

NOTICE OF MEETING & AGENDA

Ordinary Meeting

Thursday 11 December 2025

Roma Administration Centre

NOTICE OF MEETING

Date: 5 December 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
11 December 2025 at 9:00 AM.



Robert Hayward
Chief Executive Officer

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 Prepared by: Coordinator - Disaster Management

Confidential Items

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

C Confidential Items

- C.1 Roma Saleyards - Memorial Wall**
Classification: Closed Access
 Local Government Regulation 2012 Section 254J(3)(i) a matter the local government is required to keep confidential under a law of, or formal arrangement with, the Commonwealth or a State.
- C.2 Tender 26008 - Lease and Operation of the Roma Saleyards Cafe (Food and Beverage Service)**
Classification: Closed Access
 Local Government Regulation 2012 Section 254J(3)(g) negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.
- C.3 Tender 26025 - Lease of Council Owned Land - Lot 2 on DUB5333**
Classification: Closed Access
 Local Government Regulation 2012 Section 254J(3)(f) matters that may directly affect the health and safety of an individual or a group of individuals.
- C.4 Australia Day Awards 2026 - Roma**
Classification: Closed Access
 Local Government Regulation 2012 Section 254J(3)(i) a matter the local government is required to keep confidential under a law of, or formal arrangement with, the Commonwealth or a State.
- C.5 Australia Day Awards 2026 - Surat**
Classification: Closed Access
 Local Government Regulation 2012 Section 254J(3)(i) a matter the local government is required to keep confidential under a law of, or formal arrangement with, the Commonwealth or a State.
- C.6 Australia Day Awards 2026 - Mitchell**
Classification: Closed Access
 Local Government Regulation 2012 Section 254J(3)(i) a matter the local government is required to keep confidential under a law of, or formal arrangement with, the Commonwealth or a State.

C.7 Australia Day Awards 2026 - Injune

Classification: Closed Access

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

C.8 Australia Day Awards 2026 - Wallumbilla, Yuleba

Classification: Closed Access

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

C.9 Gwydir Laycock Park Master Plan

Classification: Closed Access

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

C.10 Surat Recreation Grounds Master Plan

Classification: Closed Access

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

Closure

MINUTES OF THE ORDINARY MEETING OF MARANOA REGIONAL COUNCIL HELD AT ROMA ADMINISTRATION CENTRE ON 27 NOVEMBER 2025 SCHEDULED TO COMMENCE AT 9:00 AM

ATTENDANCE

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

AS REQUIRED

Deputy CEO - Strategic Roads, Airports & Major Projects – Cameron Hoffmann, Director Corporate Services Brett Exelby, Director Engineering Services – Seamus Batstone, Director Regional Development, Environment and Planning – Jamie Gorry, Manager - Facility & Property Services – Leah Cooper, Manager - Tourism & Community Development – Anthony (Tony) Klein, Coordinator - Building & Planning – Danielle Pearn, Regional Arts and Culture Officer – Kim Johnson.

WELCOME

The Mayor welcomed all present and declared the meeting open at 9.02am.

APOLOGIES

Resolution No. OM/11.2025/23	
Moved Cr O'Neil	Seconded Cr Brumpton
That a leave of absence be granted for Cr. Birkett for this meeting.	
CARRIED	8/0

CONFIRMATION OF MINUTES

Resolution No. OM/11.2025/24	
Moved Cr Brumpton	Seconded Cr Seawright
That the minutes of the Ordinary Meeting held on 13 November 2025 be confirmed.	
CARRIED	8/0

BUSINESS

OFFICE OF THE CEO

Declaration of Interest

Item	11.1
Description	Upcoming Deputations and Briefing Topics Councillor Briefings December 2025
Declaring Councillor	Cr Meryl Brumpton
Person with the interest Related party / close associate / other relationship	Myself
Particulars of Interest	I am an employee of renewable energy company WestWind Energy, a proposed briefing topic is Community Benefit Fund and Rating - Renewable Energy which will have a direct impact on my employer.
Type of conflict	Declarable conflict of interest
Action	Leave the room while the matter is discussed and voted on.

Cr Brumpton left the meeting at 9.06am.

Item Number: 11.1 **File Number:** D25/118912

SUBJECT HEADING: UPCOMING DEPUTATIONS AND BRIEFING TOPICS | COUNCILLOR BRIEFINGS DECEMBER 2025

Officer's Title: Coordinator - Executive & Elected Member Support Services

Executive Summary:

This report provided a summary of topics scheduled for the Councillor Briefings during the month of December 2025.

Resolution No. OM/11.2025/25

Moved Cr Vincent

Seconded Cr Seawright

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

CARRIED

7/0

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

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

Name of each eligible councillor who voted on the matter:

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

How each eligible councillors voted:

Each councillor voted in favour of the motion.

At cessation of discussion and decision on the abovementioned item, Cr Brumpton returned to the meeting at 9.07am.

Item Number: 11.2 **File Number:** D25/118916
SUBJECT HEADING: MONTHLY REPORT | ACTIONS FROM COUNCIL MEETINGS - OCTOBER 2025
Officer's Title: Coordinator - Executive & Elected Member Support Services

Executive Summary:

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

Resolution No. OM/11.2025/26	
Moved Cr Seawright	Seconded Cr Vincent
That Council receive and note the Officer's report as presented.	
CARRIED	8/0

Responsible Officer	Coordinator - Executive & Elected Member Support Services
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CORPORATE SERVICES

Item Number: 12.1 **File Number:** D25/116781
SUBJECT HEADING: ADOPTION OF AMENDED 2025/26 OPERATIONAL PLAN
Officer's Title: Director - Corporate Services

Executive Summary:

This report presents the amended Annual Operational Plan for 2025/26 for Council's consideration.

Amendments include six measures being carried forward from the prior year Operation Plan and the inclusion of an additional measure in relation to a review of the Sport and Recreation Strategy.

Resolution No. OM/11.2025/27	
Moved Cr Brumpton	Seconded Cr Vincent
That pursuant to section 104(5)(a)(v) of the <i>Local Government Act 2009</i> and Section 174 and 175 of the <i>Local Government Regulation 2012</i>, Council adopt the Operational Plan for 2025/26 as presented.	
CARRIED	8/0

Responsible Officer	Director - Corporate Services
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Item Number: 12.2 **File Number:** D25/110236

SUBJECT HEADING: MUNGALLALA PROGRESS AND SPORTING
ASSOCIATION INC - USER AGREEMENT -
MUNGALLALA RECREATION GROUNDS

Officer's Title: Property & Tenure Officer

Executive Summary:

Council received correspondence from the Mungallala Progress and Sporting Association requesting to formalise their arrangements and enter into a User Agreement for use of the Mungallala Recreation Grounds, being Lot 1 on CP M54413.

Resolution No. OM/11.2025/28

Moved Cr Davis

Seconded Cr Vincent

That Council:

- 1. Enter into a User Agreement with Mungallala Progress and Sporting Association for a five (5) year term for use of the Mungallala Recreation Grounds, being Lot 1 on CP M54413.**
- 2. Accept responsibility for the ongoing costs of providing electricity for the Mungallala Recreation Grounds.**
- 3. Authorise the Chief Executive Officer (or delegate) to execute the User Agreement.**

CARRIED

8/0

Responsible Officer

Property & Tenure Officer

Item Number: 12.3 **File Number:** D25/98219

SUBJECT HEADING: AMENDMENT TO THE 2025/26 BUDGET

Officer's Title: Chief Financial Officer
Management Accountant
Director - Corporate Services

Executive Summary:

In accordance with S170 (3) of the Local Government Regulation 2012, the local government may, by resolution, amend the budget for a financial year at any time before the end of the financial year.

Resolution No. OM/11.2025/29

Moved Cr Brumpton

Seconded Cr Davis

That Council, pursuant to sections 169, 170 and 171 of the *Local Government Regulation 2012*, adopt the amended Budget for the 2025/26 financial year as per Attachment 1, incorporating:

- ☐ **The statement of income and expenditure;**
- ☐ **The statement of financial position;**
- ☐ **The statement of cash flow;**
- ☐ **The statement of changes in equity;**
- ☐ **The long-term financial plan;**
- ☐ **The measures of financial sustainability;**
- ☐ **The Statement of Capital Works; and**
- ☐ **Project Works Program.**

CARRIED

8/0

Responsible Officer

Chief Financial Officer

REGIONAL DEVELOPMENT, ENVIRONMENT & PLANNING

Item Number:

15.1

File Number: D25/113257

SUBJECT HEADING:

**REPEAL OF ARTS AND CULTURE POLICY 16/20
(D16/6336)**

Officer's Title:

Regional Arts and Culture Officer

Executive Summary:

The current Arts and Culture Policy 16/20 (D16/6336) is overdue for review. This report sought Council's approval to repeal the policy.

