is \$30k, compared to Budget YTD of \$15k. **Notable variances:** Higher gas usage charges than budget because gas billing occurred one month earlier than budgeted. This year's budget phasing was based on prior year operating activities, whereas, in this year we have sufficient staffing to bill monthly in a timely manner. Timing difference only. Expected to achieve budget this year.



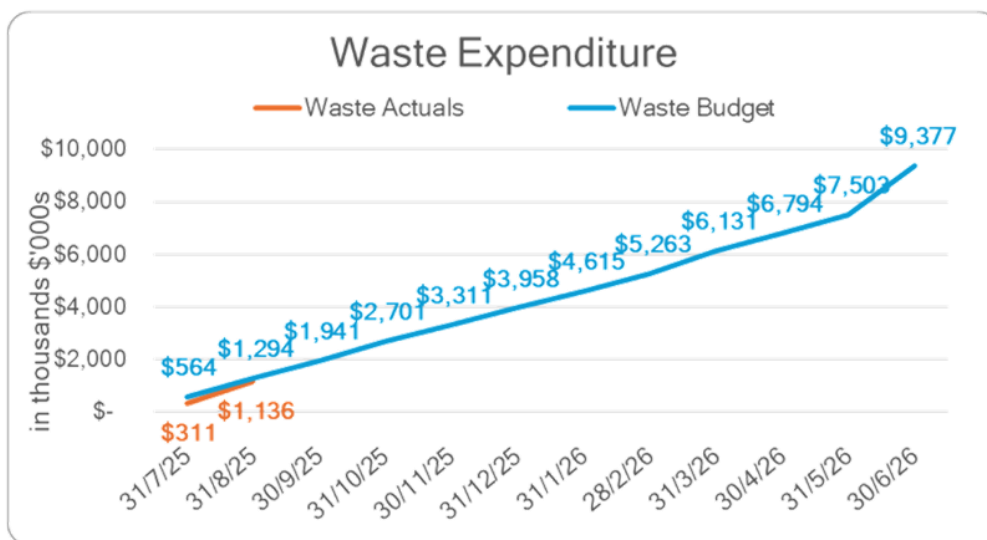
Commentary: Operating expenditure YTD is \$141k, compared to Budget YTD of \$118k, is over budget by \$22k. **Notable variances:** Higher Materials and Services for rebuilding of pumps in gas station YZ odorant system as required in Santos spot audit. Higher Employee Costs due to staff needing to be present during the audit.



Waste					
	Annual Budget	YTD Budget	YTD Actual	YTD Actual vs YTD Budget	YTD Actual as a % of YTD Budget
	2025/26	Aug-25	Aug-25	Aug-25	Aug-25
	\$'000	\$'000	\$'000	\$'000	Target 100%
Waste					
Operating revenue					
Fees and charges - commercial	2,119	353	361	8	102%
Fees and charges - statutory	0	0	0	0	0%
Grants subsidies and contributions	508	0	0	0	0%
Rates and charges	1,912	955	965	10	101%
Total operating revenue	4,539	1,308	1,326	19	101%
Operating expenses					
Employee costs	1,121	172	150	(22)	87%
Finance costs	1,000	0	0	0	0%
Materials and services	6,614	1,016	880	(136)	87%
Internal corporate overhead	444	74	74	0	100%
Depreciation	197	33	33	0	100%
Total operating expenses	9,377	1,294	1,136	(158)	88%
Waste Operating result	(4,838)	14	190	176	1402%



Commentary: Operating revenue YTD of \$1.3M is aligned with Budget YTD of \$1.3M. **Notable variances:** None.



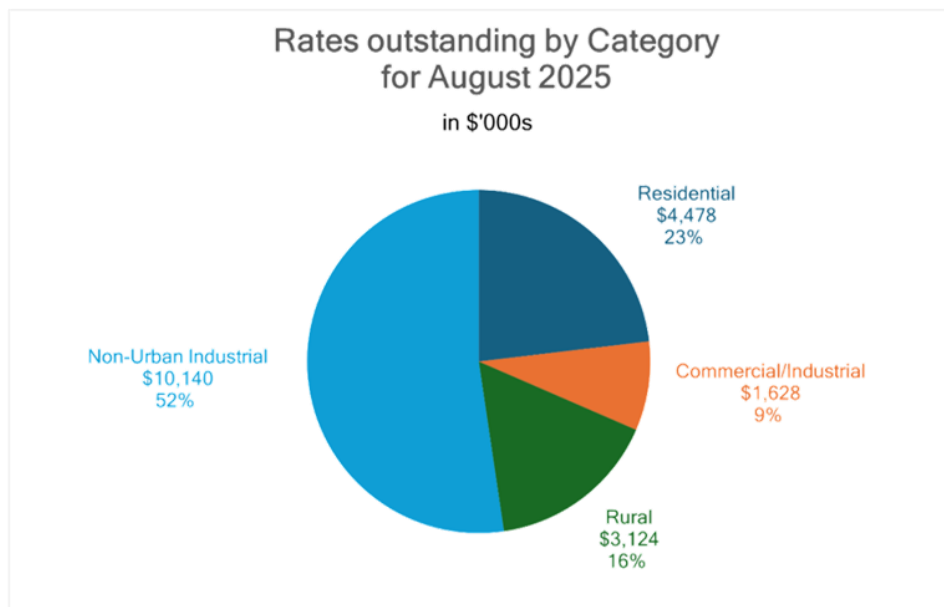
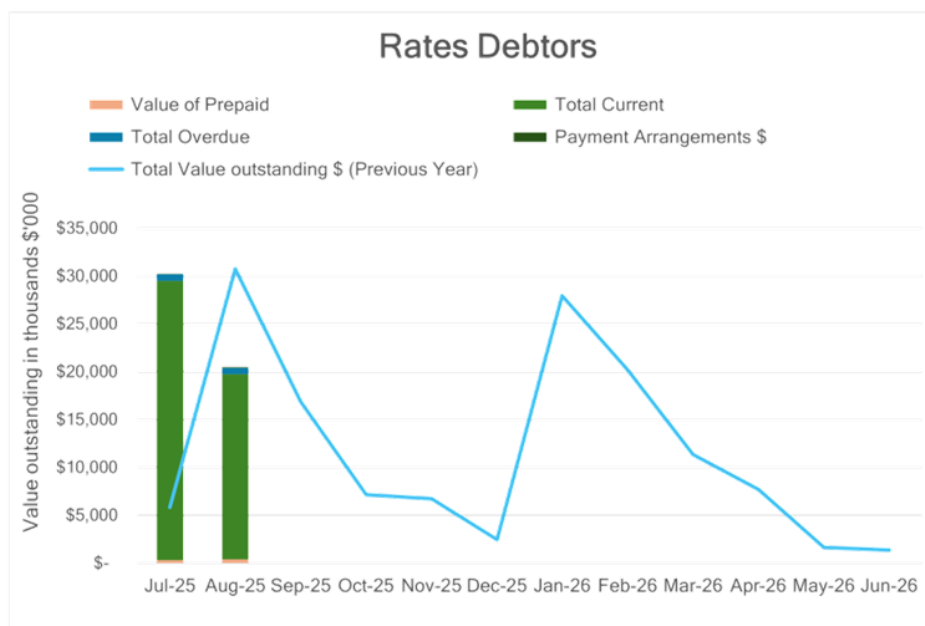
Commentary: Operating expenditure YTD is \$1.1M, compared to Budget YTD of \$1.3M, is under budget by (\$158k). **Notable variances:** Employee Costs are lower by (\$22k) due to a higher actual vacancy rate than budgeted, as there are 2 full-time equivalent (FTE) vacancies; and Materials and Services are lower by (\$136k) in Waste Collection across all local areas due to an operational delay in invoice processing. Expenditure will appear in future reports, and budget is expected to be achieved.



Aged Debtors

Rates

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





Commentary: Levies were issued in July which brought the outstanding balance in July up to \$29.9M. In August this month, we have received some early payments, bringing a reduction to the outstanding balance down to \$20M at the end of August. This is expected to decrease further in September as the due date is the 5th of September.

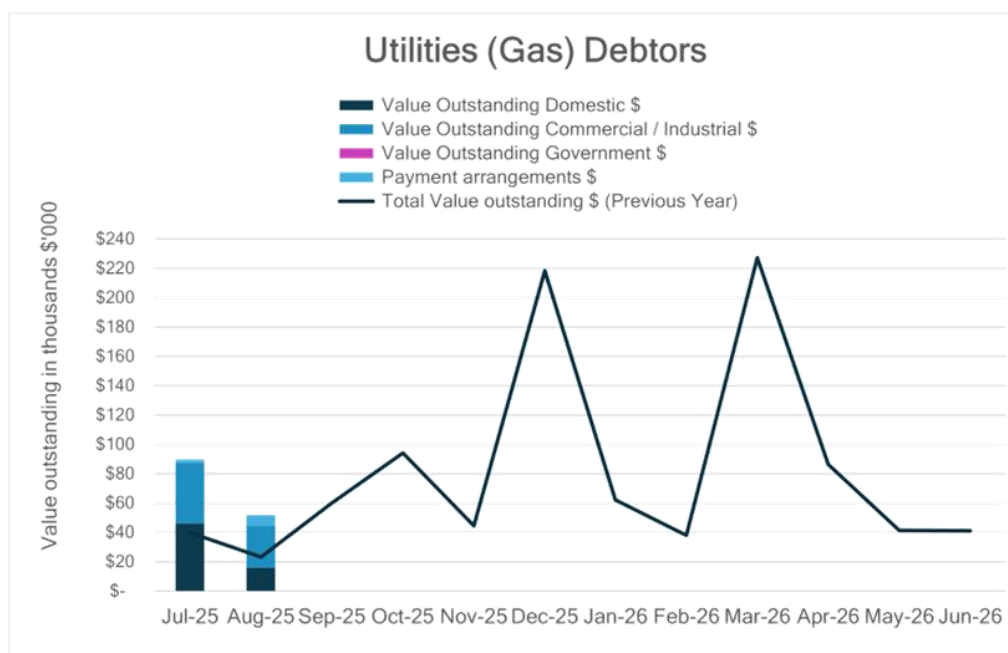
Total Outstanding Balance: \$20.03M across 4793, assessments

Current 0-30 days: \$19.37M

Overdue Balance: \$663k

Overdue Percentage: Currently approximately 1% of the annual rate base.

Utilities (Gas)

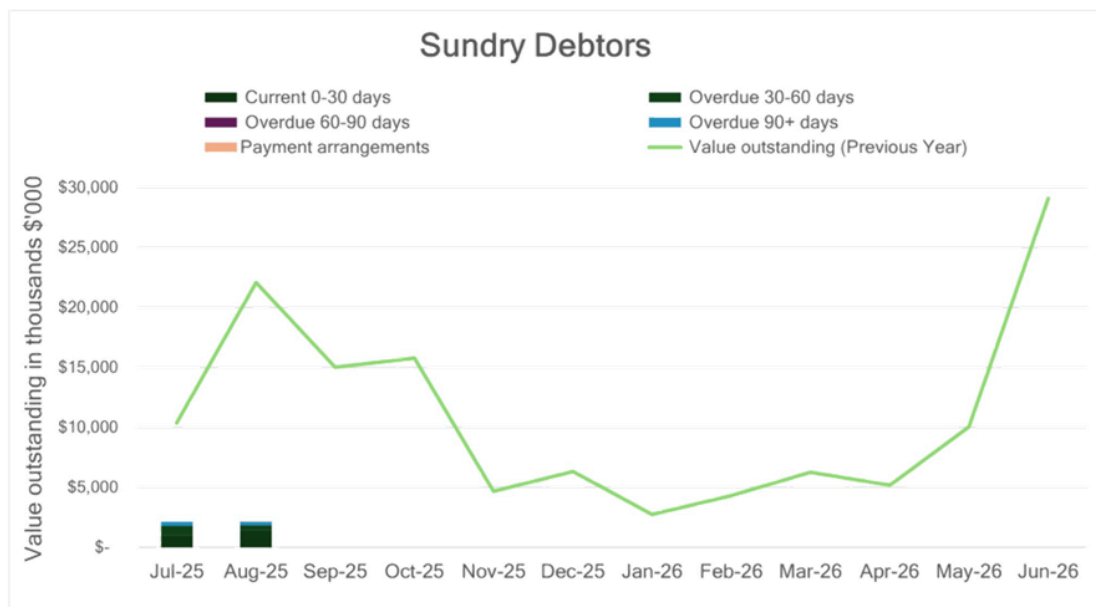


Total Outstanding Balance: \$44,547

This outstanding balance has reduced by 49% or \$42,677 since last month.



Sundry Debtors



Total Outstanding at the end of this month: \$2.12M

Current 0-30 days: \$1.44M

30-60 days: \$370k

60-90 days: \$681k

90+ days: \$311k

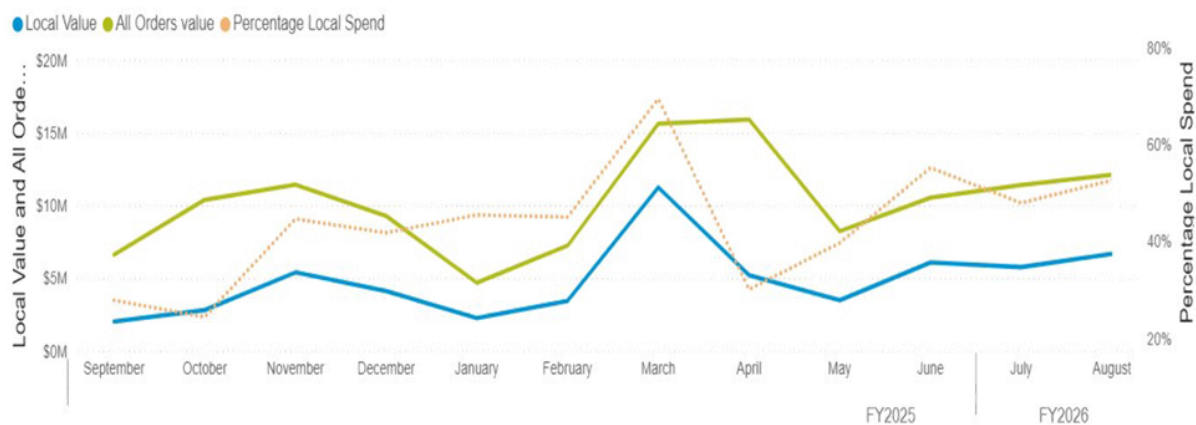
Overdue Percentage: Currently 0.5% of the total annual invoices raised.