Local Government legislation does not mandate the adoption of an Arts and Culture Policy. Furthermore, the development of a comprehensive Arts and Culture Strategy will supersede the need for a standalone policy, providing a more contemporary and strategic framework for Council's arts and cultural initiatives.

Resolution No. OM/11.2025/30

Moved Cr Brumpton

Seconded Cr Davis

That Council repeal the existing Arts and Culture Policy 16/20 (D16/6336) and proceed with the development of the Arts & Culture Strategy as per the operational plan.

CARRIED

8/0

Responsible Officer

Regional Arts and Culture Officer

Declaration of Interest

Item	15.2
Description	Roma Clay Target Club – Future Facility Development Priorities
Declaring Councillor	Cr Wendy Taylor
Person with the interest Related party / close associate / other relationship	Myself
Particulars of Interest	I am treasurer of the Roma Clay Target Club
Type of conflict	Prescribed conflict of interest
Action	Leave the room while the matter is discussed and voted on.

Mayor Taylor left the meeting at 9.23am with the Deputy Mayor taking the role of Acting Chair in the Mayor's absence.

Item Number: 15.2 **File Number:** D25/114132

SUBJECT HEADING: ROMA CLAY TARGET CLUB - FUTURE FACILITY DEVELOPMENT PRIORITIES

Applicant: Roma Clay Target Club

Officer's Title: Regional Sports and Recreation Officer

Executive Summary:

The Roma Clay Target Club Inc. (RCTCI) has requested Council's support for the development of Olympic-standard shooting facilities in Roma. The project, aligned with the Brisbane 2032 Olympic Legacy Strategy, would provide world-class infrastructure for regional athletes, and position the Maranoa as a hub for major clay target shooting events.

Resolution No. OM/11.2025/31

Moved Cr Flynn

Seconded Cr Seawright

That Council:

1. Acknowledge the correspondence received from the Roma Clay Target Club Inc. regarding its priority infrastructure improvements.
2. Thank the club for its significant contribution to sport in the Maranoa region and for proactively sharing its future development priorities with Council.
3. Collaborate with the club to progress the identified priority projects.
4. Support the club in identifying and applying for relevant external grant funding opportunities.

CARRIED

7/0

Responsible Officer	Regional Sports and Recreation Officer
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Section 150F A (2)(e) of the Local Government Act 2009

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

Name of each eligible councillor who voted on the matter:

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

How each eligible councillors voted:

Each councillor voted in favour of the motion.

At cessation of discussion and decision on the abovementioned item, Mayor Taylor returned to the meeting at 9.28am.

Item Number: 15.3 **File Number:** D25/117425

SUBJECT HEADING: TOURISM AND COMMUNITY DEVELOPMENT - 2025/26
PLANNING PROJECTS' FRAMEWORK AND PROCESS

Officer's Title: Manager - Tourism & Community Development

Executive Summary:

With several important planning projects tasked to the Department of Tourism and Community Development in the 2025/26 financial year, the author seeks Council's endorsement of the intended planning framework and processes to be undertaken in developing these strategies/plans.

Resolution No. OM/11.2025/32

Moved Cr Vincent

Seconded Cr O'Neil

That Council endorse the proposed planning frameworks and processes outlined for the development of:

1. Updated community and local plans
2. Regional tourism strategy
3. Regional arts and culture strategy
4. Regional sports and recreation strategy

CARRIED

8/0

Responsible Officer

**Manager - Tourism & Community
Development**

LATE ITEMS

Item Number: L.1 **File Number:** D25/117714
SUBJECT HEADING: MONTHLY FINANCIAL REPORT AS AT 31 OCTOBER 2025
Officer's Title: Chief Financial Officer
 Director - Corporate Services
 Management Accountant

Executive Summary:

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 October 2025.

□

Moved Cr Brumpton	Seconded Cr O'Neil
That Council note the Monthly Financial Report for the period ended 31 October 2025.	
NO VOTE TAKEN	

No vote was taken on the draft motion at that time, with the following procedural motion put forward by Cr Brumpton:

Resolution No. OM/11.2025/33
Moved Cr Brumpton Seconded Cr O'Neil
That this report be deferred with the update to the next ordinary meeting.
CARRIED 8/0

Responsible Officer	Chief Financial Officer Director - Corporate Services Management Accountant
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Declaration of Interest

Item	L.2
Description	Investment Prospectus
Declaring Councillor	Cr Meryl Brumpton
Person with the interest Related party / close associate / other relationship	Myself
Particulars of Interest	I am an employee of a renewable energy company a proposed investment option is Renewable Energy.
Type of conflict	Declarable conflict of interest
Action	Although I have a declarable conflict of interest, I do not believe a reasonable person could have a perception of bias. Therefore, I will choose to remain in the meeting. However, I will respect the decision of the meeting on whether I can remain and participate in the decision.

Resolution No. OM/11.2025/34

Moved Cr Vincent

Seconded Cr O'Neil

That it is in the public interest that Councillor Brumpton participates and votes on agenda item L.2 because a reasonable person would trust that the decision is made in the public interest.

CARRIED

7/0

Item Number:

L.2

File Number: D25/116766

SUBJECT HEADING:

INVESTMENT PROSPECTUS

Officer's Title:

Manager - Regional Economic & Community Development

Executive Summary:

Council resolved to provide funding for the development of an Investment Prospectus in its 24/25 budget period.

As an election of Council was in the offing, it was felt that this work should be delayed until after the council elections, to allow for the new council to be able to provide their input into this Prospectus.

AEC group were the successful tenderer. The process has involved both stakeholder discussions as well as 5 briefing sessions with Councillors.

It should be noted that this Investment Prospectus, is a high level 'we are open for business' document and is not meant to catch all business opportunities. Rather, it is conveying the message that we are a viable, and investment ready region, for investors and government agencies.

Resolution No. OM/11.2025/35

Moved Cr Hancock

Seconded Cr Vincent

That this item is deferred to a future Council meeting via a briefing.

CARRIED

8/0

Responsible Officer

Manager - Regional Economic & Community Development

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

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

Name of each eligible councillor who voted on the matter:

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

How each eligible councillors voted:

Each councillor voted in favour of the motion.

Item Number: L.3 **File Number:** D25/120299

SUBJECT HEADING: POOL SAFETY PROGRAM

Officer's Title: Coordinator - Building & Planning

Executive Summary:

It was proposed that Council run a Pool Safety Program, offering the community free building application lodgements and pool safety inspections for domestic swimming pools during the summer period.

This initiative is intended to promote the importance of swimming pool safety, encourage compliance with Queensland's pool safety laws and support recreation opportunities in the Maranoa Region during the reconstruction of the Roma Swimming Pool.

Resolution No. OM/11.2025/36

Moved Cr O'Neil

Seconded Cr Seawright

That Council waive building application fees for domestic pools and domestic pool safety inspection fees throughout the region during December 2025, January 2026 and February 2026.

CARRIED

8/0

Responsible Officer

Coordinator - Building & Planning

MOTION WITHOUT NOTICE

Item Number: L.4

SUBJECT HEADING: REQUEST FOR ADDITIONAL EVENT SUPPORT |
SURAT CHRISTMAS STREET PARTY

Councillor's Title: Cr. Cameron O'Neil

Executive Summary:

At the Council Meeting on 13 November 2025, Council approved an allocation of \$500 to the Surat Local Ambulance Committee under Round 4 of the Events Assistance Program to support the 2025 Surat Christmas Street Party.

Following the decision, the Surat Local Ambulance Committee have written to Council advising that the funding approved will fall short of what is required to provide free children's rides and entertainment at the event.

The Surat Christmas Street Party plays an important role in supporting community connection, and free children's entertainment is a valued element of the event for local families during the festive season.

This Notice of Motion proposed that Council approve an additional allocation to ensure children's rides and entertainment can remain free of charge for the Surat community.

Resolution No. OM/11.2025/37
Moved Cr O'Neil
Seconded Cr Hancock
That Council:

1. Approve an additional allocation of \$1,000 to the Surat Local Ambulance Committee to enable the provision of free children's rides and entertainment at the 2025 Surat Christmas Party, to be funded from GL 2880.2001.2001 – Materials & Service Budget.
2. Work with the group to identify other funding avenues for future events.

[Cr Davis proposed an amendment to the motion with the inclusion of point 2, which was accepted by the 'Mover' and 'Seconded'].

CARRIED

8/0

Responsible Officer
Coordinator - Local & Community Development
Declaration of Interest

Item	LC.3
Description	IOR Proposal
Declaring Councillor	Cr Johanne Hancock
Person with the interest Related party / close associate / other relationship	H 5 H Transport (my Husband and I)
Particulars of Interest	H 5 H Transport is a trucking company.
Type of conflict	Declarable conflict of interest
Action	Leave the room while the matter is discussed and voted on.

Prior to voting to go into closed session, Cr Hancock notified the abovementioned conflict.

Resolution No. OM/11.2025/38
Moved Cr Vincent
Seconded Cr Brumpton

In accordance with the provisions of section 254J(3) of the *Local Government Regulation 2012*, that Council resolve to close the meeting to the public at [10.10am] to discuss confidential items that its Councillors consider is necessary to close the meeting.

In accordance with Section 254J(5) of the *Local Government Regulation 2012*, the following table provides:

- The matters to be discussed;
- An overview of what is to be discussed while the meeting is closed.

Agenda Item	Matters to be discussed (Reasons to close the meeting under the <i>Local Government Regulation 2012</i>)	Overview

C.1 – Endorsement of Transport Infrastructure Development Scheme (TIDS) Works Program 2026/27 to 2029/30	Section 254J(3)(i) a matter the local government is required to keep confidential under a law of, or formal arrangement with, the Commonwealth or a State.	<p>Maranoa Regional Council is a member of the South West Regional Road and Transport Group. The group encompasses the local government areas of Maranoa, Balonne, Murweh, Paroo, Quilpie and Bulloo.</p> <p>Council is required to endorse the four (4) year rolling program (2026/27 to 2029/30) and agree in-principle to matching the funding provided through the Transport and Infrastructure Development Scheme program (TIDS) with a 50% council contribution.</p> <p>This report presented Council with a proposed four (4) year rolling program, between 2026/27 to 2029/30, for consideration.</p>
LC.1 – Simultaneous Road Closure and Opening – River Road	Section 254J(3)(i) a matter the local government is required to keep confidential under a law of, or formal arrangement with, the Commonwealth or a State.	Council received an application for a permanent, simultaneous road closure and opening of a road that intersects Lot 31 on E5310, and closure of the road that is adjacent to Lot 31 on E5310 and between Lot 29 on E5310 and Lot 59 on E537. The proposal is to open River Road and close an unformed section of road reserve.
LC.2 – Application for surrender and reissue of Permit to Occupy – Lot A on Crown Plan AP14879	Section 254J(3)(i) a matter the local government is required to keep confidential under a law of, or formal arrangement with, the Commonwealth or a State.	Council received an application for the surrender and reissue of Permit to Occupy over a section of the road reserve and allocated primary stock route, described as Lot A on Crown Plan AP14879, adjoining Lot 4 on Crown Plan COG58 for the purpose of grazing livestock.
LC.3 – IOR Proposal	Section 254J(3)(g) negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.	Consideration of a proposal from IOR at the Roma Saleyards.
LC.4 – 2025/26 Capital Works Budget Amendment – Warroo Sporting Complex – Roof over Newer Amenities Project	Section 254J(3)(c) the local government's budget.	Council has an approved project in the 2025/26 Capital Works Program to construct a roof over the newer toilet and shower amenities at the Warroo Sporting Complex. The works are intended to provide weather protection for the donga-style buildings, which are currently experiencing water ingress and deterioration of the external decking.

		Updated cost estimates, informed by recent quotations, indicate that an increased budget allocation is required to complete the project. This report sought Council's consideration of a budget amendment to enable the works to proceed.
LC.5 – Roma Cultural Centre Airconditioning Replacement and Upgrade Project	Section 254J(3)(g) negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.	<p>Council allocated \$700,000 in the 2025/26 Budget to progress the replacement of the air-conditioning systems. Following the competitive tender process, the pricing received exceeded the allocated project budget.</p> <p>This report provides an update on the technical requirements, design considerations, and tender outcomes the upgrade of the air-conditioning systems at the Roma Cultural Centre (Auditorium and Ernest Brock Room). It also seeks Council's direction on the additional budget required to deliver the original scope of works, together with prudent supporting upgrades that are recommended to be completed concurrently.</p>
CARRIED		8/0

Cr Flynn left the meeting at 10.11am and returned at 10.13am.

Resolution No. OM/11.2025/39	
Moved Cr O'Neil	Seconded Cr Seawright
That Council open the meeting to the public [at 10.15am].	
CARRIED	
8/0	

Declaration of Interest

Item	LC.1
Description	Simultaneous Road Closure and Opening - River Road
Declaring Councillor	Cr Johanne Hancock
Person with the interest Related party / close associate / other relationship	GL & JM Hancock (my husband and I)
Particulars of Interest	We own a trucking business that may use this road.
Type of conflict	Declarable conflict of interest
Action	Leave the room while the matter is discussed and voted on.

Resolution No. OM/11.2025/40

Moved Cr O'Neil

Seconded Cr Brumpton

That Council close the meeting to the public [at 10.17am].

CARRIED

8/0

Resolution No. OM/11.2025/41

Moved Cr O'Neil

Seconded Cr Seawright

That Council open the meeting to the public [at 10.23am].

CARRIED

8/0

Item Number:

C.1

File Number: D25/113455

SUBJECT HEADING:

**ENDORSEMENT OF TRANSPORT INFRASTRUCTURE
DEVELOPMENT SCHEME (TIDS) WORKS PROGRAM
2026/27 TO 2029/30**

Officer's Title:

**Manager – Roads Strategy
Deputy CEO - Strategic Roads, Airports & Major
Projects**

Executive Summary:

Maranoa Regional Council is a member of the South West Regional Road and Transport Group. The group encompasses the local government areas of Maranoa, Balonne, Murweh, Paroo, Quilpie and Bulloo.

Council is required to endorse the four (4) year rolling program (2026/27 to 2029/30) and agree in-principle to matching the funding provided through the Transport and Infrastructure Development Scheme program (TIDS) with a 50% council contribution.

This report presented Council with a proposed four (4) year rolling program, between 2026/27 to 2029/30, for consideration.

Moved Cr Davis

Seconded Cr O'Neil

That Council:

- 1. Endorse the proposed Transport Infrastructure Development Scheme (TIDS) work program for 2026/27 to 2029/30, noting the 2026/27 Council Capital budget contribution amount is \$1,728,563.00.**
- 2. Provide preliminary commitment to funding the contribution required for the 2027/28, 2028/29 and 2029/30 programs (\$1,728,563.00, \$1,728,563.00 and \$1,728,563.00 respectively) subject to annual review as part of future budget deliberations.**
- 3. Authorise the Chief Executive Officer or delegate to sign the project scope forms for projects on the program.**

NO VOTE TAKEN

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

Resolution No. OM/11.2025/42

Moved Cr O'Neil

That we lay this on the table until the last item on the agenda [to review dates contained in the report and recommendation].

CARRIED

8/0

LATE CONFIDENTIAL ITEMS

Cr Hancock, having previously declared a declarable conflict of interest in the following item, left the meeting at 10.27am.

Item Number: LC.1 **File Number:** D25/67970

SUBJECT HEADING: **SIMULTANEOUS ROAD CLOSURE AND OPENING - RIVER ROAD**

Officer's Title: **Coordinator - Facility Operations**

Executive Summary:

Council received an application for a permanent, simultaneous road closure and opening of a road that intersects Lot 31 on E5310, and closure of the road that is adjacent to Lot 31 on E5310 and between Lot 29 on E5310 and Lot 59 on E537. The proposal is to open River Road and close an unformed section of road reserve.

Resolution No. OM/11.2025/43

Moved Cr O'Neil

Seconded Cr Brumpton

That Council:

- 1. Object to the application for a permanent simultaneous road closure and opening of:**
 - a road that intersects Lot 31 on E5310
 - closure of the road that is adjacent to Lot 31 on E5310 and Lot 30 on E5310 and
 - closure of the road parcel between Lot 29 on E5310 and Lot 59 on E537.
- 2. Requests a future report regarding resumption of land for road purposes.**
- 3. Authorise the use of the land be dealt with under the Land Act 1994 by the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development.**
- 4. Authorise the Chief Executive Officer, (or delegate) to sign Part C 'Statement in relation to an application under the Land Act 1994 over State Land' in respect to the application.**

CARRIED

7/0

Responsible Officer

Coordinator - Facility Operations

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

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

Name of each eligible councillor who voted on the matter:

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

How each eligible councillors voted:

Each councillor voted in favour of the motion.

At cessation of discussion and decision on the abovementioned item, Cr Hancock returned to the meeting at 10.29am.

Item Number:	LC.2	File Number: D25/117531
SUBJECT HEADING:	APPLICATION FOR SURRENDER AND REISSUE OF PERMIT TO OCCUPY - LOT A ON CROWN PLAN AP14879	
Officer's Title:	Coordinator - Facility Operations	

Executive Summary:

Council received an application for the surrender and reissue of Permit to Occupy over a section of the road reserve and allocated primary stock route, described as Lot A on Crown Plan AP14879, adjoining Lot 4 on Crown Plan COG58 for the purpose of grazing livestock.