Procurement

Local spend

	MRC Local	All Orders	% of Local
August 2025	\$6.67M	\$12.09M	55%
July 2025	\$5.76M	\$11.4M	51%



Contracts awarded over \$200k

Contract Title	Supplier Name	Tender Value (excl. GST)
None awarded in August		



Glossary

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



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



Projects as at 31st August 2025

On Time Legend: ○ Not Started ● On Schedule ● Generally on Schedule ● Not on Schedule **M** Multi Year Project
 On Budget Legend: ● On Track ● Generally on Track with Minor Issues ● Off Track/Review Required

Work Order	Title	Externally Funded	Status	On Time	On Budget	Annual Budget	YTD Budget	YTD Expenditure
Administration and Information Services								
25963	Special Project - Application of Retention Schedules to Content Manager	No	Open	○	○	\$37,000	\$37,000	\$18,288
Sub-Total:						\$37,000	\$37,000	\$18,288
Airport								
25048	Roma Airport - Energy Efficiency Project (CEUF)	Yes	Development/Pre-Construction	○	●	\$93,500	\$0	\$0
25998	Capital Works - Roma Airport General Aviation Apron Reconstruction	Yes	Development/Pre-Construction	○	●	\$2,300,000	\$0	\$0
25999	Capital Works - Review of Design for Roma Airport Regular Public Transport Apron Reconstruction	No	Design	○	●	\$20,000	\$0	\$0
26001	Special Works - Preparation works for Lease Site on Roma Airport	No	Development/Pre-Construction	○	●	\$35,600	\$0	\$0
25942	Capital Works - Advertising Devices at the Roma Airport	No	Implementation/Construction	●	●	\$19,200	\$0	\$0
25939	Special Project - Roma Airport Terminal External and Generator Shed Repaint	No	Development/Pre-Construction	○	○	\$85,000	\$0	\$0
Sub-Total:						\$2,553,300	\$0	\$0
Arts and Culture								
25941	Special Project - A Regional Arts & Culture Strategy 2025-2030	No	Open	○	○	\$21,000	\$0	\$0
Sub-Total:						\$21,000	\$0	\$0
Bassett Park								
22958	Bassett Park kitchen - design only	No	Design	○	○	\$120,000	\$0	\$0
26002	Capital Works - Bassett Park - Replacement of temp amenities block Netball Courts area with a new mobile toilet facility	No	Open	○	○	\$200,000	\$0	\$0
26003	Capital Works - Roma Netball Court resurface	No	Open	○	○	\$150,000	\$0	\$0
Sub-Total:						\$470,000	\$0	\$0



Projects as at 31st August 2025

On Time Legend: ○ Not Started ● On Schedule ● Generally on Schedule ● Not on Schedule **M** Multi Year Project

On Budget Legend: ● On Track ● Generally on Track with Minor Issues ● Off Track/Review Required

Work Order	Title	Externally Funded	Status	On Time	On Budget	Annual Budget	YTD Budget	YTD Expenditure
Big Rig								
26004	Capital Works - Big Rig Journey Through Time Renewal	No	Open	○	○	\$192,000	\$0	\$0
26005	Capital Works - Big Rig - Night Show Audio Visual Renewal	No	Open	○	○	\$40,000	\$0	\$0
26006	Capital Works - Big Rig Oil Patch Museum Audio Visual Renewal	No	Open	○	○	\$46,000	\$0	\$0
26018	Capital Works - Big Rig Public Toilet refurbishment	No	Development/Pre-Construction	○	○	\$40,000	\$0	\$0
Sub-Total:						\$318,000	\$0	\$0
Calico Cottage								
24529	Wallumbilla Calico Cottage Toilets - Treatment System Upgrade - design and replacement	No	Design	●	●	\$0	\$0	\$16,003
Sub-Total:						\$0	\$0	\$16,003
Camp								
25960	Capital Works - Design and Install Bollon Camp Roof	No	Open	○	○	\$90,000	\$0	\$0
Sub-Total:						\$90,000	\$0	\$0
Caravan Parks								
25058	Injune Caravan Park - safety lighting & electrical rectification	No	Development/Pre-Construction	●	●	\$0	\$0	\$4,108
Sub-Total:						\$0	\$0	\$4,108
Cemeteries								
25054	Roma Cemetery - further work at Cemetery including urgent drainage	No	Development/Pre-Construction	●	●	\$0	\$0	\$33,994
25990	Capital Works - Injune Cemetery Expansion - Fence Relocation	No	Project Complete	●	○	\$35,000	\$35,000	\$26,218
26034	Special Project - Cemeteries Master Plan	No	Open	○	○	\$90,000	\$0	\$0
Sub-Total:						\$125,000	\$35,000	\$60,212



Projects as at 31st August 2025

On Time Legend: ○ Not Started ● On Schedule ● Generally on Schedule ● Not on Schedule **M** Multi Year Project

On Budget Legend: ● On Track ● Generally on Track with Minor Issues ● Off Track/Review Required

Work Order	Title	Externally Funded	Status	On Time	On Budget	Annual Budget	YTD Budget	YTD Expenditure
Community Safety								
24935	Security Camera Purchases 2023-2024 APLNG Funding	Yes	Design	●	●	\$0	\$0	\$2,127
26065	Special Project - Digital Evidence & Safety Enhancement Project	No	Open	○	○	\$33,000	\$0	\$0
26067	Special Project - Selective Regulatory Compliance Inspection Program resources.	No	Open	○	○	\$54,000	\$0	\$0
Sub-Total:						\$87,000	\$0	\$2,127
Council Housing								
25156	50 Stephenson Street Yuleba - Insurance Works - LGM Claim PR0044828 - Repair Internal Walls and other damage caused by vandals	No	Development/Pre-Construction	○	●	\$0	\$0	\$35,500
23702	56 Ronald Street Injune - External paint and asbestos removal of soffits and vent pipe	No	Project Close	●	●	\$0	\$0	\$9,780
25814	118 William Street Surat - replace floor coverings	No	Project Close	●	●	\$0	\$0	\$9,945
25933	18 Stephenson Street Yuleba - Replace floor coverings	No	Project Close	●	○	\$0	\$0	\$19,350
25971	Capital Works - Housing Renewal Program - Budget Only	No	Project Complete	●	●	\$300,000	\$0	\$0
25972	Capital Works - Housing Upgrade Program - Budget Only	No	Project Complete	●	●	\$300,000	\$0	\$0
25973	Capital Works - 20 Queen Street Roma Construction of 3 Units	No	Design	○	○	\$457,500	\$0	\$0
25974	Capital Works - 2 Crawford Street (91 Miscamble St) Roma Construction of 3 Units	No	Design	○	○	\$457,500	\$0	\$0
26068	Special Project - Maranoa Local Area Housing Action Plan	No	Open	○	○	\$30,000	\$0	\$0
Sub-Total:						\$1,545,000	\$0	\$74,575



Projects as at 31st August 2025

On Time Legend: ○ Not Started ● On Schedule ● Generally on Schedule ● Not on Schedule **M** Multi Year Project

On Budget Legend: ● On Track ● Generally on Track with Minor Issues ● Off Track/Review Required

Work Order	Title	Externally Funded	Status	On Time	On Budget	Annual Budget	YTD Budget	YTD Expenditure
Development Facilities and Environment								
25970	Special Project - Planning (PEC) Project	No	Open	○	○	\$100,000	\$6,000	\$3,296
Sub-Total:						\$100,000	\$6,000	\$3,296
Economic and Community Development								
26063	Special Project - Community event planning workshop series	No	Open	○	○	\$10,000	\$0	\$0
26064	Special Project - Maranoa Nursing Advancement Bursary program	No	Open	○	○	\$50,000	\$0	\$0
Sub-Total:						\$60,000	\$0	\$0
Economic Development								
25949	Special Project - Renewal of the Economic Development Strategy	No	Open	○	○	\$25,000	\$0	\$0
Sub-Total:						\$25,000	\$0	\$0
Emergency Management								
24841	Gauging Station & Flood Warning Sign - Bungil Creek 3 - Bungil Street	Yes	Implementation/Construction	●	●	\$0	\$0	\$7,953
24842	Gauging Station & Flood Warning Sign - Bungil Creek 4 - East Miscamble Street	Yes	Implementation/Construction	●	●	\$0	\$0	\$10,495
Sub-Total:						\$0	\$0	\$18,448
Enterprise Risk Quality Safety								
26061	Special Project - Workplace Health and Safety - Operating Initiatives	No	Open	○	○	\$192,750	\$0	\$0
Sub-Total:						\$192,750	\$0	\$0
Facilities								
26100	Update Council's Asbestos Register	No	Open	○	○	\$0	\$0	\$160
Sub-Total:						\$0	\$0	\$160



Projects as at 31st August 2025

On Time Legend: ○ Not Started ● On Schedule ● Generally on Schedule ● Not on Schedule **M** Multi Year Project

On Budget Legend: ● On Track ● Generally on Track with Minor Issues ● Off Track/Review Required

Work Order	Title	Externally Funded	Status	On Time	On Budget	Annual Budget	YTD Budget	YTD Expenditure
Finance								
26066	Special Project - General Ledger Chart of Account Restructure	No	Open	○	○	\$25,000	\$0	\$0
Sub-Total:						\$25,000	\$0	\$0
Galleries & Libraries								
26015	Capital Works - Mitchell library/ gallery - Install shade sails over grassed area	No	Open	○	○	\$5,000	\$0	\$0
Sub-Total:						\$5,000	\$0	\$0
Gas Network								
26031	Capital Works - Gas Valve Replacement Program Roma	No	Open	●	○	\$35,000	\$3,047	\$2,846
Sub-Total:						\$35,000	\$3,047	\$2,846
Great Artesian Spa								
26073	Capital Works - Great Artesian Spa - repair of flooring amenities	No	Open	○	○	\$50,000	\$0	\$0
25968	Capital Works - Great Artesian Spa Generator	No	Open	○	○	\$39,186	\$0	\$0
24501	Contribution construction new gym Mitchell	No	Implementation/Construction	●	●	\$0	\$0	\$649
Sub-Total:						\$89,186	\$0	\$649



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Halls & Community Centres								
24513	Mitchell RSL upgrade kitchen	No	Design	●	●	\$0	\$0	\$3,060
24395	Mitchell Hall Stumping Works	No	Open	○	○	\$107,000	\$0	\$0
25936	Capital Works - Injune Museum Fit Out	No	Development/Pre-Construction	●	●	\$150,000	\$0	\$0
26008	Capital Works - Replace large section of roof at Roma Community Arts Centre	No	Open	○	○	\$150,000	\$0	\$2,800
26043	Capital Works - Surat Shire Hall Airconditioning	No	Open	○	○	\$75,000	\$0	\$0
25951	Capital Works - Renew Amby Hall Roof and Guttering Replacement	No	Development/Pre-Construction	○	○	\$120,000	\$0	\$0
26076	Capital Works - Surat Shire Hall Fan Replacement Project	No	Development/Pre-Construction	●	○	\$20,000	\$0	\$0
22371	New community, council and tourism precinct in Wallumbilla (Calico) refer WO20358 for design)	Yes	Project Close	●	●	\$0	\$0	\$160,729
24394	Amby Hall Restumping	No	Project Close	●	●	\$0	\$0	\$4,600
25056	Mitchell RSL Complex - upgrade kiosk including new stainless steel sinks roller door and air-conditioning	No	Design	●	●	\$0	\$0	\$3,215
Sub-Total:						\$622,000	\$0	\$174,404



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Information Technology								
25964	Special Project - Roma Infrastructure Depot CCTV Security Enhancement Project	No	Open	○	○	\$10,000	\$0	\$0
25965	Special Project - Azure Cloud Migration	No	Open	○	○	\$60,000	\$0	\$0
25966	Special Project - Continuing Maranoa Regional Council - Maranoa Planning Scheme 2017 Property Report	No	Open	○	○	\$35,000	\$0	\$0
25975	Capital Works - Network Switch Replacement Program	No	Open	○	○	\$70,000	\$0	\$0
25976	Capital Works - Data Centre UPS Replacement	No	Open	○	○	\$16,000	\$16,000	\$15,062
26010	Capital Works - Mitchell Hall Sound and Projection	No	Open	○	○	\$25,000	\$0	\$0
26074	Capital Works - Workstation Replacement Program	No	Open	○	○	\$147,000	\$120,000	\$15,963
Sub-Total:						\$363,000	\$136,000	\$31,025
Kerb and Channel								
24574	Kerb and Channel Third Avenue Injune - Hutton Street to Ronald Street (plus widen to kerb)	No	Design	○	○	\$350,000	\$0	\$0
26000	Capital Works - Kerb and Channel - Arthur Street (Twine to Ivy Street) Roma	No	Open	○	○	\$416,000	\$0	\$0
26028	Capital Works - Kerb and Channel replacement – Bowen Street near Commonwealth Hotel	No	Open	○	○	\$55,000	\$0	\$0
23651	Tiffin Street North (Western side only) Roma New kerb and channel and seal to kerb - George Street East to Bungli Street	No	Development/Pre-Construction	●	●	\$111,000	\$0	\$0
26009	Capital Works - Jackson Street Roma - New Kerb and Channel	No	Project Complete	●	●	\$375,000	\$0	\$107,191
Sub-Total:						\$1,307,000	\$0	\$107,191



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Work Order	Title	Externally Funded	Status	On Time	On Budget	Annual Budget	YTD Budget	YTD Expenditure
Land								
26069	Capital Works - Roma Police Paddocks Subdivision (Dargal Road and Richardsons Lane) - Stage 1	No	Open	○	○	\$0	\$0	\$6,980
Sub-Total:						\$0	\$0	\$6,980
Libraries								
25954	Special Project - Maranoa Library Strategic Plan	No	Open	○	○	\$25,000	\$0	\$0
Sub-Total:						\$25,000	\$0	\$0
Parks and Gardens								
25064	Regional Parks Repairs - Public Safety risk/hazard next 3 years	No	Project Close	●	●	\$0	\$0	\$49,062
25065	Heroes Avenue Roma - Town Beautification including replace/install new concrete surrounds around Bottle trees in streets	No	Development/Pre-Construction	○	●	\$0	\$0	\$20,000
25620	Lions Park Roma Irrigation and grounds upgrades (replaces WO22918)	No	Open	●	●	\$200,000	\$0	\$0
26035	Capital Works - Nason Park Surat BBQ	No	Open	○	○	\$22,000	\$0	\$0
26011	Capital Works - Campbell Park Roma - concrete slab construction including permanent electrical and communication reticulation to new events sub board	No	Open	○	○	\$96,000	\$0	\$0
26026	Special Project - Painting of the Memorial Park Toilet Block in Surat	No	Development/Pre-Construction	○	○	\$10,000	\$0	\$0
25955	Capital Works - Neil Turner Weir BBQ Shelter upgrade	No	Open	○	○	\$120,000	\$0	\$0
23566	Yuleba Community Projects Main Street youth & recreation liveability improvements APLNG	Yes	Project Close	M	●	\$0	\$0	\$65,259



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25063	Roma Pump Track – Rework Exit and Isolated Safety Improvements	No	Project Complete	●	●	\$0	\$0	\$71,195
Sub-Total:						\$448,000	\$0	\$205,516
Pathways (Footpaths)								
25938	Capital Works - Injune Lagoon Walk - resurface	No	Initiation & Definition	M	●	\$35,000	\$0	\$0
25950	Capital Works - Footpath Mitchell Memorial Park to Liverpool St (Design)	No	Design	●	●	\$10,000	\$0	\$0
25940	Capital Works - Construction of the Injune to Gunnewin Rail Trail	No	Initiation & Definition	○	●	\$30,000	\$0	\$0
26007	Capital Works - Adungadoo Pathway Extension Roma - Big Rig through Sculptures Outback link, design and construct	No	Open	○	○	\$709,000	\$0	\$0
Sub-Total:						\$784,000	\$0	\$0
Plant Operations								
25377	PL 2077 Caterpillar 140M 12ft Maintenance Grader	No	Implementation/Construction	●	●	\$0	\$0	\$530,000
25378	PL 2078 Caterpillar 140M 14ft Maintenance Grader	No	Implementation/Construction	●	●	\$0	\$0	\$535,000
25425	PL 4035 Heavy Rigid 6x4 Tipper	No	Implementation/Construction	●	●	\$0	\$0	\$299,228
25609	PL 2079 Crown Combustion Forklift	No	Open	○	○	\$0	\$0	\$19,381
26083	Capital Works - In Vehicle Monitoring System (IVMS) 2025/2026	No	Open	○	○	\$0	\$0	\$3,857
18376	Plant Investment Program Budget Only	No	Implementation/Construction	●	●	\$6,570,000	\$0	\$0
Sub-Total:						\$6,570,000	\$0	\$1,387,466



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Potable Water Supply								
25129	Mitchell - Water Main Supply Connect new 100mm supply into Hospital internal Water main reticulation	No	Project Complete	●	●	\$0	\$0	\$25,505
25419	Installation of Extra Fire Hydrants to Western Industrial zone Raglan Street Roma	No	Implementation/Construction	●	●	\$0	\$0	\$9,548
23605	Mungallala reservoir and pump	No	Project Complete	●	●	\$0	\$0	\$9,073
25128	Surat - Interconnection of existing reticulation into previously installed 180mm Poly main Cordelia Street	No	Design	○	●	\$100,000	\$0	\$0
26014	Capital Works - Roma Water Meter Replacement Program	No	Open	●	○	\$120,000	\$2,130	\$0
25953	Capital Works - Bore 17 (330 Currey Street Roma) - Installation of 1 x carport 40 kWp Solar PV [CEUF]	No	Open	○	○	\$170,000	\$0	\$0
25956	Capital Works - Booringa Water Meter Replacement Program	No	Open	○	○	\$40,000	\$0	\$0
25958	Capital Works - Bore 19 - (Bassett Lane Roma) - installation of 2 x rooftop Solar PV [CEUF]	No	Open	○	○	\$68,100	\$0	\$0
25994	Capital Works - Jackson Potable Water Facility Upgrade	No	Open	○	○	\$120,000	\$0	\$0
26012	Capital Works - Roma Reservoir Miscamble Street Liner Replacement	No	Open	○	○	\$159,000	\$0	\$0
26013	Capital Works - Water Main Upgrade Miscamble Street Roma from Cottell Street to Queen Street	No	Open	○	○	\$150,000	\$0	\$0
26023	Capital Works - New reservoir Currey St Roma	No	Open	○	○	\$650,000	\$0	\$0