Resolution No. OM/11.2025/44
Moved Cr Brumpton
Seconded Cr Seawright
That Council:

1. Offer an objection to the issuance of a Permit to Occupy over land described as Lot A on Crown Plan AP14879, in accordance with Maranoa Regional Council's Stock Route Management Plan 2024-2029, a requirement of the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development.
2. As Trustee of the Road Reserve, authorise the use of the land be dealt with under the Land Act 1994 by the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development.
3. Authorise the Chief Executive Officer (or delegate) to sign Part C 'Statement in relation to an application under the Land Act 1994 over State Land' in respect to this application.

CARRIED
8/0
Responsible Officer
Coordinator - Facility Operations

Cr Hancock, having previously declared a declarable conflict of interest in the following item, left the meeting at 10.30am.

Item Number: LC.3 **File Number:** D25/118909

SUBJECT HEADING: IOR PROPOSAL

Officer's Title: General Manager - Saleyards

Executive Summary:

Consideration of a proposal from IOR at the Roma Saleyards.

Resolution No. OM/11.2025/45

Moved Cr Flynn

Seconded Cr Vincent

That Council:

1. Receive and note this report.
2. Thank IOR for the proposal and decline their offer.

CARRIED

7/0

Responsible Officer

General Manager - Saleyards

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

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

Name of each eligible councillor who voted on the matter:

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

How each eligible councillors voted:

Each councillor voted in favour of the motion.

At cessation of discussion and decision on the abovementioned item, Cr Hancock returned to the meeting at 10.31am.

Item Number: LC.4 **File Number:** D25/116166

SUBJECT HEADING: 2025/26 CAPITAL WORKS BUDGET AMENDMENT - WARROO SPORTING COMPLEX - ROOF OVER NEWER AMENITIES PROJECT

Location: Roma

Officer's Title: Specialist - Building Projects
Project Officer - Capital Program Delivery

Executive Summary:

Council has an approved project in the 2025/26 Capital Works Program to construct a roof over the newer toilet and shower amenities at the Warroo Sporting Complex. The works are intended to provide weather protection for the donga-style buildings, which are currently experiencing water ingress and deterioration of the external decking.

Updated cost estimates, informed by recent quotations, indicate that an increased budget allocation is required to complete the project. This report sought Council's consideration of a budget amendment to enable the works to proceed.

Resolution No. OM/11.2025/46

Moved Cr Flynn

Seconded Cr Brumpton

That Council:

1. Approve an amendment to the 2025/26 Capital Works Budget to increase the allocation for WO25061 – Warroo Racecourse: Roof Over Newer Amenities Block to a total budget of \$63,007.
2. Approve the transfer of \$23,897 from WO25754 – Warroo Sporting Club Canteen Fit-Out to WO25061 – Warroo Racecourse: Roof Over Newer Amenities Block to fund the budget amendment.

CARRIED

8/0

Responsible Officer

Specialist - Building Projects

Item Number:

LC.5

File Number: D25/119421

SUBJECT HEADING:

**ROMA CULTURAL CENTRE AIRCONDITIONING
REPLACEMENT AND UPGRADE PROJECT**

Officer's Title:

**Deputy CEO - Strategic Roads, Airports & Major
Projects
Senior Project Engineer - Capital Program Delivery**

Executive Summary:

Council allocated \$700,000 in the 2025/26 Budget to progress the replacement of the air-conditioning systems. Following the competitive tender process, the pricing received exceeded the allocated project budget.

This report provides an update on the technical requirements, design considerations, and tender outcomes the upgrade of the air-conditioning systems at the Roma Cultural Centre (Auditorium and Ernest Brock Room). It also seeks Council's direction on the additional budget required to deliver the original scope of works, together with prudent supporting upgrades that are recommended to be completed concurrently.

Resolution No. OM/11.2025/47

Moved Cr O'Neil

Seconded Cr Brumpton

That Council:

1. Receive and note the update on the Roma Cultural Centre Air-Conditioning Upgrade Project.
2. Approve an expanded scope of works for the Roma Cultural Centre Air-Conditioning Upgrade Project, including the additional mechanical and electrical upgrades identified during detailed design to ensure a complete, compliant and long-term solution.
3. Approve the additional allocation of \$230,000 (excl. GST) to fully fund the expanded scope, with the additional amount to be drawn from achieved savings within the adopted 2025/26 Capital Works Program.
4. Accept the tender submitted by NRG Electrical (Qld) Pty Ltd, and authorise the CEO (or delegate) to enter into final negotiations and appointment at a maximum contract price of \$898,073.75 (excl. GST).

CARRIED

8/0

Responsible Officer

Deputy CEO - Strategic Roads, Airports & Major Projects

Item Number:

C.1

File Number: D25/113455

SUBJECT HEADING:

ENDORSEMENT OF TRANSPORT INFRASTRUCTURE DEVELOPMENT SCHEME (TIDS) WORKS PROGRAM 2026/27 TO 2029/30

Officer's Title:

**Manager – Roads Strategy
Deputy CEO - Strategic Roads, Airports & Major Projects**

Executive Summary:

Maranoa Regional Council is a member of the South West Regional Road and Transport Group. The group encompasses the local government areas of Maranoa, Balonne, Murweh, Paroo, Quilpie and Bulloo.

Council is required to endorse the four (4) year rolling program (2026/27 to 2029/30) and agree in-principle to matching the funding provided through the Transport and Infrastructure Development Scheme program (TIDS) with a 50% council contribution.

This report presented Council with a proposed four (4) year rolling program, between 2026/27 to 2029/30, for consideration.

This matter had been laid on the table earlier during the meeting to reconfirm dates specified in the report and recommendation. This completed, council resumed its deliberations.

Resolution No. OM/11.2025/48

Moved Cr Davis

Seconded Cr O'Neil

That Council:

1. Endorse the proposed Transport Infrastructure Development Scheme (TIDS) work program for 2026/27 to 2029/30, noting the 2026/27 Council Capital budget contribution amount is \$1,728,563.00.
2. Provide preliminary commitment to funding the contribution required for the 2027/28, 2028/29 and 2029/30 programs (\$1,728,563.00, \$1,728,563.00 and \$1,728,563.00 respectively) subject to annual review as part of future budget deliberations.
3. Authorise the Chief Executive Officer or delegate to sign the project scope forms for projects on the program.

CARRIED

8/0

Responsible Officer

Manager – Roads Strategy

VOTE OF THANKS

Cr Flynn offered a vote of thanks to the Brisbane Broncos, particularly Alex Glenn and Alfie Langer, in reaching out to the community to bring the Broncos Trophy Tour to Roma and hosting of numerous local events. He also thanked both the Brisbane Broncos and Council Staff for their time and efforts - highlighting the brilliant support of the Rugby League and broader community.

CLOSURE

There being no further business, the Mayor thanked Council for their attendance and declared the meeting closed at 10.42am.

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

SUBJECT HEADING: Amendment of Council Resolution -
OM/11.2025/20

Classification: Open Access

Officer's Title: Project Administration Officer

NOTICE OF REPEAL OR AMENDMENT OF RESOLUTION

Meeting: Ordinary 11 December 2025

Date: 23 November 2025

Item Number: 8.1

File Number: D25/120082

Original Resolution Meeting Date: 13 November 2025

Original Resolution Number: OM/11.2025/20

Original Resolution:
Resolution No. OM/11.2025/01

Moved Cr Vincent

Seconded Cr Brumpton

That Council:

1. Approve the application to the Resource Recovery Boost Fund (Small) Online Grant program for the project amount of \$850,000 (excluding GST) for the purchase of a Diesel-Powered Concrete Crusher.
2. Approve the inclusion of \$85,000 (excluding GST) in Council's own-source funds as the required 10% contribution to overall project cost (if successful) as a Capital special project, in the 2025-26 Financial Year.

CARRIED

9/0

Recommendation:

That Council amend Resolution Number OM/11.2025/20 to read as follows:

That Council:

1. Approve the application to the Resource Recovery Boost Fund (Small) Online Grant program for the project amount of \$850,000 (excluding GST) for the purchase of a Diesel-Powered Concrete Crusher.
 2. Approve the inclusion of \$85,000 (excluding GST) in Council's own-source funds as the required 10% contribution to overall project cost (if successful) as a Capital special project, in the 2026-27 Financial Year.
-

Background:

The report for the Resource Recovery Boost Fund went to the Ordinary meeting in 13 November 2025. Unfortunately there was an error in the report which has then been adopted into the resolution. We are seeking to amend the resolution to better reflect the intention of the project and when the Council funding will be required.

Supporting Documentation:

Nil

Notice prepared by:

Project Administration Officer

OFFICER REPORT

Meeting: Ordinary 11 December 2025

Date: 3 December 2025

Item Number: 10.1

File Number: D25/123989

SUBJECT HEADING: LGAQ Notice of Special General Meeting -17 December 2025 | Consideration of proposed amendment to Section 155 of the Local Government Act 2009

Classification: Open Access

Officer's Title: Chief Executive Officer

Executive Summary:

Council has received formal notification from the Local Government Association of Queensland (LGAQ) calling a special general meeting convened by postal voting - seeking member council views about a reform that was introduced to State Parliament in late November 2025.

The Bill (Local Government (Empowering Councils) and Other Legislation Amendment Bill 2025), proposes to amend section 155 of the *Local Government Act 2009*. *If approved, the proposed reform* would automatically end a person's role as Mayor or Councillor in order to run for State Parliament at either a general election or State by-election.

Officer's Recommendation:

That Council considers the request and determines its policy position and votes either:

YES - confirming it supports LGAQ's current policy position on the issue and does not support the State Government's proposed amendment; or

NO – confirming its support of the State Governments proposed amendment (and no longer supports the LGAQ's current policy position on the issued)

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

For Council to confirm its position on whether it supports the LGAQ's policy position, which reflects the view of members since 2012, that councillors should not be required to vacate their office as a councillor, in the event that they nominate (and campaign) for election to the Queensland Parliament.

There is presently no such requirement in relation to Federal elections.

Background (Including any previous Council decisions):

On 25 November 2025, Council received Notice from LGAQ calling a special general meeting and postal voting seeking to understand member council views about a proposed reform to amend section 155 of the Local Government Act 2009. This reform has been introduced as part of the Local Government (Empowering Councils) and Other Legislation Amendment Bill 2025.

Explanatory Notes to Motion

At present, the effect of section 155(3) of the Local Government Act 2009 is that councillors: -

1. Can nominate for election as a State or Federal member of Parliament (and campaign for that election), without having to vacate their office as councillor; and
2. Only after being successfully elected to either State or Federal Parliament, automatically stop being a local government councillor.

On 18 November 2025, the State Government introduced the Local Government (Empowering Councils) and Other Legislation Amendment Bill 2025 ("the LGOLA 2025 Bill") into Queensland Parliament.

Clause 62 of the LGOLA 2025 Bill proposes to amend section 155 of the Local Government Act 2009 such that, if the amendment is made, section 155 will read as follows: -

(1) A person can not be a councillor while the person is a government member or electoral candidate.

(2) A government member is—

- (a) a member of a Parliament of the Commonwealth or a State (including Queensland); or
- (b) a councillor of a local government of another State.

(3) A person is an electoral candidate if, under the Electoral Act, section 93(3), the person becomes a candidate for an election of a member of the Legislative Assembly.

(4) A person automatically stops being a councillor when the person becomes a government member or electoral candidate.

The effect of this amendment, if passed by Parliament, will be to automatically end a person's role as a Mayor or councillor at the time that their nomination for election to Queensland Parliament is accepted by the ECQ. That is, regardless of the success (or otherwise) of the person's attempt to be elected to Queensland Parliament, their role as councillor ends at the time that they nominate for the State election.

The LGAQ's current policy position on this issue is that councillors should not be required to vacate their office as a councillor

The following documents are attached for Council's review-

1. Letter to the CEO Notifying of an LGAQ Special General Meeting
2. LGAQ Notice of Special General Meeting – Postal Vote (Including Explanatory Notes to Motion)
3. LGAQ Voting Paper

The voting paper must be received by the chief executive officer, at returning_officer@lgaq.asn.au by no later than 5.00pm on 17 December 2025. Received votes will be counted after 5pm on 17 December 2025.

Options Considered:

A member's vote **for** the motion means that the member supports the LGAQ'S current policy position on the issue (**and does not support the State Government's proposed amendment**).

A member's vote **against** the motion means that **the member support the State government's** proposed amendment (and no longer supports the LGAQ's current policy position on the issue).

Recommendation:

That Council considers the request determines it's policy position and votes either-

YES - confirming it supports LGAQ's current policy position on the issue and does not support the State Government's proposed amendment.

NO – confirming its support of the State Governments proposed amendment (and no longer supports the LGAQ's current policy position on the issued).

Risks:

Risk	Description of likelihood & consequences
Not confirming Council's position on the matter.	This is mitigated through Council's determination on this matter at an ordinary meeting.

Policy and Legislative Compliance:

All members are notified of the holding of a Special General Meeting of LGAQ Ltd, in accordance with rule 4.1 of the LGAQ's Constitution, and is to be conducted by postal voting in accordance with rule 4.14.

Budget / Funding (*Current and future*):

Not applicable

Timelines / Deadlines:

Voting paper must be returned confirming Council's position on the matter no later than 5.00pm on 17 December 2025.

Consultation (*Internal / External*):

Councillors of Maranoa Regional Council

Strategic Asset Management Implications:

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

Not applicable

Acronyms:

Acronym	Description
LGAQ	Local Government Association of Queensland
LGOLA 2025 Bill	Local Government (Empowering Councils) and Other Legislation Amendment Bill 2025

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 4: Accountability

4.4 Collaborative governance

Supporting Documentation:

- | | | |
|---------------------|---|------------|
| 1 ↓ | 20251125 Letter to CEO - Notice of LGAQ 17 December special general meeting and postal voting (Maranoa) | D25/123980 |
| 2 ↓ | LGAQ - Notice of 2025 Special General Meeting and Explanatory Notes | D25/123981 |
| 3 ↓ | LGAQ Special General Meeting - Voting Paper - Maranoa | D25/123984 |

Chief Executive Officer



25 November 2025

Mr Robert Hayward
Chief Executive Officer
Maranoa Regional Council
Robert.Hayward@maranoa.qld.gov.au

Dear Robert,

RE: Notice of LGAQ 17 December special general meeting and postal voting

Earlier today I emailed you with advance notice of the LGAQ Board's direction to me to call a special general meeting convened by postal voting.

I am now writing to provide formal notification.

For your council I have enclosed in this email:

- A notice of 2025 special general meeting and explanatory notes
- A voting paper

The special general meeting, convened by postal vote, seeks to understand member council views about a reform that was introduced to State Parliament last week and which is contrary to the long held policy position of Queensland member councils since 2012.

The proposed reform would automatically end a person's role as Mayor or Councillor in order to run for State Parliament at either a general election or State by-election. There is presently no such requirement in relation to Federal elections.

(You can read about the Local Government (Empowering Councils) and Other Legislation Amendment Bill 2025 [here](#) and its Explanatory Notes can be accessed [here](#)).

Today the LGAQ Board has directed me to convene a special general meeting to gather members' views on this reform via postal voting.

- A vote "**For**" will signal that Queensland member councils wish to retain their existing policy position and do not support having to resign to run for State Parliament
- A vote "**Against**" will signal that Queensland member councils have changed their view and believe that Mayors and Councillors should now have to resign in order to run for State Parliament.

Enclosed is the notice of general meeting and explanatory notes, along with your council's voting paper – with a **5pm 17 December deadline**. Please note that papers can be emailed to the LGAQ returning officer prior to the 17th, but they will not be counted until after 5pm on 17 December.

The LGAQ is member-led and evidenced-based, and the LGAQ Board has requested this process for two reasons:

1. To obtain member views to help inform the LGAQ's submission on the Bill and its participation in the parliamentary committee process
2. To understand the majority views of Queensland councils about this reform, and whether that is to retain the existing policy position or to effect a different policy position.

P 07 3000 2222
F 07 3252 4473
W www.lgaq.asn.au

Local Government House
25 Evelyn Street
Newstead Qld 4006

PO Box 2230
Fortitude Valley BC
Qld 4006

Local Government Association Of Queensland Ltd.
ABN 11 010 883 293 **ACN** 142 783 917



Please contact myself or LGAQ CFO/Company Secretary Darren Leckenby at
Darren_leckenby@lgaq.asn.au.

Yours sincerely,

Alison Smith
CHIEF EXECUTIVE OFFICER



Every Queensland
community deserves
to be a liveable one

Notice of Special General Meeting – Postal Vote

Proposed business: To ascertain whether the members support the State Government's proposed amendment to section 155 of the Local Government Act 2009

To be conducted by postal voting in accordance with rule 4.14 of the Constitution

In accordance with rule 4.1 of the LGAQ's Constitution, and following the decision of the LGAQ Board on 25 November, 2025, all members are notified of the holding of a Special General Meeting of LGAQ Ltd, to be convened at 5pm on 17 December, 2025 at LGAQ House, Evelyn Street Newstead.

In accordance with rule 4.14 of the LGAQ's Constitution, the chief executive officer has determined that this special general meeting be convened by postal voting, with the voting paper to be given to the chief executive officer by email.

As a consequence, the voting paper (as attached) must be received by the chief executive officer, at returning_officer@lgaq.asn.au by not later than 5.00 pm on 17 December 2025.

The business of the Special General Meeting is to consider and vote on one motion, as follows:

Purpose of Motion: To seek the members' view on whether they still support the LGAQ's policy position, which reflects the view of members since 2012, that councillors should not be required to vacate their office as a councillor, in the event that they nominate (and campaign) for election to the Queensland Parliament.