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26050	Capital Works - Bendemere Water Meter Replacement Program	No	Open	○	○	\$50,000	\$0	\$0
26051	Capital Works - Water Line Replacement Swans Road Wallumbilla	No	Open	○	○	\$170,000	\$0	\$0
26062	Capital Works - Workplace Health and Safety - Capital Initiatives (Budget Only)	No	Open	○	○	\$257,250	\$0	\$0
26075	Capital Works - Potable Water - Reservoir Vermin Proofing Project	No	Open	○	○	\$100,000	\$0	\$0
26048	Capital Works - Surat Water Clarifier Upgrade	No	Open	○	○	\$500,000	\$0	\$0
26072	Capital Works - Bungil Water Meter Replacement Program	No	Development/Pre-Construction	○	●	\$50,000	\$9,681	\$0
26077	Capital Works - Surat Water Meter Replacement Program	No	Open	○	○	\$29,998	\$1,835	\$0
24479	Watermain renewal Arthur Street, Roma between George Street and Bungil Street	No	Implementation/Construction	●	●	\$0	\$0	\$3,039
24484	Replace two high lift pumps to reservoir, Roma	No	Development/Pre-Construction	●	●	\$0	\$0	\$278
24733	Wallumbilla Reservoir New	No	Project Complete	●	●	\$0	\$0	\$2,099
25125	Wallumbilla Reservoir Replacement - second Reservoir	No	Implementation/Construction	●	●	\$0	\$0	\$31,368
25420	Water Main Upgrade - Beaumont Drive Roma	No	Project Complete	●	●	\$0	\$0	\$8,953
Sub-Total:						\$2,734,348	\$13,646	\$89,862



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Work Order	Title	Externally Funded	Status	On Time	On Budget	Annual Budget	YTD Budget	YTD Expenditure
Public Toilets								
26055	Capital Works - Wallumbilla Show Grounds - replace dump point	No	Open	○	○	\$50,000	\$0	\$0
26019	Capital Works - Replacement of the Lions Park Toilet Block	No	Open	○	○	\$180,000	\$0	\$0
Sub-Total:						\$230,000	\$0	\$0
Raw Water Supply								
26027	Capital Works - Replacement Pump for Hodgson Bore	No	Open	○	○	\$15,000	\$0	\$0
Sub-Total:						\$15,000	\$0	\$0
Roma Cultural Centre								
23558	Cultural Centre Roma - air conditioning renewal	No	Design	●	●	\$700,000	\$0	\$12,960
26020	Capital Works - Roma Cultural Centre - Open Spaces upgrades and renewal	No	Open	○	○	\$150,000	\$0	\$0
Sub-Total:						\$850,000	\$0	\$12,960
Rural Roads								
25876	Santos SLA 9 - Pickaninnie North Road Ch 0.000 to Ch 15.460 - Pavement Rehab Patches	No	Open	○	○	\$0	\$0	\$4,220
26087	Capital Works - Short Street Roma - Gravel Resheet to approx Ch 3.60 kms Complementary Works	No	Project Close	●	●	\$0	\$0	\$121,438
26120	Capital Works - Origin - Reedy Creek Road - Rehabilitation Patches	No	Open	○	○	\$0	\$0	\$2,062
25981	Capital Works - Gravel Resheet Complementary Works - Event 15 and 16	No	Implementation/Construction	●	●	\$900,000	\$0	\$0
25943	Capital Works - Bitumen Rehabilitation - Six Mile Road Ch 7.05 - 9km	Yes	Development/Pre-Construction	○	●	\$570,000	\$0	\$0



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25944	Capital Works - Bitumen Rehabilitation - Blue Hills Road Ch 16.26 - 18.32km	Yes	Development/Pre-Construction	○	●	\$420,000	\$0	\$0
25957	Capital Works - Middle Road Bitumen Rehabilitation - Ch 2.6 - 4.5km	Yes	Development/Pre-Construction	○	●	\$350,000	\$0	\$0
25987	Capital Works - Glenearn Road Crest Widening - Chainage TBC	No	Design	●	●	\$250,000	\$0	\$0
25946	Capital Works - Bendiboi Intersection Culvert Safety Upgrade (Carnarvon Highway)	No	Design	○	○	\$60,000	\$0	\$0
25969	Capital Works - Floodway Trial - Locations To Be Confirmed - Budget Only	No	Open	○	○	\$100,000	\$0	\$0
26052	Capital Works - Wallumbilla and surrounds Road Infrastructure Upgrades - Santos GLNG SLA 9 - Phase 7 Development - Budget Only	No	Open	○	○	\$2,529,274	\$0	\$0
22843	SD23 Kangaroo Creek Road ch 4.30 to 15.460 - Santos GLNG	Yes	Design	M	●	\$1,512,241	\$0	\$0
23640	Arcadia Valley Upgrade Works (multi-year project) (GLNG and ROSI)	Yes	Development/Pre-Construction	M	●	\$5,469,537	\$0	\$2,839
24564	Strategic Roads - Bitumen Extension Yuleba - Surat Road (RRUPP)	Yes	Development/Pre-Construction	○	●	\$5,913,435	\$0	\$0
24565	Strategic Roads RRUP - Bitumen Extension Redford Road	Yes	Implementation/Construction	M	●	\$1,600,000	\$0	\$326,669



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24583	Hodgson Lane North / Bindango Intersection Safety Upgrade	No	Design	○	●	\$200,000	\$0	\$8,732
24766	Design (both concrete or timber) for the Tartulla Creek Crossing on Samari Plains Road	No	Implementation/Construction	●	●	\$250,000	\$0	\$13,930
25346	Bollon Road Bitumen Extension Stage 2 (RRUPP)	Yes	Project Complete	M	●	\$3,823,050	\$0	\$2,729,962
25347	Bollon Road Bitumen Extension Stage 3	Yes	Development/Pre-Construction	M	●	\$3,473,805	\$0	\$832
25982	Capital Works - Rural Road Reseal Program 2025/26	No	Open	○	○	\$2,233,000	\$0	\$0
26021	Capital Works - Mt Moffatt Road bitumen widening and rehabilitation Ch 50.33 - 56.33 km	Yes	Development/Pre-Construction	○	●	\$1,645,126	\$0	\$0
26060	Capital Works - Womblebank Gap Road bitumen widening and rehabilitation Ch 34.60 - 36.31 km	No	Implementation/Construction	●	○	\$1,212,000	\$0	\$6,272
25117	Iona - Bardlomey Road bitumen rehabilitation/stabilisation (2 x High Priority Sections)	Yes	Implementation/Construction	●	●	\$0	\$0	\$5,898
22845	Sd23 Santos GLNG McLennans Road Gravel Resheet and floodway upgrades ch 0 - 8.150	Yes	Implementation/Construction	●	●	\$0	\$0	(\$1,309)
25122	Mt Owen Road - Jerry's Crossing Floodway Replacement - Design only	No	Development/Pre-Construction	●	●	\$0	\$0	\$3,275
Sub-Total:						\$32,511,468	\$0	\$3,224,820



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Saleyards								
25983	Capital Works - Roma Saleyards Site Fencing	No	Open	○	○	\$50,000	\$0	\$0
25985	Capital Works - Renewal of Auctioneer Walkways Phase 2 – Western Side	No	Open	○	○	\$750,000	\$0	\$0
25986	Capital Works - Roma Saleyards Renewal & Offsetting Loading Ramps	No	Open	○	○	\$1,250,000	\$0	\$0
25988	Capital Works - Roma Saleyards Footpaths	No	Open	○	○	\$25,000	\$0	\$0
26030	Capital Works - Roma Saleyards Draft Access	No	Open	○	○	\$50,000	\$0	\$0
26032	Capital Works - Roma Saleyards Truck Wash - Stage 2 & 3	No	Open	○	○	\$250,000	\$0	\$0
25621	Asphalt surfacing of heavy vehicle truck stop area at the Roma Truck Stop precinct	Yes	Design	○	●	\$1,900,000	\$0	\$10,160
Sub-Total:						\$4,275,000	\$0	\$10,160
Sewer Administration								
26022	Capital Works - Sewerage Pumping Stations Annual Service and Inspection	No	Open	○	○	\$48,000	\$0	\$0
Sub-Total:						\$48,000	\$0	\$0



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Sewerage Reticulation								
26104	Capital Works - Sewer Main Renewal 35 Miscamble St Roma including shed remove and replace	No	Open	○	○	\$0	\$0	\$700
26044	Capital Works - Surat Sewer Pump Station Burrows St upgrades	No	Open	●	○	\$45,000	\$10,870	\$10,870
25989	Capital Works - Sewer Main Relining - Towns - TBC	No	Open	○	○	\$300,000	\$0	\$0
26058	Capital Works - Wallumbilla Sewerage System design	No	Open	○	○	\$50,000	\$0	\$0
Sub-Total:						\$395,000	\$10,870	\$11,570
Sewerage Treatment								
24468	Waste bin collection point and bin Lifter - Injune	No	Implementation/Construction	●	●	\$0	\$0	\$8,300
Sub-Total:						\$0	\$0	\$8,300
Sport & Recreation								
25754	Warroo Sporting Complex Canteen Fit Out	No	Implementation/Construction	●	●	\$0	\$0	\$2,665
23565	Yuleba Community Project Judds Lagoon parkland improvements and connectivity	Yes	Project Close	M	●	\$0	\$0	\$87,117
25591	Roma Cricket Oval Drainage and Resurfacing - Australian Cricket Infrastructure Fund ACIF	Yes	Development/Pre-Construction	M	●	\$60,000	\$0	\$0
26045	Capital Works - Surat Cricket Nets Renewal (pending external funding)	No	Open	○	○	\$7,500	\$0	\$0
25947	Capital Works - New Gwydir Laycock BMX Track Design	No	Development/Pre-Construction	●	●	\$20,000	\$0	\$0
26046	Capital Works - Surat Pump Track Design	No	Development/Pre-Construction	●	●	\$31,000	\$0	\$0



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25993	Capital Works - Injune Cricket Club Clubhouse - Construct verandah (pending external funding)	No	Open	○	○	\$25,000	\$0	\$0
26016	Capital Works - Mitchell Showgrounds Electrical Upgrade	No	Open	○	○	\$65,277	\$0	\$0
26024	Special Project - Audit to determine Capacity & Capability of Maranoa Sporting Infrastructure	No	Open	○	○	\$22,000	\$0	\$0
26029	Capital Works - Roma Dog Park extension	No	Open	○	○	\$50,000	\$0	\$0
26047	Capital Works - Surat Recreational Grounds Irrigation Project	No	Open	○	○	\$55,000	\$0	\$0
26059	Capital Works - Wallumbilla Tennis Courts install hit up wall and cricket practice nets	No	Open	○	○	\$48,000	\$0	\$0
26025	Special Project - Surat Sporting Complex Painting (Bar and Betting Area)	No	Development/Pre-Construction	○	○	\$25,000	\$0	\$0
25111	Surat Golf Club - unisex toilet installation	Yes	Implementation/Construction	●	●	\$0	\$0	\$20,000
Sub-Total:						\$408,777	\$0	\$109,782
State Emergency Service								
26036	Capital Works - SES Surat Storage Facility & Marshalling Area (pending external funding SES support grant 2025_26))	No	Cancelled	○	○	\$90,000	\$0	\$0
Sub-Total:						\$90,000	\$0	\$0



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Stormwater Drainage								
26042	Special Project - Survey of Underground Stormwater network - Surat, Wallumbilla, Yuleba	No	Development/Pre-Construction	○	○	\$40,000	\$0	\$0
Sub-Total:						\$40,000	\$0	\$0
Strategic Proj Planning & Asset Mngt								
26033	Special Project - Development of a Strategic Asset Management Plan	No	Open	○	○	\$75,000	\$0	\$9,800
Sub-Total:						\$75,000	\$0	\$9,800
Surat Cobb & Co Changing Station								
26049	Capital Works - Surat Aquarium Landing Design and Construction	No	Open	○	○	\$100,000	\$0	\$0
Sub-Total:						\$100,000	\$0	\$0
Swimming Pools								
24514	Mitchell Pool Upgrade Kiosk and Change Rooms	No	Open	○	○	\$10,000	\$0	\$0
25948	Capital Works - Replace damaged Shed at the Injune Pool	No	Development/Pre-Construction	○	○	\$47,000	\$0	\$0
26041	Capital Works - Surat Pool Entrance Upgrade	No	Open	○	○	\$80,000	\$0	\$0
24176	Roma Denise Spencer Pool Design and Construction (refer also WO22307 design)	Yes	Implementation/Construction	M	●	\$24,760,000	\$1,000,000	\$986,246
25967	Capital Works - Mitchell Pool Generator	No	Open	○	○	\$38,752	\$0	\$0
Sub-Total:						\$24,935,752	\$1,000,000	\$986,246



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On Time Legend: ○ Not Started ● On Schedule ● Generally on Schedule ● Not on Schedule **M** Multi Year Project

On Budget Legend: ● On Track ● Generally on Track with Minor Issues ● Off Track/Review Required

Work Order	Title	Externally Funded	Status	On Time	On Budget	Annual Budget	YTD Budget	YTD Expenditure
Tourism								
25937	Capital Works - Injune Eagle Sculpture Installation	No	Implementation/Construction	●	●	\$14,400	\$2,000	\$0
24539	Yuleba Fire Tower Refurbishment of the fire tower cabin & interpretive historical display located within Cobb & Co Park	Yes	Implementation/Construction	M	●	\$0	\$0	\$12,936
Sub-Total:						\$14,400	\$2,000	\$12,936
Tourism Operations								
26038	Special Project - Renew and update tourism signage	No	Open	○	○	\$100,000	\$0	\$0
26040	Special Project - Renewal of the Tourism Strategy	No	Open	○	○	\$25,000	\$0	\$0
26039	Special Project - Cobb and Co Changing Station Museum Painting	No	Development/Pre-Construction	○	○	\$75,000	\$0	\$0
Sub-Total:						\$200,000	\$0	\$0
Urban Streets								
24722	Widen bitumen to kerb Ivan Street Surat (Charlotte to Cordelia)	No	Implementation/Construction	●	●	\$200,000	\$0	\$3,650
25992	Capital Works - Warrego Highway Parking Lane Rehabilitation (Flinders to Landsborough) (NEW WO 26103)	No	Project Close	●	○	\$40,000	\$0	\$0
25962	Capital Works - Design of the Widening for Beaumont Drive	No	Open	○	○	\$70,000	\$0	\$0
25991	Capital Works - Urban Road Reseal Program 2025/2026	No	Open	○	○	\$750,000	\$0	\$0
22873	Cycle Network Miscamble and Queen Street Roma - Intersection Upgrade CNLGG (refer WO20271 design)	Yes	Development/Pre-Construction	M	●	\$171,000	\$0	\$0
24584	Safety Improvements for Pedestrian at Rail Level Crossings - Alice and Mary Streets Mitchell	No	Design	M	●	\$700,000	\$0	\$0
25945	Capital Works - Arthur St Roma (McDowall to Bowen St) - Kerb and Channel works & design for asphalt overlay	No	Development/Pre-Construction	○	○	\$200,000	\$0	\$0



Projects as at 31st August 2025

On Time Legend: ○ Not Started ● On Schedule ● Generally on Schedule ● Not on Schedule **M** Multi Year Project

On Budget Legend: ● On Track ● Generally on Track with Minor Issues ● Off Track/Review Required

Work Order	Title	Externally Funded	Status	On Time	On Budget	Annual Budget	YTD Budget	YTD Expenditure
25959	Capital Works - Browns Lane design to an urban access standard	No	Design	●	●	\$55,000	\$0	\$9,000
25961	Capital Works - Design of Burke Street Yuleba Bitumen Seal Ch 0.02 to 150 mt	No	Design	○	●	\$12,000	\$0	\$360
22257	Vehicle rest area - Eastern approach to Roma (opposite Big Rig) (SLRIP)	Yes	Implementation/Construction	M	●	\$0	\$0	\$58,130
24723	Widen bitumen to kerb William Street Surat (Cordelia to Bertha)	No	Project Complete	●	●	\$0	\$0	\$12,411
25348	Floodway / Stormwater improvements on Creek Street / Amby North Intersection	No	Implementation/Construction	●	●	\$0	\$0	\$14,569
Sub-Total:						\$2,198,000	\$0	\$98,119

Waste Management								
25995	Capital Works - Appliance Recovery Hub	No	Open	○	○	\$40,000	\$0	\$0
25996	Capital Works - Leachate Plan for Waste facilities	No	Open	○	○	\$652,000	\$0	\$0
25997	Special Project - Revise and update Maranoa waste management strategy and regional operational plans	No	Open	○	○	\$30,000	\$0	\$0
26037	Capital Works - Stormwater Management Upgrades for the Roma Waste Management Facility	No	Open	○	○	\$300,000	\$0	\$0
26054	Special Project - Waste Management - Implementation of site based management plans including staff training	No	Open	○	○	\$50,000	\$0	\$0
26053	Special Project - Waste Management - Implementation of environmental monitoring programs	No	Open	○	○	\$500,000	\$45,455	\$25,138
Sub-Total:						\$1,572,000	\$45,455	\$25,138



Projects as at 31st August 2025

On Time Legend: ○ Not Started ● On Schedule ● Generally on Schedule ● Not on Schedule **M** Multi Year Project

On Budget Legend: ● On Track ● Generally on Track with Minor Issues ● Off Track/Review Required

Work Order	Title	Externally Funded	Status	On Time	On Budget	Annual Budget	YTD Budget	YTD Expenditure
Water Administration								
25980	Special Project - Updates to the SCADA platform	No	Open	○	○	\$120,000	\$0	\$0
25984	Special Project - Reservoir Cleaning Program	No	Open	○	○	\$60,000	\$0	\$0
26017	Special Project - Water Pressure Testing and Network Analysis Roma CBD	No	Open	○	○	\$25,000	\$0	\$0
25979	Special Project - Dosing Systems Yearly Service and Report	No	Open	●	○	\$190,000	\$0	\$0
Sub-Total:						\$395,000	\$0	\$0

PLANNING & BUILDING DEVELOPMENT REPORT

Meeting: Ordinary 25 September 2025

Date: 15 September 2025

Item Number: L.2

File Number: D25/94026

SUBJECT HEADING: Development Application - Material Change of Use "Dwelling House" (Domestic Outbuilding) - 173 Edwardes Street, Roma (Ref:2025/21534)

Classification: Open Access

Officer's Title: Planning Officer

Executive Summary:

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

The applicants propose the construction of a **382.4m²** shed configured to include a **127.8m²** open portion and a **255.6m²** enclosed portion. The height of the structure is proposed to reach **5.158m**.