Motion:

That the LGAQ maintains its members' current policy position, held since 2012, that councillors should not automatically stop being a councillor, in the event that they nominate (and campaign) for election to the Queensland Parliament.

P 07 3000 2222
F 07 3252 4473
W www.lgaq.asn.au

Local Government House
25 Evelyn Street
Newstead Qld 4006

PO Box 2230
Fortitude Valley BC
Qld 4006

Local Government Association Of Queensland Ltd.
ABN 11 010 883 293 **ACN** 142 783 917



VOTING PAPERS MUST BE SIGNED BY THE MEMBER'S MAYOR OR CEO
VOTING PAPERS MUST BE RETURNED BY 5:00PM ON 17 DECEMBER 2025
VOTING PAPERS MUST BE GIVEN BY EMAIL TO THE CHIEF EXECUTIVE
OFFICER AT returning_officer@lgaq.asn.au
ANY VOTING PAPER RECEIVED AFTER 5:00PM ON 17 DECEMBER 2025 WILL
BE INVALID AND OF NO EFFECT



EXPLANATORY NOTES TO MOTION

At present, the effect of section 155(3) of the *Local Government Act 2009* is that councillors: -

1. Can nominate for election as a State or Federal member of Parliament (and campaign for that election), without having to vacate their office as councillor; and
2. Only after being successfully elected to either State or Federal Parliament, automatically stop being a local government councillor.

On 18 November 2025, the State Government introduced the *Local Government (Empowering Councils) and Other Legislation Amendment Bill 2025* ("the LGOLA 2025 Bill") into Queensland Parliament.

Clause 62 of the LGOLA 2025 Bill proposes to amend section 155 of the *Local Government Act 2009* such that, if the amendment is made, section 155 will read as follows: -

(1) A person can not be a councillor while the person is a government member or electoral candidate.

(2) A government member is—

- (a) a member of a Parliament of the Commonwealth or a State (including Queensland); or
- (b) a councillor of a local government of another State.

(3) A person is an *electoral candidate* if, under the Electoral Act, section 93(3), the person becomes a candidate for an election of a member of the Legislative Assembly.

(4) A person automatically stops being a councillor when the person becomes a government member or electoral candidate.

The effect of this amendment, if passed by Parliament, will be to automatically end a person's role as a Mayor or councillor at the time that their nomination for election to Queensland Parliament is accepted by the ECQ. That is, regardless of the success (or otherwise) of the person's attempt to be elected to Queensland Parliament, their role as councillor ends at the time that they nominate for the State election.

The LGAQ's current policy position on this issue is that councillors should not be required to vacate their office as a councillor, in the event that they nominate (and campaign) for election to the Queensland Parliament.

The purpose of this motion is to ascertain whether the members still support the LGAQ's current policy position on this issue.

A member's **vote for the motion** means that the member **supports the LGAQ'S current policy position on the issue** (and does not support the State Government's proposed amendment).

A member's **vote against the motion** means that the member **support the State government's proposed amendment** (and no longer supports the LGAQ's current policy position on the issue).

VOTING PAPER

MEMBER: Maranoa Regional Council

VOTING ENTITLEMENT: 2

PLEASE INDICATE YOUR VOTING INTENTION BY PLACING A MARK IN THE BOX ADJACENT TO THE WORD "FOR" IF YOU ARE FOR THE MOTION OR ADJACENT TO THE WORD "AGAINST" IF YOU ARE AGAINST THE MOTION

Motion:

That the LGAQ maintains its members' current policy position, held since 2012, that councillors should not automatically stop being a councillor, in the event that they nominate (and campaign) for election to the Queensland Parliament.

MOTION	
FOR	
AGAINST	

.....
SIGNATURE

(TO BE SIGNED BY THE MAYOR OR CEO)

VOTING PAPERS MUST BE RETURNED BY 5:00PM ON 17 DECEMBER, 2025.
 VOTING PAPERS MUST BE GIVEN BY EMAIL TO THE CHIEF EXECUTIVE OFFICER AT
returning_officer@lgaq.asn.au
 ANY VOTING PAPER RECEIVED AFTER 5:00PM ON 17 DECEMBER, 2025 WILL BE INVALID AND
 OF NO EFFECT



OFFICER REPORT**Meeting:** Ordinary 11 December 2025**Date:** 2 October 2025**Item Number:** 11.1**File Number:** D25/100965**SUBJECT HEADING:** Sale of Land for Overdue Rates & Charges**Classification:** Open Access**Officer's Title:** Lead Rates and Utilities Billing Officer / System Administrator**Executive Summary:**

In accordance with Section 140 of the *Local Government Regulation 2012*, this report contains a list of properties which are eligible for sale arrears action. A decision to sell land for overdue rates or charges can only be made by resolution.

This report is to recommend commencement of sale of land procedures to recover outstanding rates and charges as part of Council's ongoing debt recovery procedures.

Officer's Recommendation:

That Council resolves to:

- (a) to sell the land listed in the below Schedule for overdue rates or charges pursuant to section 140(2) of the Local Government Regulation 2012; and
- (b) delegate to the Chief Executive Officer its power to:
 - (i) give a Notice of Intention to Sell the land to all interested parties under section 140(3) of the Local Government Regulation 2012; and
 - (ii) take all further steps required under sections 141, 142, 143, 144, 145 and 146 of the Local Government Regulation 2012 to effect the sale of the land.

Assessment	Lot & Plan	Assessment	Lot & Plan
11002946	Lot 908 Y 2211	11003142	Lot 904 Y 2211
12005583	Lot 10 RP 53700	12006847	Lot 4 SP 258453
12014320	Lot 3 SP 203111	14005169	Lot 5 R 8674
14003685	Lot 21 RP 30933	14008551	Lot 3 RP 108241
14005565	Lot 36 RP 30929	14027478	Lot 2 RP 73124
		14507735	Lot 2 SP 200041

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

In accordance with Section 140 (1) (c) of the *Local Government Regulation 2012*, Council may, by resolution, decide to sell land if there are overdue rates and charges on the land. This applies if some or all of the overdue rates or charges have been overdue for at least:

- i. Generally – 3 years; or
- ii. If the rates or charges were levied on vacant land or land used only for commercial purposes, and the local government has obtained judgment for the overdue rates or charges – 1 year; or
- iii. If the rates or charge were levied on a mining claim – 3 months

The properties set out in the attached schedule meet the above criteria.

All assessments listed have received rates notices and letters from Council on a regular basis and have either made no attempt to make any payments or have failed to honour an arrangement that has been entered into.

Background (*Including any previous Council decisions*):

All debt recovery correspondence has been issued to property owners

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

Local Government Regulation 2012

140 Notice of intention to sell land for overdue rates or charges

- (1) This section applies if –
 - a. There are overdue rates or charges on land; and
 - b. The liability to pay the overdue rates or charges is not the subject of court proceedings; and
 - c. Some or all of the overdue rates or charges have been overdue for at least –
 - i. Generally – 3 years; or
 - ii. If the rates or charges were levied on vacant land or land used only for commercial purposes, and the local government has obtained judgment for the overdue rates or charges – 1 year; or
 - iii. If the rates or charges were levied on a mining claim – 3 months.
- (2) The local government may, by resolution, decide to sell the land.
- (3) If the local government does so, the local government must, as soon as practicable, give all interested parties a notice of intention to sell the land.
- (4) A **notice of intention to sell** is a document, signed by the chief executive officer, stating –
 - a. That the local government has, by resolution, decided under this section to sell land for overdue rates or charges; and
 - b. The day on which the resolution was made; and
 - c. The terms of the resolution; and
 - d. A description of the location and size of the land, as shown in the local government's land record; and
 - e. Details of the overdue rates or charges for the land, as at the date of the notice, including details of the period for which the rates or charges have been unpaid; and
 - f. Details of the interest that is owing on the overdue rates or charges, as at the date of the notice, including –
 - i. Details of the rate at which interest is payable on the rates or charges; and
 - ii. A description of the way the interest is calculated; and

- g. The total amount of overdue rates or charges and the interest, as at the date of the notice; and
- h. A copy, or general outline, of sections 141 to 144

Options Considered:

N/A

Recommendation:

That Council:

- a) pursuant to Section 140 of the *Local Government Regulation 2012*, sell the land described below for overdue rates and charges.
- b) delegate to the Chief Executive Officer its power to take all further steps under Section 14 (3) of the *Local Government Regulation 2012* to effect sale of land (including, for avoidance of doubt, the power to end sale of land procedures).

Risks:

Risk	Description of likelihood & consequences
Financial	<p>This process undertaken is quite specific to the Act. Once the process starts it is normal for it to continue until all rates and charges as well as costs associated with recovery have been received.</p> <p>Part payments and arrangements to pay would not normally be considered due to the property owners' failure to pay record, and the withdrawal or ceasing of the process at any time prior to full recovery will cause problems should the property owner fail to fulfil their repayment obligations. The process, if ceased prior to reaching its final conclusion, can only be recommended from the very beginning, and time as well as cost would be further incurred.</p>

Policy and Legislative Compliance:

Council's Debtor Management Policy
Local Government Regulation 2012

Budget / Funding (*Current and future*):

Costs relating to the administration of this sale of land process are already included in the FY2025-26 budget; and so there will be no impact to the current budget.

Timelines / Deadlines:

<Provide details>

Consultation (*Internal / External*):

Director – Corporate Services
Chief Financial Officer
Recoveries & Reconstruction (Aust) Pty Ltd

Strategic Asset Management Implications:

N/A

Acronyms:

Acronym	Description
R & R	Recoveries & Reconstruction (Aust) Pty Ltd

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 4: Accountability
4.7 Transparent government

Supporting Documentation:

Nil.

Report authorised by:

Chief Financial Officer
Director - Corporate Services

OFFICER REPORT

Meeting: Ordinary 11 December 2025

Date: 28 November 2025

Item Number: 11.2

File Number: D25/122044

SUBJECT HEADING: Monthly Financial Report as at 31 October 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 October 2025.

Executive Summary:

Council's **operating result** for October 2025 year-to-date is a surplus of \$4.39M.

Comparing YTD Actuals surplus of \$4.39M to YTD Budget deficit of \$0.72M, the variance is a surplus of \$5.11M.

Notable variances are:

- Sales Revenue: Saleyards income is over budget by \$1.2M due to strong throughput sales.
- Grants, subsidies income: early recognition of QRA flood damage subsidy received \$2.2M.

Capital Projects budgeted expenditure consumed is 14.8%

There are no significant financial risks or issues, across operating and capital, requiring Council's awareness.

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

Officer's Recommendation:

That Council note the Monthly Financial Report for the period ended 31 October 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 October 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 October 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:

Project Mangers
 Operations Managers
 General Manager - Saleyards
 Manager Airports (Roma) & Regional Compliance
 Coordinator - Materials Production (Roma Quarry)
 Manager Water, Sewerage & Gas
 Lead Rates and Utility Billing Officer / System Administrator
 Lead Accounts Processing Officer

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 October 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 October 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 October REV2	D25/124493
2 ↓ Projects as at 31 October 2025	D25/120216

Report authorised by:

Chief Financial Officer
Director - Corporate Services



Maranoa Regional Council
Monthly Financial
Report

OCTOBER 2025





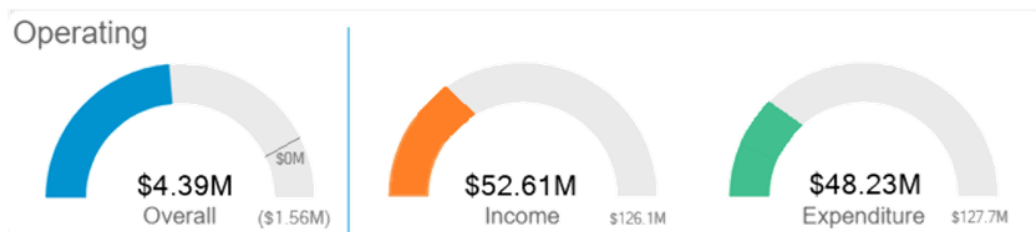
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Executive Summary

Council's **operating result** for October 2025 year-to-date is a surplus of \$4.39M.

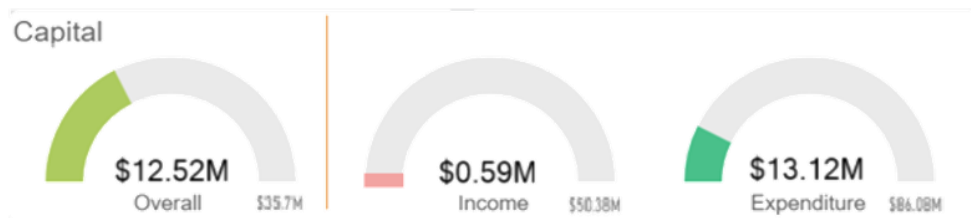


Comparing YTD Actual surplus of \$4.39M to YTD Budget deficit of \$0.723M, the variance is \$5.11M.

Notable variances are:

- Sales Revenue: Saleyards income is over budget by \$1.2M due to strong throughput sales.
- Grants, subsidies income: early recognition of QRA flood damage subsidy received \$2.2M.

Council's **Capital Projects** expenditure budget consumed is 14.8%.



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 currently on track to achieve budget.



Statement of Comprehensive Income

	YTD Actual	Annual Budget	YTD Budget	YTD Actual	YTD Actual vs YTD Budget	YTD Actual as a % of YTD Budget
	Oct-24	2025/26	Oct-25	Oct-25	Oct-25	Oct-25
	\$'000	\$'000	\$'000	\$'000	\$'000	Target 100%
Income						
Revenue						
Operating revenue						
Rates, levies & charges	25,211	55,608	27,802	27,780	(21)	100%
Fees and charges	1,632	4,861	1,639	1,836	197	112%
Rental income	242	732	225	241	16	107%
Interest received	1,899	5,197	1,732	1,789	56	103%
<i>Note 1</i> Sales revenue	6,867	20,541	7,257	8,663	1,406	119%
Other revenue	172	1,557	364	321	(42)	88%
Grants, subsidies, contributions - FA grant	0	16,099	2,098	2,098	0	100%
<i>Note 2</i> Grants, subsidies, contributions - other	16,295	21,509	7,671	9,885	2,214	129%
Total operating revenue	52,318	126,104	48,787	52,612	3,825	108%
Capital revenue						
Grants, subsidies, contributions, donations	5,383	50,383	450	593	143	132%
Total revenue	5,383	50,383	450	593	143	132%
Capital income						
Capital Income	83	0	0	0	0	
Total income	57,784	176,397	49,237	53,205	3,967	108%
Expenses						
Operating expenses						
<i>Note 3</i> Employee and councillor costs	11,109	35,390	11,894	11,435	(459)	96%
Materials and services	29,779	63,794	28,452	27,728	(724)	97%
Finance costs	207	1,939	316	331	15	105%
Depreciation and amortisation	3,035	26,542	8,847	8,732	(115)	99%
Total operating expenses	44,130	127,665	49,510	48,227	(1,283)	98%
Capital expenses						
Capital expenses	0	0	0	0	0	
Total expenses	44,130	127,665	49,510	48,227	(1,283)	98%
Total comprehensive income for the year	13,654	48,732	(723)	4,385	5,108	606%
Operating result						
Operating revenue	52,318	126,104	48,787	52,612	3,825	108%
Operating expenses	44,130	127,665	49,510	48,227	(1,283)	98%
Operating result	8,188	(1,561)	(723)	4,385	5,108	606%

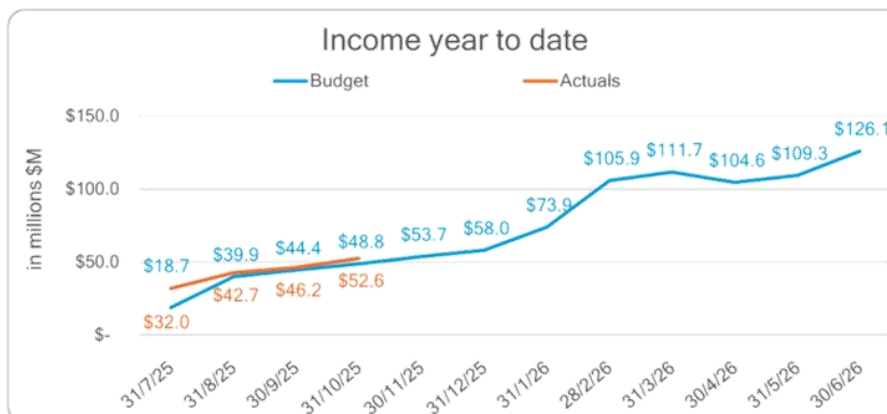
Note 1: Sales revenue is over budget due to Saleyards strong throughput sales of \$1.2M; and Quarry sales up by \$160k.

Note 2: Grants, subsidies, contributions is ahead of budget due to QRA flood damage works revenue recognised early.

Note 3: Employee costs are behind budget due to \$315K in reduced operational costs for O&M Surat and \$162K for O&M Injune, attributable to employee labour allocated towards capital works, which are not included in operating expenditure. This variance is expected to align throughout the year. Additionally, a detailed review of budget phasing has been conducted, and the timing has been adjusted to ensure better alignment with actual expenditure moving forward. Annual budget is expected to be achieved.