Officer's Recommendation:

The application for a Material Change of Use "Dwelling House" (Domestic Outbuilding) on land situated at 173 Edwardes Street, Roma, properly described as Lot 1 on RP194087, Lot 34 and 35 on RP840803 be **refused** for the following reasons:

- The proposed outbuilding does not comply with the applicable assessment benchmarks in the Maranoa Planning Scheme 2017.
- The proposed outbuilding is significantly larger than the accepted Outbuilding Size within the General Residential Zone and any established precedent by Council.
- The applicant has not provided sufficient justification to support a **382.4m²** shed in the General Residential Zone.

Context:

The proposed development does not comply with the Assessment benchmarks in the Maranoa Planning Scheme.

A decision to refuse a development application is generally made by Council.

Background:

Approval History

- The three allotments forming the subject site (Lot 1 on RP194087, Lot 34 and 35 on RP840803) have recently been acquired by the applicants, Kerri-Anne and Robbie Pollock.
- The dwelling existing on Lot 1RP194087 is historically an existing use. No additional Council approvals exist for either of the additional allotments which are currently vacant (Lot 34 and 35 on RP840803).

Site Characteristics

The development site is comprised of three separate irregular shaped allotments that currently have limited/no infrastructure. Confined wholly within the boundary constraints of Lot 1 on RP194086, the shed is located 69.5m from the eastern boundary fronting Edwardes Street and 8m from the southern boundary adjoining residential allotments. The proposed Domestic Outbuilding is intended to be built in conjunction with a new Dwelling House.

Figure 1 below shows the configuration of the allotments included within the development site;



Figure 1: Development Site

Figure 2 below shows the proposed layout of the development site:



Figure 2: Layout of Development Site

Proposal

The applicant proposes, in addition to a Dwelling House, an **oversized Domestic Outbuilding** be built on Lot 1 on RP194087. The proposed shed has a Gross Floor Area (GFA) of **382.4m²** and a height of **5.158m**. The shed comprises an open area of **127.8m²**, an enclosed area **255.6m²** and complies with all boundary setbacks. Below Figure 3 shows the floor plan of the proposed shed:

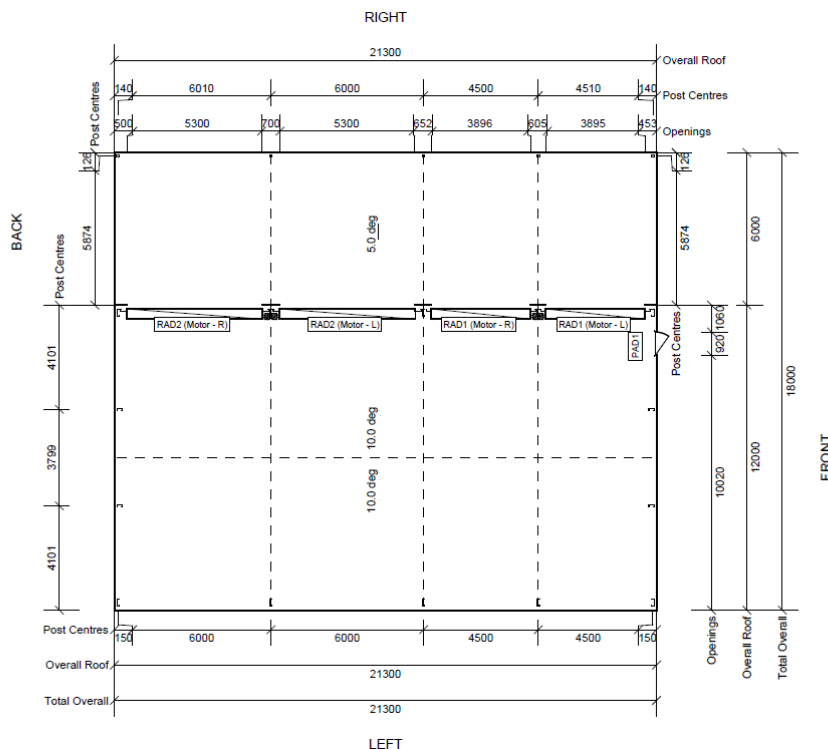


Figure 3: Floor Plan

Options Considered:

N/A

Recommendation:

Having regard to the existing and anticipated land uses and buildings in the locality, the area of the site and the overall scale of the proposed development, it is considered that the proposal is likely to impact on residential amenity.

Further, the scale of the proposed shed is **not consistent** with **previous approvals** issued by Council for Domestic Outbuildings in the **General Residential Zone**.

The application for a Material Change of Use "Dwelling House" (Domestic Outbuilding) at 173 Edwards Street, Roma (Lot 1 on RP194087, Lot 34 and 35 on RP 840803) is **recommended to be refused** for the reasons outlined above.

Risks:

Risk	Description of likelihood & consequences
See Below	

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

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

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

Policy and Legislative Compliance:

The proposal constitutes a Material change of use as defined in the *Planning Act 2016*: "a material increase in the intensity or scale of the use of the premises" and requires a development permit to be issued by Council prior to the commencement of use.

The proposed use is defined as a "Dwelling House" in the *Maranoa Planning Scheme 2017*.

"Dwelling house" means a residential use of premises involving—

(a) 1 dwelling for a single household and any domestic outbuildings associated with the dwelling; or

(b)) 1 dwelling for a single household, a secondary dwelling, and any domestic outbuildings associated with either dwelling.

A “Dwelling House” (Domestic outbuilding) is accepted development subject to requirements in the General Residential Zone Code. In this instance, the proposed outbuilding does not comply with some of the Acceptable Outcomes of the General Residential Zone Code and therefore becomes code assessable development.

Pursuant to Section 45 of the *Planning Act 2016* -

A code assessment is an assessment that must be carried out only—

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

The relevant assessment benchmarks for the application are:

- the Maranoa Planning Scheme

A code assessable development that occurs as a result of the development not complying with the nominated acceptable outcomes must be assessed against the Assessment benchmark/s for the development application, limited to the subject matter of the required acceptable outcomes that were not complied with or were not capable of being complied with.

A further assessment of the application against the relevant assessment benchmarks is included in the report attached.

Budget / Funding:

N/A – The project is a private development that will be funded by an external party.

Timelines / Deadlines:

Council's Decision Period formally ends on 3 October 2025

Link to Corporate Plan:

Corporate Plan 2023-2028

Corporate Plan Pillar 2: Environment

2.2 Sustainable urban & regional planning

Supporting Documentation:

- | | | |
|----|---|-----------|
| 1↓ | 2025/21534 -MCU - "Dwelling House" (Domestic Outbuilding) - 173 Edwardes Street ROMA - Lot: 1 RP: 194087-Amended Statement for Proposed Development | D25/94555 |
| 2↓ | 2025/21534 -MCU - "Dwelling House" (Domestic Outbuilding) - 173 Edwardes Street ROMA - Lot: 1 RP: 194087- Amended Plans | D25/94554 |
| 3↓ | 2025/21534 -MCU - "Dwelling House" (Domestic Outbuilding) - 173 Edwardes Street ROMA - Lot: 1 RP: 194087-Planning Assessment Report | D25/94817 |

Report authorised by:

Manager - Regional Planning & Building Development

Director - Regional Development, Environment & Planning

Statement of Proposed Development – Shed

Applicant: Robert and Kerri-Ann Pollock

Property Address: 173 Edwardes St North Roma Q



1. Purpose and Use

The proposed shed will serve as a multi-purpose storage and recreational facility. Its primary uses will include:

- Storage of a tractor with slasher, boat, caravan, utility vehicle, and my son's hobby car project.
- Provision of a sheltered entertainment area within the open bay for social gatherings.
- Installation of a toilet and shower within the enclosed section to provide amenities for both storage and entertainment purposes.

The shed will comprise:

- **Four enclosed bays 12m x 21.3m** for secure vehicle and equipment storage.
- **Open Awning 6m x 21.3m along Northern side of Shed** to serve as a versatile covered space.
- The **width of the main shed** has been **reduced from 14.5m to 12m**, which will lower the overall height of the building and **minimise its visibility** from surrounding areas.
- The **length of the shed** has also been **reduced from 24.4m to 21.3m**, further **reducing the visual impact**, particularly when viewed from the southern side.

2. Design and Materials

To ensure the structure is functional, visually appealing, and sympathetic to the surrounding environment, the following design features, materials, and finishes are proposed:

- **Height:** The shed will have a height of **4.1 metres**, deliberately designed to be lower than many comparable rural or residential sheds. This will limit bulk and scale, reducing the visual impact on adjoining properties.
 - **Roof:** *Surmist* Custom Orb (corrugated) cladding, chosen for its energy efficiency compliance and neutral appearance.
 - **Walls:** *Windspray* Custom Orb cladding, a muted grey-green tone selected to blend with the natural landscape and minimise visual impact on neighbouring properties.
-

3. Environmental and Neighbour Considerations

The chosen height, materials, and colour palette are intended to:

- Reduce glare and heat reflection, supporting energy efficiency objectives.
- Keep the structure's profile low and unobtrusive, protecting neighbour amenity.
- Provide a subdued, non-intrusive appearance to maintain the character of the surrounding area.

The proposed new dwelling and associated landscaping will further minimise visibility of the shed from the road. The house will be positioned between the shed and the road frontage, acting as a visual barrier that blocks direct lines of sight. In addition, the landscaping plan incorporates native trees and shrubs along the frontage and side boundaries to provide year-round foliage and natural screening. This combination of built form and vegetation will ensure the shed is almost entirely obscured from public view, preserving the rural character and visual amenity of the streetscape.

4. Shed Positioning and Site Layout

The siting of the shed has been carefully planned to balance **functionality, access, and neighbour considerations**:

- The **narrow western end** of the shed will face west, reducing its visual bulk when viewed from neighbouring properties or the road.
- The **main access point will be to the north**, with a dedicated driveway along the northern side of the shed to allow safe and efficient movement of vehicles, including the caravan, boat, tractor, and utility.
- The shed will be positioned **8 metres off the southern boundary**, providing a substantial buffer to:
 - Reduce overshadowing,
 - Allow for landscaping to soften the visual impact, and
 - Maintain privacy for neighbouring properties.

- Placement behind the new dwelling ensures the shed is discreetly located and visually shielded, while still offering convenient access for day-to-day use.
 - The layout complies with all boundary setback requirements and provides sufficient manoeuvring space for large vehicles and trailers.
 - Landscaping will be integrated along boundaries and around the shed to further soften its appearance and provide natural screening.
-

5. Drainage and Stormwater Management

Roof water will be directed to gutters and downpipes connected to either:

- An existing rainwater tank system, or
- Council-approved stormwater infrastructure.

This will ensure:

- No adverse impact on adjoining properties.
 - Compliance with council stormwater management requirements.
 - Potential reuse of rainwater for amenities such as the toilet and shower.
-

6. Energy Efficiency Measures

- Light-coloured *Surmist* roof sheeting to reduce heat absorption.
 - Natural ventilation through wall and roof design to improve airflow and minimise mechanical cooling needs.
 - Potential for future solar panel installation to improve sustainability and reduce environmental footprint.
-

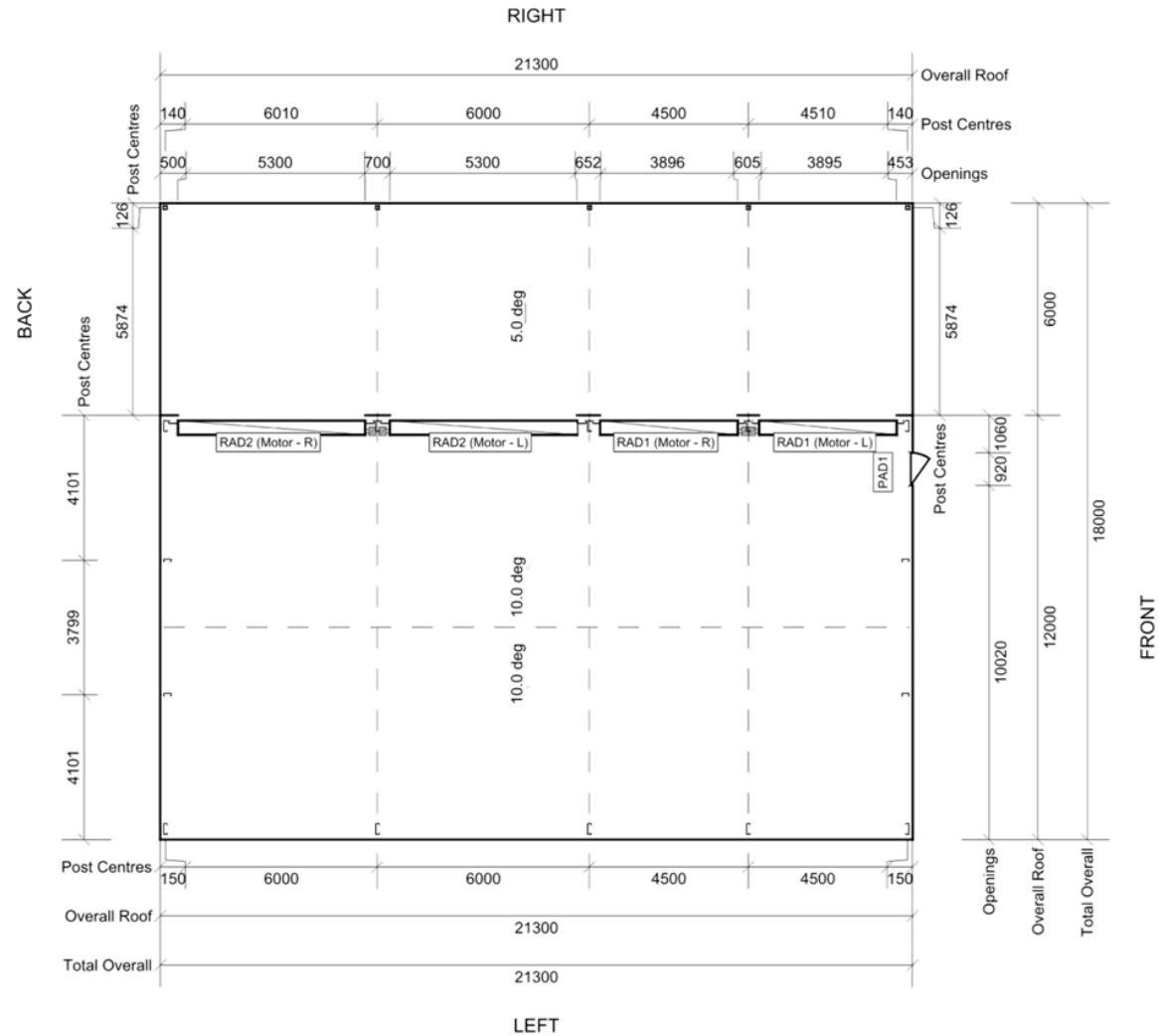
7. Summary

The proposed shed is a carefully planned addition to the property, providing secure storage, a flexible covered space for recreation, and essential amenities while maintaining a minimal visual and environmental footprint.


- Its **low 4.1-metre height**, muted cladding colours, and positioning behind the new house ensure it blends seamlessly into the surroundings and is largely hidden from public view.
- The **north-facing main access point** and northern driveway allow for safe vehicle movement while keeping activity away from neighbouring boundaries.
- The **8-metre southern boundary setback** ensures privacy and space for landscaping to reduce visual impact.

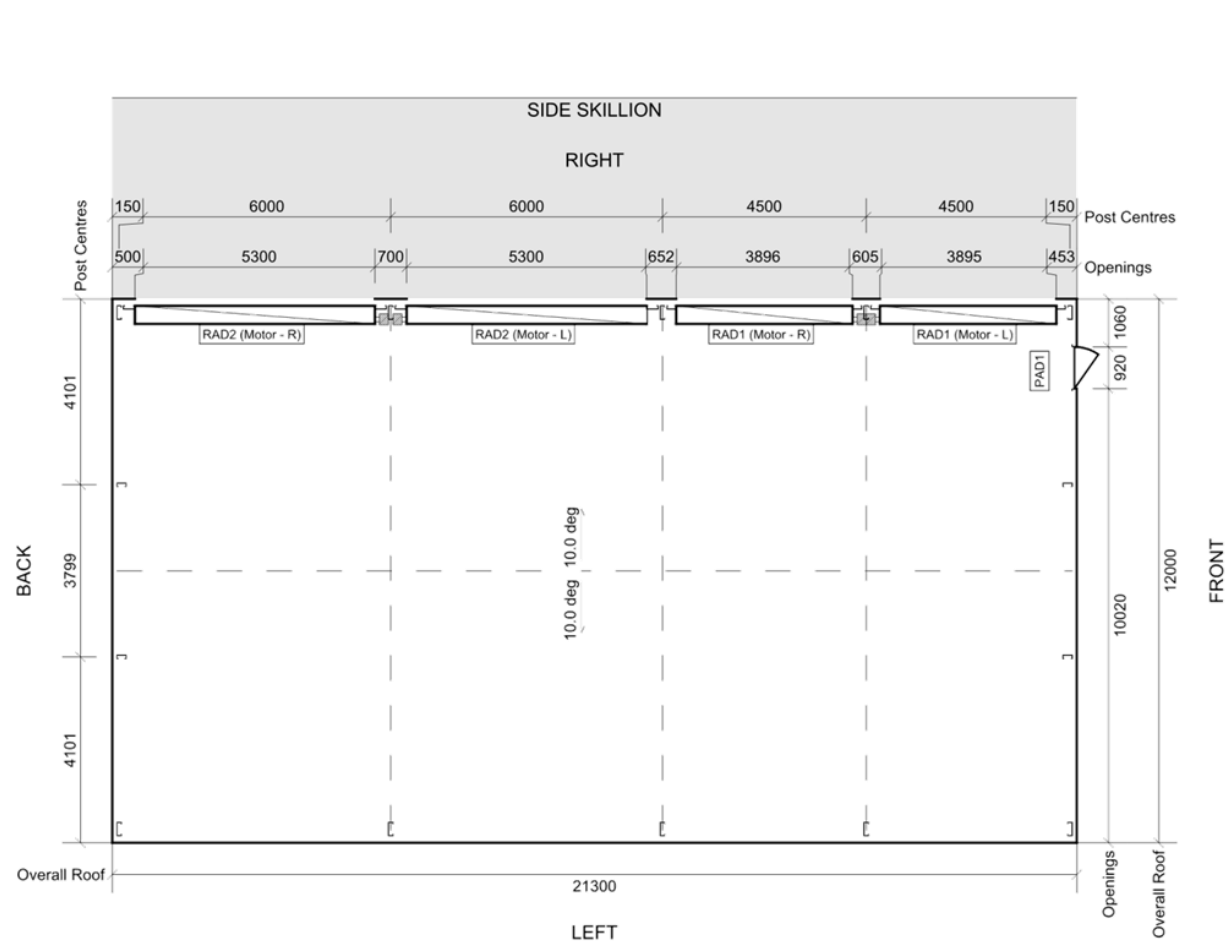
- Combined with the new dwelling and landscape screening, the shed will integrate harmoniously with the property layout, protect neighbouring amenity, and maintain the rural character of the area.
-






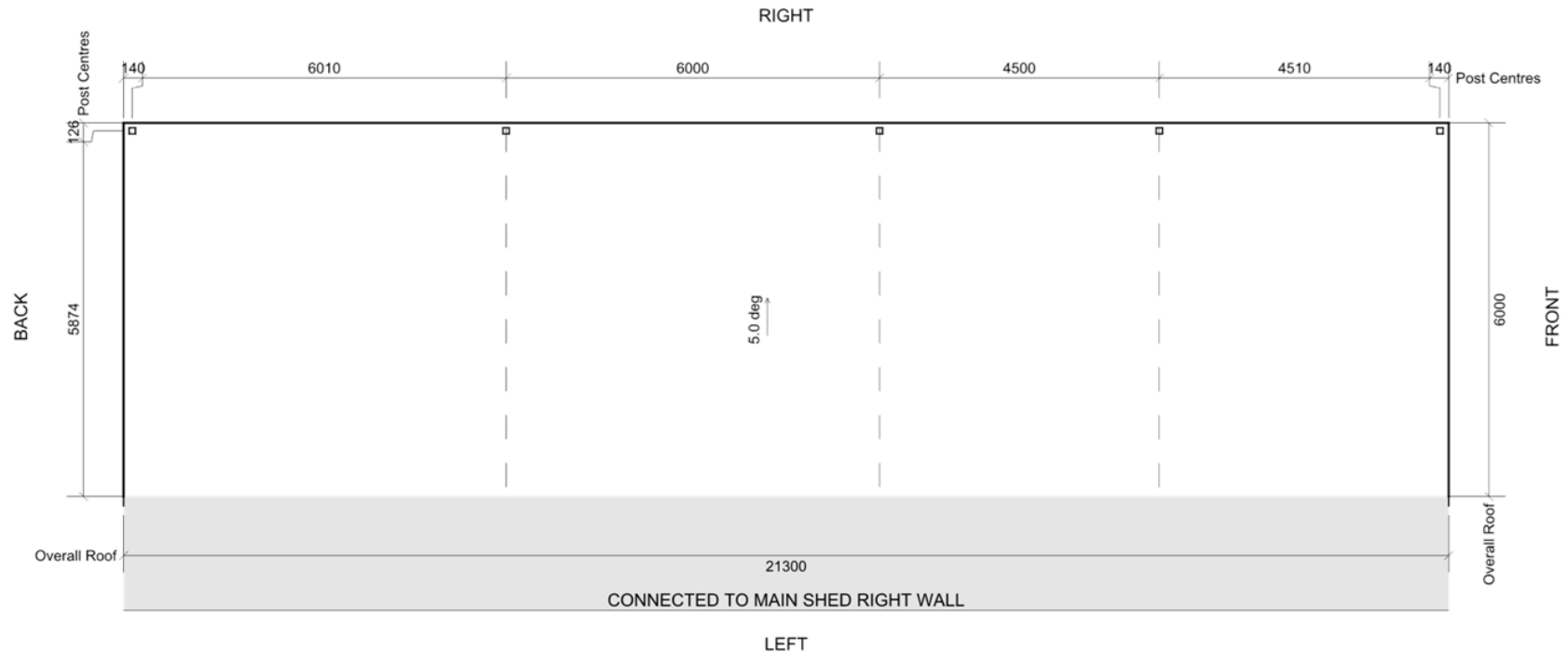
Floor Plan

 <p>R&F Steel Buildings Roma QBCC Lic. 77926</p> <p>12 Marsden Court Roma QLD 4455</p> <p>T 0429 642 319 E roma@rfsteelbuildings.com.au</p> <p>R&F Steel Buildings Roma ABN: 51 542 291 549</p>	PROJECT NO: P19033Q1	CUSTOMER: Rob Pollock	SITE OWNER: Rob Pollock	DATE: 12/09/2025
	PROJECT NAME: Rob Pollock		SITE: 173 Edwardes Street Roma, QLD 4455	ULT WIND SPEED: 45.05 m/s
	JOB NAME: Rob Pollock		LOT: 1 RP/SP: RP194087	SERVICEABILITY: 37.04 m/s
			DRAWING No: -Pollock: Floor Plan	




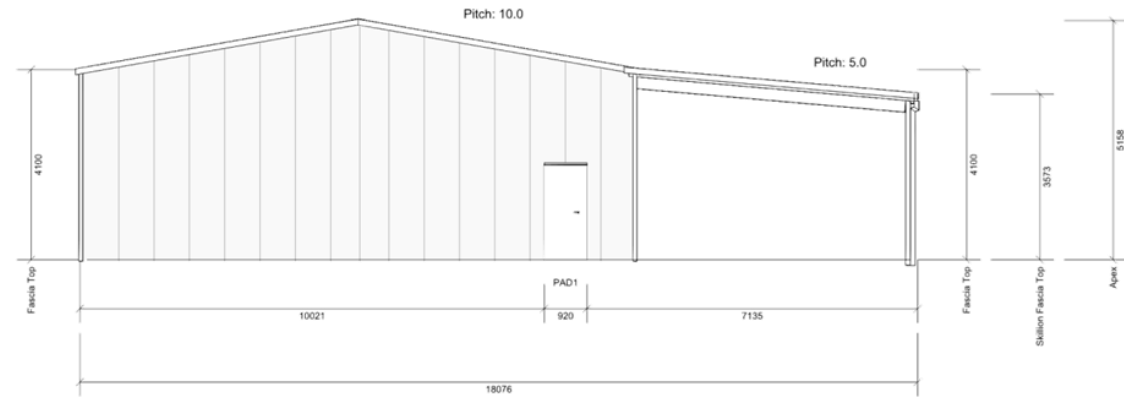
Floor Plan

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			DRAWING No: -Pollock: Floor Plan	

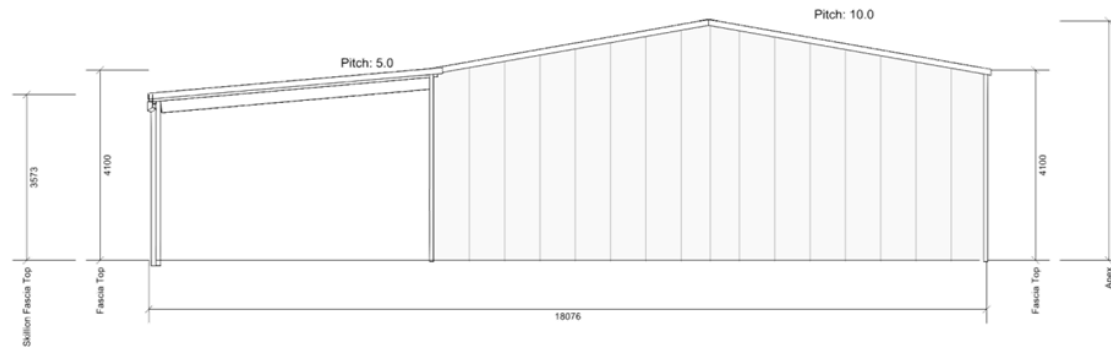


Floor Plan


 <p>R&F Steel Buildings Roma ABN: 51 542 291 549</p>	<p>R&F Steel Buildings Roma QBCC Lic. 77926</p> <p>12 Marsden Court Roma QLD 4455</p> <p>T 0429 642 319 E roma@rsteelbuildings.com.au</p>	PROJECT NO: P19033Q1	CUSTOMER: Rob Pollock	SITE OWNER: Rob Pollock	DATE: 12/09/2025
		PROJECT NAME: Rob Pollock		SITE: 173 Edwardes Street Roma, QLD 4455	ULT WIND SPEED: 45.05 m/s
		JOB NAME: Rob Pollock		LOT: 1 RP/SP: RP194087	SERVICEABILITY: 37.04 m/s
				DRAWING No: -Pollock:Floor Plan	

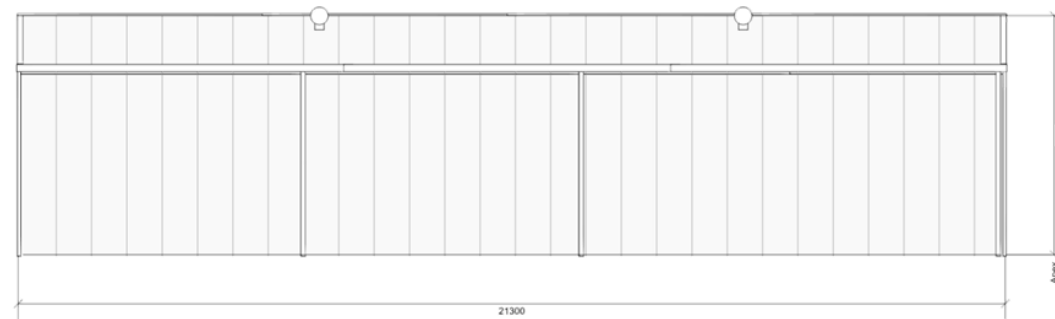


FRONT ELEVATION

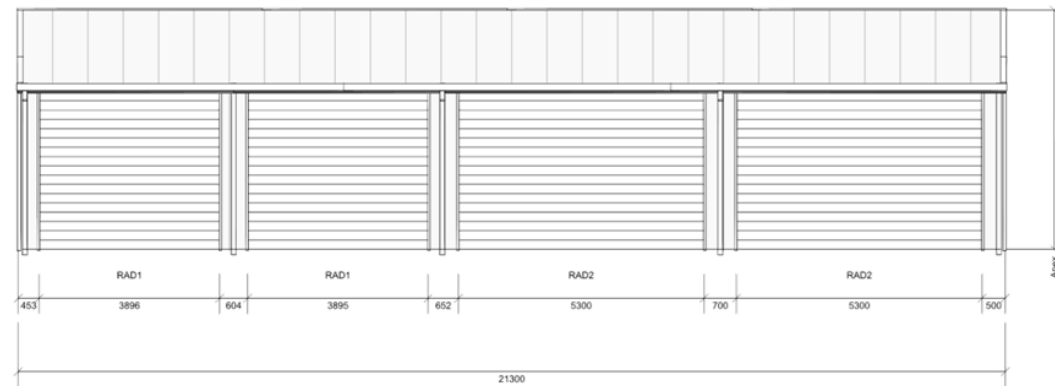


BACK ELEVATION


 R&F Steel Buildings Roma ABN: 51 542 291 549	R&F Steel Buildings Roma QBCC Lic. 77926 12 Marsden Court Roma QLD 4455 T 0429 642 319 E roma@rfsteelbuildings.com.au	PROJECT NO: P19033Q1	CUSTOMER: Rob Pollock	SITE OWNER: Rob Pollock	DATE: 12/09/2025
		PROJECT NAME: Rob Pollock		SITE: 173 Edwardes Street Roma, QLD 4455	ULT WIND SPEED: 45.05 m/s
		JOB NAME: Rob Pollock		LOT: 1 RP/SP: RP194087	SERVICEABILITY: 37.04 m/s
				DRAWING No: -Pollock:Elevation	



LEFT ELEVATION



RIGHT ELEVATION

 <p>R&F Steel Buildings Roma ABN: 51 542 291 549</p>	<p>R&F Steel Buildings Roma QBCC Lic. 77926</p> <p>12 Marsden Court Roma QLD 4455</p> <p>T 0429 642 319 E roma@rfsteelbuildings.com.au</p>	PROJECT NO: P19033Q1	CUSTOMER: Rob Pollock	SITE OWNER: Rob Pollock	DATE: 12/09/2025
		PROJECT NAME: Rob Pollock		SITE: 173 Edwardes Street Roma, QLD 4455	ULT WIND SPEED: 45.05 m/s
		JOB NAME: Rob Pollock		LOT: 1 RP/SP: RP194087	SERVICEABILITY: 37.04 m/s
				DRAWING No: -Pollock:Elevation	

Planning Assessment Report- 2025/21534

	2025/21534
<u>Proposal:</u>	Material Change of Use "Dwelling House" (Domestic Outbuilding)
<u>Applicant:</u>	RA & KJ Pollock Building Contractors
<u>Street Address:</u>	173 Edwardes Street
<u>Real Property Description:</u>	Lot 1 on RP194087, Lot 34 & 35 on RP 840803
<u>Officer</u>	Planning Officer

Proposed Land Use

Robbie and Kerri-Ann Pollock trading as RA & KJ Pollock Building Contractors have submitted an application for the construction of a new shed at 173 Edwardes Street North, Roma. Formally described as Lot 1 on RP194087, Lot 34 & 35 on RP840803 the subject site is a large residential block spanning over the three allotments, however the proposed shed structure is to be fully contained within Lot 1 RP194087.

Details of Proposed DevelopmentBackground

The sale of the three allotments (Lot 1 on RP194087, Lot 34 & 35 on RP840803) included within the proposed development has recently settled, changing the ownership of the titles to the applicants, Kerri-Anne and Robbie Pollock.

The existing dwelling on Lot 1 RP194087 is historically an existing use with no additional structures ancillary to the dwelling on site or situated on Lots 34 and 35 RP840803.

Figure 1 below outlines the allotments included within the proposed development site.



Figure 1: Development Site (Source: Queensland Globe)

Proposal

The proposed application is a Development Permit for a Material Change of Use 'Domestic Outbuilding'. Proposing to erect a **382.4m²** shed, the structure comprises of a **127.8m²** open portion, a **255.6m²** enclosed portion and a height of **5.158m**. Wholly contained within lot 1RP194087 the structure meets all setback requirements and will be built in conjunction with a new dwelling fronting Edwardes Street.

The proposed Shed is sketched as per below Figure 2.



Figure 2: Proposed Site Plan (Source: Applicant Documents)

The property owner's justification for the proposed structure states that:

"The proposed shed will serve as a multi-purpose storage and recreational facility. Its primary use will include:

- *Storage of a tractor with slasher, boat, caravan, utility vehicle, and son's hobby car project.*
- *Provision of a sheltered entertainment area within the open bay for social gatherings.*
- *Installation of a toilet and shower within the enclosed section to provide amenities for both storage and entertainment purposes.*

Comprising of three enclosed bays for secure vehicle and equipment storage and one open bay for undercover entertainment and informal use."

It is noted the applicant is the owner of a Building Contractors Business and there is no justification or reasoning to indicate the approval of the structure as a home-based business or commercial/industry use.

Simultaneously it is also noted the applicant intends to install a toilet and shower within the shed. The incorporation of the plumbing fixtures into the development do not alter the structure as being assessed as a class 10a structure (non-habitable building).

Characteristics of the Site

The subject site is comprised of three irregular shaped allotments that form a total site area of approximately 7.2ha. Currently featuring a lawfully approved dwelling, the site has frontage and access to Edwardes Street North from the east and informal access from Miscamble Street to the south. Located within the General Residential Zone of the Maranoa Planning Scheme 2017, the site zoning is shown below in Figure 3.



Figure 3: Zoning (Source: Spectrum Spatial)

Assessment Benchmarks against the Planning Scheme

The proposal constitutes a Material Change of Use as defined in the *Planning Act 2016* as “a material increase in the intensity or scale of the use of the premises”.

The site is in the General Residential zone, where a Domestic Outbuilding, ancillary to a Dwelling House, is classified as accepted development subject to requirements. As the proposed outbuilding does not meet all relevant assessment benchmarks, the application becomes Code assessable.

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

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

Assessment Benchmarks

The Assessment Benchmarks applicable to the development assessment are:

- the Regional Plan (*Darling Downs Regional Plan*).
- the *State Planning Policy*; and
- the *Maranoa Planning Scheme 2017*.
- the *Queensland Development Code MP 1.2*

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

The Darling Downs Regional Plan & State Planning Policy

Council is required to consider the Regional Plan and State Planning Policy to the extent that the applicable sections have not been appropriately integrated in the Maranoa Planning Scheme. As the Maranoa Planning Scheme appropriately integrates all relevant aspects of the Regional Plan and State Planning Policy a separate assessment of the application against these documents is not required for a Code Assessable application.

The Maranoa Planning Scheme 2017

The relevant sections of the Maranoa Planning Scheme 2017 are:

- Part 5 Tables of assessment
- Part 6 Zones
 - 6.2.3 General Residential Zone Code

In addition, Part 6 of the Planning Scheme identifies the Queensland Development Code (Mandatory Part MP1.2) as a relevant assessment benchmark.

Part 6-Zones

Zones organise the Planning Scheme area in a way that facilitates the location of preferred or acceptable land uses. The premises is in the General Residential Zone.

The purpose of the General Residential Zone is to:

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

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

- a) a range of housing, predominantly detached dwelling houses, on a range of lot sizes.*
- b) development results in an efficient land use pattern that is well connected to other parts of the local government area.*
- c) development is designed to provide safe and walkable neighbourhoods.*
- d) development provides for uses that front the street to provide a sense of residential amenity and character and enhance community safety.*
- e) other small-scale non-residential uses (including home-based business uses) that integrate work and family and complement local residential amenity are facilitated.*
- f) development maintains a high level of residential amenity having regard to traffic, noise, dust, odour, lighting and other locally specific impacts.*
- g) development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and transport use.*
- h) transport infrastructure is designed to provide and promote safe walking and cycling.*
- i) development is reflective and responsive to the environmental constraints of the land; MRC Planning Scheme Part 7 – Local plans and precinct codes Page 136*
- j) development is supported by necessary community facilities, open space and recreational areas and appropriate infrastructure to support the needs of the local community.*
- k) non-residential uses may be supported where such uses directly support the day to-day needs of the immediate residential community, do not detract from the residential amenity of the area and do not undermine the viability of nearby centres.*
- l) natural features such as creeks, gullies, waterways, wetlands and vegetation and bushland are retained, enhanced and buffered from the impacts of development. Any unavoidable impacts are minimised through location, design, operation and management requirements.*
- m) residential development maintains the safety and integrity of airport operations.*
- n) residential development yields in the defined flood event inundation area subject to Significant, High or Extreme hazard do not exceed one dwelling house per lot as it exists at the commencement date of the planning scheme; and,*
- o) non-resident workforce accommodation is not supported in this zone.*

- p) Uses other than accommodation activities may be supported where lots are contiguous with land not zoned residential, where the use is similar to the adjacent non-residential land use/s.

6.2.3 General Residential Zone Code

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
PLANNING		
Use, density and built form		
PO 1 Scale Uses other than Accommodation activities: <ul style="list-style-type: none"> (a) are of a small-scale and low intensity; (b) directly support the day-to-day needs of the immediate residential community; (c) do not prejudice the operation and viability of other uses or activities in the General Residential Zone or other zones; (d) have all car parking needs met on site; (e) may occur on residential zoned lots contiguous with land that is not zoned residential, where the use is similar to the non-residential land use on the contiguous parcel; (f) include mitigation measures such as acoustic fencing, landscaping and appropriate setbacks in instances where there is a potential for land use conflict between the use and adjoining and nearby accommodation activities; and (g) have access to 		Complies The proposed development is an ancillary use to the existing accommodation activity onsite.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
reticulated sewer, water and stormwater.		
<p>PO 2 Location</p> <p>Residential living is conveniently connected to the principal, major or district centres.</p> <p>Uses other than <i>accommodation activities (general residential)</i> are located so as:</p> <ul style="list-style-type: none"> (a) not to prejudice the consolidation of like non-residential uses in other more appropriate areas; (b) to be co-located with other non-residential uses wherever possible; (c) to be accessible for, and provide a service to, the immediate local population; and (d) to be located on the major road 		<p>Complies</p> <p>The proposed development is an ancillary use to the existing dwelling onsite, appropriately located within the General Residential Zone.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
<p>network rather than local residential streets.</p> <p>Note: Non-residential uses are any uses that are not associated with a Dwelling use.</p>		
<p>PO 3 Density and site coverage</p> <p>Development provides for an attractive, open and relatively low-density form of urban residential settlement that maintains a high level of residential amenity.</p>	<p>AO 3.1</p> <p>Site coverage, not including paths, residential outbuildings and carports shall not exceed 60% of the premises.</p>	<p>Complies</p> <p>The proposed development will have a total coverage area less than 2% of the total site area.</p>
<p>PO 4 Setbacks Building setbacks:</p> <ul style="list-style-type: none"> (a) enhance the appearance and character of streets and buildings; (b) are appropriate to the scale of the development and the intended character of the General Residential Zone; (c) provide for adequate daylight for habitable rooms and open space areas on and adjoining the site; (d) are sufficient to minimise loss of privacy, overshadowing and overlooking of adjoining premises; and 	<p>For Dwelling house:</p> <p>AO 4.1</p> <p>Boundary setbacks are provided in accordance with the Queensland Development Code MP 1.2.</p> <p>For uses other than Dwelling house:</p> <p>AO 4.2</p> <p>Buildings and car parking areas are setback a minimum of 6 m from the primary street frontage, 3 m from any secondary frontage and 3 m from side and rear boundaries.</p> <p>For development on a corner allotment:</p> <p>AO 4.3</p> <p>No structure exceeding 2 m in height is to be built within a 9 m by 9 m truncation at the corner of the two road frontages.</p>	<p>AO 4.1 Complies</p> <p>Please refer below to the assessment against the Queensland Development Code MP 1.2 for further details.</p> <p>AO 4.2 Not Applicable</p> <p>The proposed development is for a Dwelling House.</p> <p>AO 4.3 Not Applicable</p> <p>The proposed development site is not located on a corner allotment.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
(e) provide adequate separation and buffering between residential and non-residential premises.		
PO 5 Height The height of buildings is compatible with and complementary to the character of the residential environment and does not unduly reduce privacy or access to sunlight on adjoining land.		Does Not Comply The proposed outbuilding is to have a height of 5.158m. Being over a metre above the accepted height of an outbuilding within the General Residential Zone it is determined the height of the structure is not compatible or complementary to existing outbuildings within the General Residential Zone.
PO 6 Outbuildings Residential amenity is to be maintained and outbuildings are not to be used for ancillary non-residential uses. Residential amenity is not compromised by the storage of domestic goods. Note: Ancillary non-residential uses are any uses that are not ancillary to the activities within a Dwelling.	AO 6.1 Boundary setbacks are provided in accordance with the <i>Queensland Development Code</i> MP 1.2. AO 6.2 The size of outbuildings is restricted to structures with a maximum of 4.2 m in height and a maximum of 82 m ² floor area. Note: The maximum floor area of the outbuilding can be exceeded if it includes an attached carport open on three sides to a maximum of 36 m ² floor area (118 m ² total area). AO 6.3 The combined site coverage of all outbuildings, including shipping containers and other forms of permanent private storage structures, is not to exceed 15% of the remaining site area available without buildings already constructed upon it. AO 6.4 The use of shipping containers for permanent private storage is limited to: (a) allotments with a minimum area of 800 m ² ; and (b) one shipping container per allotment. AO 6.5 The use of shipping containers for permanent private storage is permitted only in circumstances where the shipping container: (a) is incidental to the primary use of the site and occurs only on a lot where a	AO 6.1 Complies Please refer below to the assessment against the Queensland Development Code MP 1.2 for further details. AO 6.2 Does Not Comply The proposed development includes the construction of a new shed on the subject site. The structure is intended to have a total Gross Floor Area (GFA) of 382.4m ² resulting in the shed being over the accepted GFA within the General Residential Zone. Simultaneously the height of the structure is to reach 5.158m which also exceeds the height requirements within the General Residential Zone. AO 6.4 Not Applicable The proposed development does not involve Shipping Containers. AO 6.5 Not Applicable The proposed development does not involve Shipping

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
	<p>principal building exists;</p> <p>(b) is located in the rear yard and is/are screened from any road frontage and adjoining property through the use of landscaping or other suitable screening structures (ie. lattice);</p> <p>(c) includes a stormwater discharge system in accordance with the <i>Building Code of Australia</i> and Council requirements to prevent rainwater ponding on the roof or nuisance to adjoining properties;</p> <p>(d) is in good repair with no visual rust marks;</p> <p>(e) is not used as fencing or screening;</p> <p>(f) is not used as an advertising device or as a commercial storage facility; and</p> <p>(g) is not used for human habitation.</p> <p>Note: 'Outbuildings' include any form of shipping container, railway carriage, pre-fabricated building or the like, that is used for domestic storage</p>	Containers.
<p>PO 7 Separation from incompatible land uses</p> <p>Adequate separation distances are provided between uses in the General Residential zone (and also uses outside the zone) to ensure:</p> <p>(a) the future viability of surrounding uses;</p> <p>(b) infrastructure items are protected from incompatible development;</p> <p>(c) an appropriate standard of amenity and public safety; and</p> <p>(d) conflict arising from incompatible uses is minimised.</p>		<p>Not Applicable</p> <p>The proposed development site is located with the General Residential Zone and is surrounded by similar zoned lots.</p>
<p>PO 8 Buffers</p> <p>Adequate buffers are provided to protect general residential uses from agricultural, transport and industrial activities.</p> <p>Note: A 'general residential use' has a level of assessment other than Impact Assessable in the</p>		<p>Not Applicable</p> <p>The proposed development is not located adjoining agricultural, transport and industrial activities.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
General Residential zone. Note: Refer to SC6.2 Planning scheme policy – Landscaping for guidance on designing and establishing landscape buffers.		
Amenity		
Advertising signage – refer to the Operational works advertising devices code		
Heritage places – in addition, refer to the Heritage overlay code where mapped in the SPP Cultural heritage mapping or listed in the Heritage and character policy		
PO 9 General amenity Uses other than Accommodation activities established in the General Residential Zone: (a) do not impact adversely on the residential amenity of the General Residential Zone; and (b) do not prejudice the landscape values of the town.		Complies The proposed development is an ancillary use to the existing dwelling onsite, appropriately located within the General Residential Zone.
PO 10 Building appearance Buildings are designed to a high aesthetic standard. Service spaces and facilities are designed and sited in an unobtrusive and convenient manner.	AO 10.1 Mechanical equipment and water tanks, material or equipment storage areas, and areas where work takes place are located or screened so as not to be visible from the road or public open space. Note: Mechanical equipment includes air conditioners and other plant equipment. It does not include solar panels for electricity generation or water heating and does not include antennas.	Complies The proposed development is a typical shed design seen throughout the region. The intended purpose of the building is for domestic vehicle and equipment storage. Equipment and facilities associated with the structure will be of a domestic nature and are not expected to be visually obtrusive.
PO 11 Neighbourhood character The design of development recognises and responds to the surrounding area or neighbourhood.	AO 11.1 The development reflects the predominant elements of the surrounding urban area, including the positioning of buildings on their site, and the general form and materials of the surrounding buildings. Note: where it is proposed that the development will substantially deviate from the predominant surrounding urban fabric, sufficient justification shall be given to explain the deviation. The Heritage and character policy give guidelines for integrating new development into the existing streetscape and surroundings.	Complies The proposed shed plans indicate materials have been chosen to reflect the elements of the surrounding urban area.
PO 12 Footpaths Footpaths are provided for pedestrian comfort.	AO 12.1 Footpaths are provided for the full length of the site frontage where there is a footpath fronting an adjoining property on the same road; and, AO 12.2	Not Applicable The proposed development does not trigger the need for a footpath.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
	In the Central living precinct, footpaths are provided for the full length of the site frontage.	
PO 13 Streetscape Buildings in the General Residential Zone: <ul style="list-style-type: none"> (a) address the street frontage; (b) have a clearly defined front entry or entry path that is visible from the street; and (c) provide opportunities for informal surveillance of streets and other public spaces from habitable rooms. 		Complies The proposed structure does not affect the existing streetscape of the premises due the shed being set back 68m from the front boundary.
PO 14 Cultural heritage The physical integrity and significance of cultural heritage discovered during development are retained. Note: Cultural heritage refers to indigenous and non- indigenous cultural heritage.	AO 14.1 Protection of cultural heritage is achieved by demonstrated agreement with the appropriate aboriginal or cultural heritage body responsible for the care of that heritage.	Not Applicable The site is not identified as heritage listed. No cultural heritage items have been notified as being found onsite. The landowner has ongoing duty of care under the <i>Aboriginal Cultural Heritage Act 2003</i> to protect any identified cultural heritage matters
Landscaping, privacy and fencing		
Landscaping – refer to the Operational works landscaping code		
PO 15 Landscaping Street trees and landscaping at the site shall: <ul style="list-style-type: none"> (a) contribute positively to the built form and the street; (b) be visually pleasing and create an attractive environment; (c) be located to take account of the direction of the breezes and sun; (d) be located to give privacy and buffering from or for any 	For all uses other than Dwelling house: AO 15.1 Landscaping is to be provided with a minimum width of 1.5 m along the front boundary and 1 m along the side and rear boundaries shared with an accommodation activity. AO 15.2 A minimum 2 m wide vegetated buffer is provided to any vehicle movement and parking area that adjoins a boundary with an accommodation activity; and AO 15.3 Shade trees are to be planted on the edges of car parks and are to reach a mature height of at least 3 m within 4 years of planting. Note: Refer to SC6.2 Planning scheme policy – Landscaping for guidance on designing and establishing	Not Applicable The proposed development does not affect the existing landscaping located onsite.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
<p>incompatible uses;</p> <p>(e) be located to avoid interference with electricity lines and other infrastructure; and</p> <p>(f) maintain sight lines at intersections for traffic.</p>	<p>landscape works.</p> <p>Note: Landscape works within, or directly adjacent to, a State-controlled road corridor require approval from Department of Transport and Main Roads in accordance with the <i>Transport Infrastructure Act 1994</i> and the Department of Transport and Main Roads Road Landscape Manual</p>	
<p>PO 16 Privacy and screening</p> <p>Non-accommodation activities provide adequate screening for adjoining residential premises so that the privacy and amenity of residential use is protected.</p>	<p>AO 16.1</p> <p>Windows and openings of buildings and structures housing non-accommodation activities do not overlook the living areas, (including outdoor living areas) of adjoining dwellings.</p>	<p>Complies</p> <p>The position of the structure onsite allows adjoining dwellings to be an appropriate distance from the structure without causing overshadowing.</p>
<p>PO 17 Fencing</p> <p>Where uses other than <i>Accommodation activities</i> adjoin <i>Accommodation activities</i>, fencing provides separation for privacy.</p>	<p>For uses other than Accommodation activities:</p> <p>AO 17.1</p> <p>Fencing is provided along all boundaries shared with an <i>Accommodation activity</i>.</p> <p>AO 17.2</p> <p>The constructed fence is to consist of a 1.8 m high solid structure.</p>	<p>Not Applicable</p> <p>The proposed development does not affect the existing fencing located onsite.</p>
Avoiding Nuisance		
<p>PO 18 Operating hours</p> <p>Uses are operated in a manner that ensures the local amenity is protected.</p>	<p>For Community activities::</p> <p>AO 18.1</p> <p>Uses are operated between the hours of 7:00am and 8:00pm.</p> <p>For Business activities:</p> <p>AO 18.2</p> <p>Uses are operated between the hours of 7:00 am and 8:00 pm Monday to Saturday only and not including public holidays.</p> <p>For all other non-accommodation activities:</p> <p>AO 18.3</p> <p>Uses are operated between the hours of 7:00 am and 6:00 pm Monday to Saturday only and not including public holidays.</p>	<p>Not Applicable</p> <p>The proposed development does not involve operating hours.</p>
<p>PO 19 Delivery of goods</p> <p>The loading and unloading of goods occur at the appropriate times to protect the amenity of the area and surrounding areas.</p>	<p>AO 19.1</p> <p>Loading and unloading of goods occur:</p> <ul style="list-style-type: none"> 7:00 am to 6:00 pm Monday to Friday, 8:00 am to 5:00 pm Saturday 	<p>Not Applicable</p> <p>The proposed development does not include the delivery of goods.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
	<p>AO 19.2</p> <p>No loading or unloading occurs on Sundays or Public Holidays.</p> <p>AO 19.3</p> <p>The use does not generate:</p> <ul style="list-style-type: none"> (a) more than two truck movements per week of trucks with a gross vehicle mass of 10 tonnes or less; and (b) does not generate any truck movements of trucks with a gross vehicle mass of greater than 10 tonnes. 	
<p>PO 20 Noise emissions</p> <p>Noise emissions from premises do not cause a nuisance to adjoining properties or sensitive land uses.</p>	<p>Note: Sensitive land uses are defined in the State Planning Policy.</p>	<p>Complies</p> <p>If approved, further conditions regarding noise emissions would be applied to ensure noise emissions during construction do not impact adjoining properties.</p>
<p>PO 21 Lighting</p> <p>Lighting is designed in a manner that ensures ongoing amenity and safety in the activity area, whilst ensuring surrounding areas are protected from undue glare or lighting overspill.</p>	<p>AO 21.1</p> <p>All lighting does not exceed 8 lux at 1.5 m beyond any site boundary adjoining sensitive land uses.</p> <p>Note: Sensitive land uses are defined in the State Planning Policy.</p>	<p>Conditioned to Comply</p> <p>If approved, conditions would be applied to ensure all lighting does not exceed 8 lux at 1.5m beyond any site boundary.</p>
<p>PO 22 Refuse storage</p> <p>Refuse storage areas are:</p> <ul style="list-style-type: none"> (a) located in convenient and unobtrusive positions; (b) screened from the street and adjoining uses; and (c) capable of being serviced by a waste collector if required to be emptied on site. 	<p>AO 22.1</p> <p>Refuse storage areas are located behind the front building line and are screened from view from the street and any adjoining residential uses by a 1.8 m high screen fence of maximum transparency of 50%.</p> <p>For developments comprising eight or more dwelling units, and uses other than accommodation activities:</p> <p>AO 22.2</p> <p>Service vehicle access and manoeuvring areas are to be provided on-site in accordance with the <i>Capricorn Municipal Development Guidelines</i>, to enable waste collection.</p>	<p>Not Applicable</p> <p>The proposed development does not include a refuse storage area.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
ENGINEERING		
Erosion Control		
PO 23 Construction activities Both erosion control and silt collection measures are undertaken to ensure the protection of environmental values during construction.	AO 23.1 During construction, soil erosion and sediment are managed in accordance with the <i>Capricorn Municipal Development Guidelines</i> .	Complies If approved, further conditions will be applied to ensure soil erosion and sediment are managed during construction in accordance with the CMD Guidelines.
Provision of services		
PO 24 Electricity supply Premises are provided with a supply of electricity adequate for the activity.	AO 24.1 Premises are connected to the reticulated electricity infrastructure. The connection is to be approved by the relevant energy regulatory authority; and/or AO 24.2 Renewable energy systems contribute to the supply and use of electricity to and from the grid.	AO 24.1 Complies The development site is a pre-established lot connected to the electricity infrastructure. AO 24.2 Complies The proposed structure has the ability to incorporate renewable energy systems within the design.
PO 25 Gas supply Where a reticulated gas supply is available: (a) premises are provided with a supply of reticulated gas adequate for the activity; and (b) access to reticulated infrastructure is to be maintained for maintenance and replacement purposes.	AO 25.1 Where available, premises are connected to Council's reticulated gas system.	Not Applicable The proposed development site is not connected to Council's reticulated gas system.
PO 26 Water supply To ensure the provision of a potable and fire-fighting water supply: (a) premises are provided with a supply and volume of water adequate for the activity; and (b) access to reticulated water infrastructure is to be maintained for maintenance and	AO 26.1 Premises are connected to Council's reticulated water system. AO 26.2 No buildings are constructed over water supply infrastructure including trunk mains and manholes. AO 26.3 A clear level area of a minimum of 2.5 m radius is to be maintained around existing water supply infrastructure including trunk	AO 26.1 Complies The proposed development site is a pre-established lot connected to Council's reticulated water system. AO 26.2 Complies The proposed structure is not to be constructed over water supply infrastructure. AO 26.3 Complies The proposed location of the development on site is

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
replacement purposes.	mains and manholes for maintenance and upgrade purposes.	clear of water supply infrastructure.
PO 27 Effluent disposal To ensure that public health and environmental values are preserved: (a) all premises provide for the effective treatment and disposal of effluent and other waste water; and (b) access to reticulated infrastructure is to be maintained for maintenance and replacement purposes.	AO 27.1 Premises are connected to Council's reticulated sewerage system; or AO 27.2 Premises located within the General residential zone of Yuleba and Wallumbilla are connected to an on-site effluent disposal system in accordance with AS/NZS 1547:2012. AO 27.3 No buildings are constructed over sewerage infrastructure including trunk mains and manholes; and AO 27.4 A clear level area of a minimum of 2.5 m radius is to be maintained around existing sewerage infrastructure including trunk mains and manholes for maintenance and upgrade purposes.	AO 27.1 Complies The proposed development site is a pre-established lot connected to Council's reticulated sewerage system. AO 27.2 Not Applicable AO 27.3 Complies The proposed structure is not located over sewerage infrastructure. AO 26.4 Complies The proposed location of the development on site is clear of sewerage infrastructure.
Stormwater and drainage		
PO 28 Stormwater and inter-allotment drainage Stormwater is collected and discharged to: (a) protect the stability of buildings and the use of adjacent land; (b) prevent water-logging of nearby land; (c) protect and maintain environmental values; and (d) maintain access to reticulated infrastructure for maintenance and replacement purposes	AO 28.1 Stormwater and inter-allotment drainage is collected and discharged in accordance with the <i>Capricorn Municipal Development Guidelines</i> . Note: Refer to <i>Queensland Development Code (QDC)</i> MP1.4 – Building over or near relevant infrastructure.	Conditioned to Comply If approved, conditions would be applied to ensure stormwater and inter-allotment drainage is collected and discharged in accordance with the CMD guidelines.
Roads and rail		
Infrastructure – refer to the Infrastructure overlay code for development in the proximity of, or potentially affecting State infrastructure.		
PO 29 Protection of State-controlled roads Development adjacent to	AO 29.1 Lots with primary access to a State-controlled road have a single access only.	Not Applicable The development site is not located in proximity to a State-controlled road.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
State-controlled roads is located to ensure safe and efficient use of the highway, and maintain and enhance the integrity of the highway as a link between centres.	Vehicles must always enter and exit the site in a forward direction. AO 29.2 Where access is available to a road other than a State-controlled road from the lot, access shall be from the local road.	
PO 30 Roads A sealed road is provided between the premises and the existing sealed road network.	AO 30.1 Roads are designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i> . AO 30.2 Premises have approved access to the existing road network.	AO 30.1 Not Applicable The proposed development does not involve the construction of a new road. AO 30.2 Complies The proposed development has no effect on the existing access to the road network.
Access, parking and manoeuvring		
PO 31 Vehicle access Vehicle access is provided to a standard appropriate for the use.	AO 31.1 Access roads are to be sealed and connect to the existing road network via a crossover designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i> . AO 31.2 Where existing, kerb and channelling 5 m either side of new crossovers is to be renewed and/or reinstated to match the existing infrastructure profile. AO 31.3 Access is to be designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i> . Note: An 'all-weather' road is a road that remains accessible during all normal weather events but exclude continued functioning during natural hazard events such as fire and flood.	AO 31.1 Not Applicable The proposed development does not introduce a new access road. AO 31.2 Not Applicable The proposed development does not involve the introduction of a new crossover. AO 31.3 Not Applicable The proposed development does not involve the construction of new access.
PO 32 Parking and manoeuvring Vehicle parking and service vehicle provision is adequate for the activity and ensures both safety and functionality for motorists and pedestrians.	AO 32.1 Where the existing floor area is redeveloped for an alternate use listed as accepted development subject to requirements or code assessable in the General Residential Zone, there are nil car parking number requirements for that existing portion of floor area. AO 32.2 All uses provide vehicle parking in accordance with Schedule 7, Parking standards. AO 32.3 All uses provide for vehicle manoeuvring in accordance with Australian Standard AS	AO 32.1 & AO 32.2 Complies The proposed development does not involve the re-development of existing floor area. The proposal will provide secure onsite vehicle parking to support a residential use. AO 32.3 Complies The development site provides ample onsite manoeuvring space for a residential use.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
	<p>2890.</p> <p><i>For all uses other than Dwelling House</i></p> <p>:</p> <p>AO 32.4</p> <p>The number of on-site car parking spaces required to be provided in conjunction with any non-accommodation activity use in accordance with Schedule 7 Parking standards, does not exceed ten; and</p> <p>AO 32.5</p> <p>All car parking, access and manoeuvring areas are to be sealed with an impervious surface; and</p> <p>AO 32.6</p> <p>All vehicles drive forward when entering and exiting the site.</p>	<p>AO 32.4 Not Applicable</p> <p>AO 32.5 Not Applicable</p> <p>AO 32.6 Complies</p> <p>The development site provides ample onsite manoeuvring space for vehicles to turn and exit the site in forward direction.</p>
ENVIRONMENTAL		
<p>PO 33 Air emissions</p> <p>Air emissions including odour do not cause environmental harm or nuisance to adjoining properties or sensitive land uses.</p>	<p>Note: Sensitive land uses are defined in the State Planning Policy.</p>	<p>Complies</p> <p>If approved, further conditions would be applied to ensure air emissions during construction do not cause harm or nuisance to adjoining properties.</p>
<p>PO 34 Energy use</p> <p>Non-renewable energy use is minimised through efficient design and the adoption of alternative energy sources.</p>	<p>AO 34.1</p> <p>Passive solar design principles are adopted in buildings to maximise energy efficiency.</p> <p>AO 34.2</p> <p>Building design and orientation provide opportunities for the incorporation of alternative energy technologies.</p>	<p>AO 34.1 Complies</p> <p>The proposed development is positioned onsite to allow for maximized energy efficiency and incorporates surmest roof sheeting to reduce heat absorption.</p> <p>AO 34.2 Complies</p> <p>The proposed building is positioned on site to allow for the incorporation of alternative energy technologies if necessary.</p>
<p>PO 35 Water quality</p> <p>The standard of effluent and/or stormwater runoff from premises ensures the quality of surface water is suitable for:</p> <p>(a) the biological integrity of aquatic ecosystems;</p> <p>(b) recreational use;</p>		<p>Conditioned to Comply</p> <p>If approved, Conditions would be applied to ensure stormwater runoff from the premises does not cause harm or a nuisance to adjoining landowners.</p>

Queensland Development Code MP1.2

[illegible]

Performance Criteria	Acceptable Solution	Response
	<p>A1(a)(i); and</p> <p>(C) no building or structure over 2m high is built within a 9m by 9m truncation at the corner of the 2 road frontages (Figure 3).</p> <p>(c) For open carports, the minimum road setback may be less than required by A(i)(a) if –</p> <p>(i) the aggregate perimeter dimension of walls, solid screens, and supports located within the setback does not exceed 15% of the total perimeter dimension (along the line of supports) of that part of the carport within the same setback (Figure 4); and</p> <p>(ii) there is no alternative on-site location for a garage or carport that –</p> <p>(A) complies with A(i)(a); and</p> <p>(B) will allow vehicular access having a minimum width of 2.5m; and</p> <p>(C) has a maximum gradient of 1 in 5.</p> <p>(d) For structures the minimum road setbacks are as for A1(a),(b), and (c) except for –</p> <p>(i) swimming pools, where the minimum distance from the water to the road frontage is –</p> <p>(A) where the vertical distance to the coping above the finished ground level is not more than 1.2m – 1.5m; or</p> <p>(B) where a solid wall or fence at least 1.8m high above finished ground level is constructed between</p>	<p>Not Applicable</p> <p>The proposed development is not an open carport.</p> <p>Not Applicable</p>

Performance Criteria	Acceptable Solution	Response
	<p>the water and the road frontage and the top of the wall or fence is at least 1.0m above the top of the coping of the pool – no requirement; and</p> <p>(ii) screens, fences, retaining walls or a combination of screens, fences or retaining walls not more than 2m in height; and</p> <p>(iii) roofed gatehouses and arches having –</p> <p>(A) a maximum area of 4m²; and</p> <p>(B) not more than 2m wide elevation to street; and</p> <p>(C) not more than 3m in height.</p>	
<p>P2</p> <p>Buildings and structures –</p> <p>(a) provide adequate daylight and ventilation to habitable rooms; and</p> <p>(b) allow adequate light and ventilation to habitable rooms of buildings on adjoining lots.</p> <p>(c) do not adversely impact on the amenity and privacy of residents on adjoining lots.</p>	<p>A2</p> <p>(a) The side and rear boundary clearance for a part of the building or structure is –</p> <p>(i) where the height of that part is 4.5m or less - 1.5m; and</p> <p>(ii) where the height of that part is greater than 4.5m but not more than 7.5m - 2m; and</p> <p>(iii) where the height is greater than 7.5m - 2m plus 0.5m for every 3m or part exceeding 7.5m.</p> <p>(b) For a rectangular or near rectangular narrow lot with a 15m or less frontage, the minimum side and rear setbacks for that part are –</p> <p>(i) where the height is not more than 7.5m – in accordance with Table A2; and</p> <p>(ii) where the height is more than 7.5m – 2m plus 0.5m for every 3m or part of 3m by which the height exceeds 7.5m.</p> <p>(c) Structures may be exempted from A2 (a) and (b) where –</p> <p>(i) the structure is not a deck, patio, pergola, verandah, gazebo or the like other than one permitted under</p>	<p>Complies</p> <p>The proposed development complies with all setback requirements.</p> <p>Not Applicable</p> <p>Not Applicable</p>

Performance Criteria	Acceptable Solution	Response
	<p>A2 (c) (v)</p> <p>(ii) the structure is not used for entertainment, recreational purposes or the like</p> <p>(iii) a screen, fence or retaining wall or a combination of screens, fences or retaining walls is not more than 2m in height or</p> <p>(iv) a rainwater tank, including any supporting structure such as a stand, is not more than 2.4m high.</p> <p>(v) subject to (ii), it is a pergola or other structure which is-</p> <p>(A) not enclosed by walls or roofed; and</p> <p>(B) not more than 2.4m in height at the boundary; and</p> <p>(C) primarily ornamental or for horticultural purposes.</p> <p>(d) Subject to A2(c), class 10a buildings or parts may be within the boundary clearances nominated in A2(a) and (b) where –</p> <p>(i) the height of a part within the boundary clearance is not more than 4.5m and has a mean height of not more than 3.5m; and</p> <p>(ii) the total length of all buildings or parts, of any class, within the boundary clearance is not more than 9m along any one boundary; and</p> <p>(iii) the class 10a buildings or parts within the boundary clearance are located no closer than 1.5m to a required window in a habitable room of an adjoining dwelling.</p> <p>(e) Swimming pools may be within the boundary clearances nominated in A2(a) and (b) where –</p> <p>(i) a solid wall or fence, constructed to prevent water entry onto adjoining lots, at least 1.8m high above finished ground level, is erected between</p>	<p>Complies</p> <p>The proposed development complies with all setback requirements.</p> <p>Not Applicable</p>

Performance Criteria	Acceptable Solution	Response
	the swimming pool and the boundary of the lot; and (ii) the top of the wall or fence is at least 1.0m above the top of the coping of the pool.	
P3 Adequate open space is provided for recreation, service facilities and landscaping.	A3 The maximum area covered by all buildings and structures roofed with impervious materials, does not exceed 50% of the lot area.	Complies The proposed development does not exceed 50% of the lot area.

Assessment Summary

The proposed development is considered to conflict with the outcomes of the General Residential Zone of the Maranoa Planning Scheme 2017. The non-compliance with the planning scheme cannot be addressed through reasonable and relevant conditions. It is therefore recommended that the Material Change of Use "Dwelling House" (Domestic Outbuilding) be refused.

OFFICER REPORT

Meeting: Ordinary 25 September 2025

Date: 17 September 2025

Item Number: L.3

File Number: D25/95209

SUBJECT HEADING: Proposed RACQ EV Charging Station at Mitchell

Classification: Open Access

Officer's Title: Deputy CEO - Strategic Roads, Airports & Major Projects

Executive Summary:

Council previously considered a proposal from RACQ, co-funded by the Queensland Government through QRIDA, to establish an electric vehicle (EV) charging station in Mitchell.

At the time, Council resolved to authorise the Chief Executive or delegate to finalise negotiations for a licence agreement with RACQ for installation and operation of the facility, subject to a mutually beneficial agreement.

Since that resolution, further technical assessment has been undertaken in consultation with Ergon Energy to determine the suitability of the originally proposed site adjacent to the Great Artesian Spa and Booringa Heritage Museum. Ergon has identified a number of constraints at this location.

Council has been informed that the project is tied to strict funding and delivery timeframes, and resolving the network issues at the Spa site is likely to exceed these. RACQ have proposed the western side of the Mitchell Water Tower as an alternative site

Accordingly, Council is now asked to note the outcomes of these technical assessments and provide direction on whether to continue negotiations with RACQ based on the revised site options.

Officer's Recommendation:

That Council:

1. Receive and note the report regarding the proposed RACQ Electric Vehicle Charging Station in Mitchell, including the outcomes of technical assessments and consultation with the Booringa Action Group; and
 2. Continue to progress negotiations with RACQ in accordance with Resolution OM/08.2023/65, noting the revised proposed site has changed from the location behind the Mitchell Spa to the western side of the Mitchell Water Tower.
-

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

Council previously resolved (Resolution OM/08.2023/65) to authorise the Chief Executive, or delegate, to negotiate with RACQ for an electric vehicle charging station in Mitchell, based on a site behind the Great Artesian Spa and adjacent to the Booringa Heritage Museum.

Subsequent technical assessments undertaken with Ergon Energy have confirmed that this site is not suitable - in the funding timeframe available - due to network constraints. RACQ has therefore proposed the western side of the Mitchell Water Tower as an alternative location, and Council is now asked to confirm whether negotiations should continue on this revised basis.

Background (Including any previous Council decisions):

At its Ordinary Meeting on 23 August 2023, Council considered a report on the proposed RACQ Electric Vehicle Charging Station in Mitchell and resolved (Resolution OM/08.2023/65) to authorise the Chief Executive, or delegate, to finalise negotiations with RACQ-QRIDA for installation and operation of the facility, subject to a mutually beneficial agreement. An extract from the minutes of this meeting is included below for completeness.

Item Number:	13.4	File Number: D23/68142
SUBJECT HEADING:	PROPOSED RACQ EV CHARGING STATION AT MITCHELL	
Officer's Title:	Director - Booringa	
Executive Summary: <i>There is a regional E.V charging station installation program being led by RACQ and co-funded by the Queensland Government through QRIDA. A site in Mitchell (Council owned freehold) has been proposed for installation of an E.V charging station. Council was asked to consider authorising the Chief Executive or delegate to finalise negotiations for a licence agreement for this project.</i>		
Resolution No. OM/08.2023/65		
Moved Cr Edwards		Seconded Cr Ladbrook
That Council authorise the Chief Executive or their delegate to finalise a licence agreement with RACQ-QRIDA for installation and operation of an electric vehicle charging station should a mutually beneficial agreement be negotiated.		
CARRIED		9/0
Responsible Officer		Director - Booringa

The resolution and supporting report were based on the preferred site located behind the Great Artesian Spa and adjacent to the Booringa Heritage Museum. Since that time, RACQ has progressed planning and engaged Ergon Energy to undertake technical assessments of this site. These investigations identified network constraints that would require supply consolidation, compliance upgrades and possible transformer augmentation.

As these works cannot be delivered within the program's delivery deadlines, RACQ has advised that the alternative Water Tower site should now be pursued to ensure Mitchell remains a host community under the program.

RACQ have also emphasised that time is of the essence, and if a way forward for Mitchell cannot be established quickly, the project will likely be reallocated to another site in Queensland to meet program requirements.

Options Considered:

In considering the future of the proposed RACQ Electric Vehicle Charging Station in Mitchell, three potential pathways are available to Council. Each option carries different implications for whether the project proceeds locally or is withdrawn.

1. Continue with the original Spa/Museum site

Council could reaffirm its previous decision to pursue the site behind the Great Artesian Spa and adjacent to the Booringa Heritage Museum. However, technical assessments indicate this site would require significant network upgrades that cannot be delivered within the program timeframes. This option would almost certainly result in RACQ withdrawing the project from Mitchell.

2. Do not approve an alternative site

Council could resolve not to support an alternative location. Under this option, RACQ has advised they would need to reallocate the project to another community in Queensland in order to meet their program delivery requirements.

3. Approve the Water Tower site

Council could support the revised location on the western side of the Mitchell Water Tower. While this is the second preference behind the Spa/Museum site, it remains a viable option that would secure an EV charging station for Mitchell and ensure the community benefits from the RACQ–QRIDA program.

Recommendation:

Considering the abovementioned details, and weighing up the technical assessments, stakeholder feedback, and the options available to Council, it is recommended that Council proceed as follows.

In forming this recommendation, the reporting officer has considered both the risks of losing the project altogether and the benefits of securing an EV charging station for Mitchell, even if it requires a slight compromise from the initial preferred site to the next preference.

That Council:

1. Receive and note the report regarding the proposed RACQ Electric Vehicle Charging Station in Mitchell, including the outcomes of technical assessments and consultation with the Booringa Action Group; and
2. Continue to progress negotiations with RACQ in accordance with Resolution OM/08.2023/65, noting the revised proposed site has changed from the location behind the Mitchell Spa to the western side of the Mitchell Water Tower.

Risks:

Risk	Description of likelihood & consequences
Project not proceeding	High likelihood if agreement on a suitable site is not reached quickly. Consequence: Mitchell loses the opportunity to host an EV charging station, and the project is reallocated elsewhere in Queensland.
Delays in decision-making	Moderate likelihood if Council defers a position. Consequence: RACQ withdraws due to program deadlines, resulting in lost investment and reputational impacts.
Operational issues	Low likelihood of parking conflicts, access issues, or maintenance problems arising once the station is in use. Consequence: Community inconvenience or increased service demand on Council.
Community acceptance	<p>Moderate likelihood that some members of the community may have preferred the original location. Consequence: Perception that Council compromised on the siting of the facility.</p> <p>Mitigation: Engagement with the Booringa Action Group has occurred and indicated their higher priority is securing the investment in Mitchell, even if this requires selecting the alternative site.</p>

Policy and Legislative Compliance:

Council previously resolved (OM/08.2023/65) to authorise the Chief Executive, or delegate, to finalise a licence agreement with RACQ-QRIDA for installation and operation of an electric vehicle charging station in Mitchell. That delegation remains in place; however, it was given on the basis of the site behind the Great Artesian Spa and adjacent to the Booringa Heritage Museum.

This report seeks to confirm Council's intent for negotiations to continue under the existing delegation, noting the change in location to the western side of the Mitchell Water Tower. By doing so, Council ensures the Chief Executive retains the necessary authority to finalise the licence agreement and progress delivery of the project at the revised site.

Under the *Local Government Act 2009* (Qld), the Chief Executive Officer has authority to sign local government documents on behalf of Council, consistent with Section 236. This section provides that a local government may delegate to the CEO the power to sign documents, including agreements such as the proposed licence. The existing resolution provides this delegation, and the current report clarifies that it extends to the alternative site.

Budget / Funding (*Current and future*):

The original agreement and resolution provided for a peppercorn lease arrangement with RACQ. This report does not seek to change that position. No financial contribution from Council is required for the establishment or operation of the charging station.

Timelines / Deadlines:

RACQ have indicated that commencement of works in Mitchell is required as soon as possible to ensure delivery of the charging station within their broader program schedule. RACQ have advised that all works across the program are expected to be completed before the end of 2025.

Timely confirmation of Council's position on the revised site is therefore critical to enable planning, procurement and construction to proceed without delay.

Consultation (*Internal / External*):

- Chief Executive Officer
- Booringa Action Group (discussion with Council's CEO)
- RACQ
- Ergon Energy
- McCullough Robertson
- Director – Engineering
- Manager - Regional Facilities Management
- Senior Engineer - Program & Contract Management

Strategic Asset Management Implications:

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

The proposed EV charging station will not be a Council-owned or managed facility. The request relates solely to the use of Council-controlled land under a peppercorn lease arrangement. As such, there are no direct whole-of-life costs or asset management obligations for Council.

The investment will provide a new service in Mitchell that supports the growing uptake of electric vehicles. The availability of charging infrastructure is expected to encourage EV travellers to stop in the town, generating broader economic and social benefits for the community.

Acronyms:

Acronym	Description
EV	Electric Vehicle
RACQ	Royal Automobile Club of Queensland
QRIDA	Queensland Rural and Industry Development Authority

Addition to Operational or Corporate Plan:

Plan Description	Yes / No
Operational	No
Corporate	No

Link to Corporate Plan:

Corporate Plan 2023-2028

Corporate Plan Pillar 3: Connectivity

3.1 Quality, fit-for-purpose strategic facilities

Supporting Documentation:

1 [Down Arrow](#) Ordinary Meeting - 23 August 2023 - Proposed RACQ EV Charging Station at Mitchell D23/68142

Report authorised by:

Director - Engineering

Chief Executive Officer



OFFICER REPORT

Meeting: Ordinary 23 August 2023

Date: 16 August 2023

Item Number: 13.4

File Number: D23/68142

SUBJECT HEADING: Proposed RACQ EV Charging Station at Mitchell

Classification: Open Access

Officer's Title: Director - Booringa

Executive Summary:

There is a regional E.V charging station installation program being led by RACQ and co-funded by the Queensland Government through QRIDA. A site in Mitchell (Council owned freehold) has been proposed for installation of an E.V charging station. Council is asked to consider authorising the Chief Executive or delegate to finalise negotiations for a licence agreement for this project.

Officer's Recommendation:

That Council authorise the Chief Executive or their delegate to finalise a licence agreement with RACQ-QRIDA for installation and operation of an electric vehicle charging station should a mutually beneficial agreement be negotiated.

Individuals or Organisations to which the report applies:

Are there any individuals or organisations who stand to gain a benefit, or suffer a loss, (either directly or indirectly) depending on the outcome of consideration of this matter?

(Note: This is to assist Councillors in identifying if they have a Material Personal Interest or Conflict of Interest in the agenda item - i.e. whether they should participate in the discussion and decision making).

Booringa Action Group
Booringa Heritage Museum

Acronyms:

Are there any industry abbreviations that will be used in the report?

Note: This is important as particular professions or industries often use shortened terminology where they refer to the matter on a regular basis. However, for individuals not within the profession or industry it can significantly impact the readability of the report if these aren't explained at the start of the report).

Acronym	Description
EV	Electric Vehicle
RACQ	Royal Automobile Club of Queensland
QRIDA	Queensland Rural and Industry Development Authority

Context:

Why is the matter coming before Council?

A party has asked for a license agreement to establish an EV charging station within an area of Council owned freehold land. For this proposal to proceed, Council will need to agree to the Chief Executive negotiating and signing a license agreement.

**Background:*****Has anything already happened in relation to this matter?***

(Succinct overview of the relevant facts, without interpretation)

The Booringa Action Group proposed in a general meeting, that funding should be sought for an EV charging Station in Mitchell.

The Deputy Director, Strategic Road Management lodged an expression of interest in the Queensland Electric Vehicle Charging Infrastructure Scheme program to co-fund an EV charging station at Mitchell.

Council were successful in the expression of interest and subsequently approached by RACQ-QRIDA.

Council staff proposed two preferred locations in Mitchell being:

1. In the carpark between the Great Artesian Spa complex and the Booringa Heritage Museum; and
2. In a car park adjacent to the Mitchell Memorial Park.

RACQ-QRIDA selected an area within the carpark between the Great Artesian Spa complex and the Booringa Heritage Museum. This location is also preferred by Council as it's closer to businesses that will benefit from trade generated by the charging station.



Figure: Aerial image showing proposed charging station location. Spa complex fence is immediately adjacent to the charging bays. Museum is across the parking lot.



RACQ-QRIDA provided a draft license agreement. This draft was forwarded to McCullough Robertson to review on behalf of Council. McCullough Robertson have reviewed this type of agreement recently for Council (the Yurika Pty Ltd agreement for a station in Roma). The agreement is now ready for final negotiations.

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

What does the legislation and other statutory instruments include about the matter under

consideration? (Include an extract of the relevant section's wording of the legislation – please do not just quote the section number as that is of no assistance to Councillors)

Queensland's Zero Emission Vehicle Strategy 2022-2032

Council Policies or Asset Management Plans:

Does Council have a policy, plan or approach ordinarily followed for this type of decision?

What are relevant sections of the policy or plan?

(Quote/insert the relevant section's wording / description within the report)

N/A. There is currently no mention or consideration of electric vehicle charging station in Council's asset management plans.

Input into the Report & Recommendation:

Have others' views or input been sourced in developing the report and recommendation to

Council? (i.e. other than the report author?) What did each say? (Please include consultation with the funding body, any dates of critical importance or updates or approvals required)

- Booringa Action Group
- Deputy Director, Strategic Road Management
- RACQ
- McCullough Robertson

Funding Bodies:

Is the project externally funded (or proposed to be)? If so, are there any implications in relation to the funding agreement or grant application. (Please do not just include names)

Queensland Government

This Financial Year's Budget:

Will the matter under consideration impact how much Council collects in income or how much it will spend? How much (\$)? Is this already included in the budget? (Include the account number and description).

If the matter under consideration has not been included in the budget, where can the funds be transferred from? (Include the account number and description) What will not be done as a result?

In Council's expression of interest, Council nominated a contribution of \$60,000 to the project. This was the expected expense to Council. In the latest correspondence, RACQ have not proposed any contribution from Council. Council staff are seeking clarification from RACQ as to whether there is a contribution required. This information will be available for the meeting.

Future Years' Budgets:



Will there need to be a change in future years' budgets to cater for a change in income or increased expenditure as a result of Council's decision? How much (\$)? (e.g. estimate of additional maintenance or operating costs for a new or upgraded project)

N/A – a peppercorn fee paid to Council for the license agreement area.

Impact on Other Individuals or Interested Parties:

Is there anyone who is likely to be particularly interested in or impacted by the decision, or affected by the recommendation if adopted? What would be their key interests or concerns?
(Interested Parties Analysis - IS9001:2015)

- Current and future electrical vehicle owners in the Maranoa
- Tourists to Mitchell and South Western Queensland

Risks:

What could go wrong if Council makes a decision on this matter? (What is the likelihood of it happening and the consequence if it does) (List each identified risk in a table)

Risk	Description of likelihood & consequences
Do nothing	Lost opportunity to have this facility installed in Mitchell.
Consequences inherent in the license agreement	The license agreement has been reviewed by McCullough Robinson and some clauses amended to be more in line with Council's needs.

Advice to Council:

What do you think Council should do, based on your skills, qualifications and experience, your knowledge of this and related matters, and the facts contained in the report?

(A summary of what the employee thinks Council needs to hear, not what they think individual Councillors want to hear – i.e. employees must provide sound and impartial advice – the employee's professional opinion)

The charging station is proposed in a location that will enhance trading opportunities from tourists and travelers. The draft license agreement is generally consistent with other agreements Council entering into.

It is recommended that Council authorise the Chief Executive Officer to finalise negotiations with RACQ-QRIDA to install the charging station.

Recommendation:

What is the 'draft decision' based on the advice to Council?

Does the recommendation suggest a decision contrary to an existing Council policy? If so, for what reason?

(Note: recommendations if adopted by Council become a legal decision of government and therefore must be clear and succinct about the action required by employees (unambiguous)).

That Council authorise the Chief Executive or their delegate to finalise a licence agreement with RACQ-QRIDA for installation and operation of an electric vehicle charging station at Mitchell should a mutually beneficial agreement be negotiated.

Does this recommendation suggest a decision contrary to an existing Council policy?

If so, for what reason?

N/A



Link to Corporate Plan:

Corporate Plan 2018-2023

Strategic Priority 4: Growing our region

4.2 Economic development

Supporting Documentation:

Nil

Report authorised by:

Director - Booringa