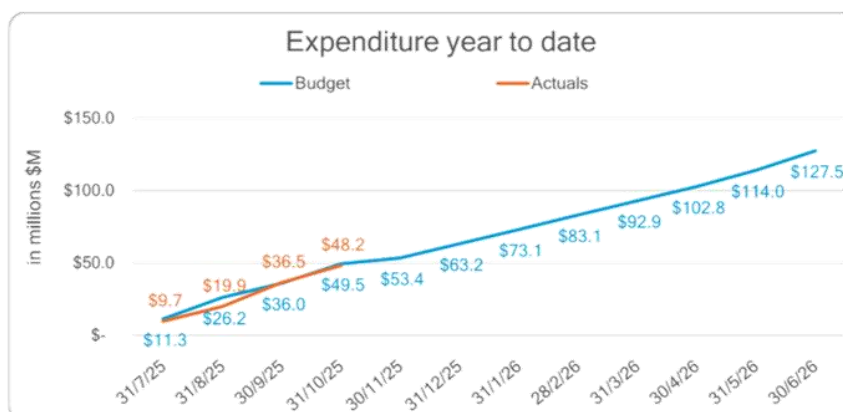


Operating revenue



Commentary: Operating revenue YTD is \$52.6M, compared to Budget YTD of \$48.8M, is over budget by \$3.8M. **Notable variances** include higher Saleyards revenue and early recognition of the QRA flood damage subsidy.

Operating expenses



Commentary: Operating expenses YTD is \$48.2M, compared to Budget YTD of \$49.5M, is generally aligned with budget. **Notable variances** Higher Saleyards costs due to strong throughput sales.

Operating result

The net operating result of the Council's operation for YTD October 2025 is a surplus of \$4.38M.



Statement of Financial Position

	YTD Actual Oct-24 \$'000	Annual Budget 2025/26 \$'000	YTD Actual Oct-25 \$'000
Assets			
Current assets			
Cash and cash equivalents	105,531	62,126	123,055
Contract assets	3,009	0	2,829
Inventories	2,587	2,523	2,494
Non-current assets held for sale	2,249	0	2,249
Receivables	11,649	10,275	6,553
Other assets	0	679	0
Total current assets	125,025	75,603	137,180
Non-current assets			
Property, Plant and equipment	1,067,099	1,146,979	1,121,647
Total non-current assets	1,067,099	1,146,979	1,121,647
Total assets	1,192,124	1,222,582	1,258,827
Liabilities			
Current liabilities			
Borrowings	1,137	1,545	1,519
Contract Liabilities	24,776	0	20,212
Other liabilities	487	497	508
Payables	12,662	7,187	13,678
Provisions	7,761	2,152	3,906
Total current liabilities	46,824	11,381	39,823
Non-current liabilities			
Non-current Borrowings	12,170	16,889	18,088
Non-current Contract Liabilities	0	0	7,999
Non-current Other liabilities	1,037	529	529
Non-current Provisions	47,838	51,860	54,089
Total non-current liabilities	61,044	69,278	80,705
Total liabilities	107,868	80,659	120,527
Net community assets	1,084,256	1,141,923	1,138,300
Community equity			
Asset revaluation reserve	478,615	502,606	513,643
Retained surplus	605,641	639,317	624,657
Total community equity	1,084,256	1,141,923	1,138,300



Statement of Cash Flows

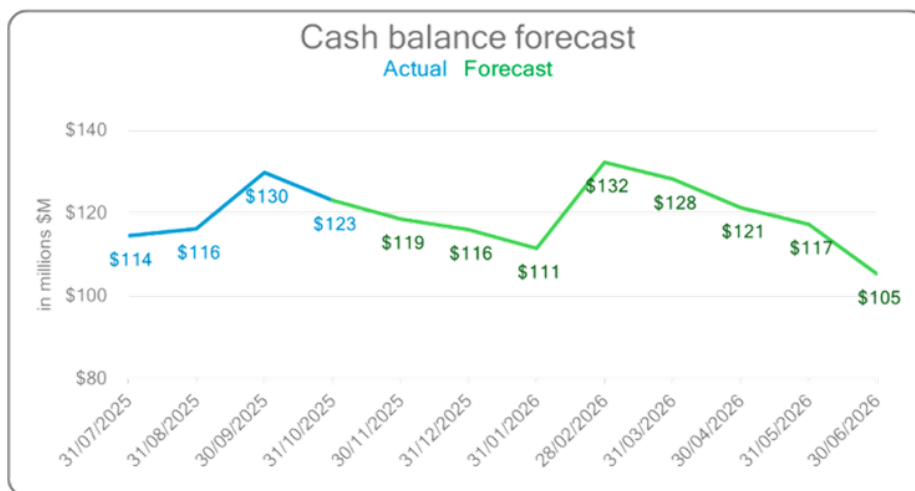
	YTD Actual Oct-24 \$'000	Annual Budget 2025/26 \$'000	YTD Budget Oct 25 \$'000	YTD Actual Oct 25 \$'000
Cash flows from operating activities				
Receipts from customers	32,944	85,070	37,523	41,703
Payments to suppliers and employees	(47,779)	(87,493)	(29,458)	(31,351)
Receipts for QRA flood events	34,706	20,110	6,703	19,973
Payments for QRA flood events	(2,697)	(20,110)	(6,703)	(8,207)
Payments for land held as inventory	0	2,249	2,249	0
Interest received	2,345	5,197	1,299	1,602
Rental income	197	724	241	238
Receipts from Operating Grants - other	1,284	1,621	8,747	214
Receipts from Operating Grants - FA grant	14,244	16,099	2,098	2,098
Borrowing costs	291	(731)	(183)	(168)
Other cash flows from operating activities	0	0	0	0
Net cash inflow from operating activities	35,535	22,737	21,046	26,101
Cash flows from investing activities				
Payments for property, plant and equipment	(13,811)	(107,742)	(33,346)	(23,369)
Proceeds from sale of property, plant and equipment	228	553	0	372
Capital Grants, subsidies, contributions	2,246	83,732	20,933	5,862
Other cash flows from investing activities	0	(9,995)	0	0
Net cash inflow from investing activities	(11,337)	(33,452)	(12,413)	(17,135)
Cash flows from financing activities				
Proceeds from borrowings	0	0	0	0
Repayment of borrowings	(666)	(1,492)	(373)	(373)
Net cash inflow from financing activities	23,531	(1,492)	(373)	(373)
Total cash flows				
Net increase in cash and cash equivalent held	81,999	(12,207)	8,260	8,593
Opening cash and cash equivalents	105,530	74,333	74,333	114,462
Closing cash and cash equivalents	105,530	62,126	82,593	123,055



Cash Balance

Council's **cash balance** at the end of this month is \$123.1M

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



Restricted Cash

Council's **externally restricted** cash balance is \$30.3M

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

Council's **unrestricted** cash balance is \$59.1M

Investment & Borrowings

The investment interest earned this YTD is \$1.66M

Investments	
	Current Balance
Fixed Interest Security	
At Call Deposit (1)	\$95,838,088
Term Deposits (25)	\$25,900,000
Total	\$121,738,088



Capital Works Statement of Expenditure

	2025/26 Budget \$'000	Oct-25 YTD Budget \$'000	Oct-25 YTD Actual \$'000	Oct-25 Commitments \$'000
Property				
Land improvements	3,678	162	744	477
Total land	3,678	162	744	477
Buildings	28,817	1,132	3,408	26,515
Total buildings	28,817	1,132	3,408	26,515
Total property	32,495	1,294	4,152	26,991
Plant and equipment				
Plant, machinery and equipment	6,648	0	1,659	728
Audio visual, Computers and	383	136	206	1
Total plant and equipment	7,031	136	1,865	729
Infrastructure				
Roads, drainage & bridges	40,124	1,434	6,153	9,602
Water	2,331	101	247	240
Sewer	395	45	159	92
Gas	35	3	3	0
Airports & Aerodromes	2,414	29	28	15
Other infrastructure	3,582	192	510	43
Total infrastructure	48,882	1,804	7,100	9,992
Total capital works expenditure	88,408	3,234	13,117	37,713

Commentary:

Capital Project expenditure YTD is \$13.1M, compared to Annual Budget of \$88.4M

This is a capital expenditure spend rate (or project burn rate) of 14.8%

Notable variations between YTD budget and YTD actuals include \$1.7M in heavy plant purchases occurring in an earlier month than budgeted; \$4.68M in Rural Roads capital works occurring earlier than budgeted; and carryover projects (for example Bollon Road extension project of \$3.6M) 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 October 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. So, for carryover projects continuing from last year, you will see YTD expenditure with no YTD budget.



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
	Sep-25 \$'000	Sep-25 \$'000	2025/26 \$'000	Sep-25 \$'000
Income				
Operating revenue				
Grants, subsidies, contributions			20,110	6,447
Total operating revenue			20,110	6,447
Expenses				
Operating expenses				
Employee costs			4,035	1,412
Materials and services			14,125	7,420
Internal plant hire			1,950	982
Total operating expenses			20,110	9,814
Operating result			0	(3,367)

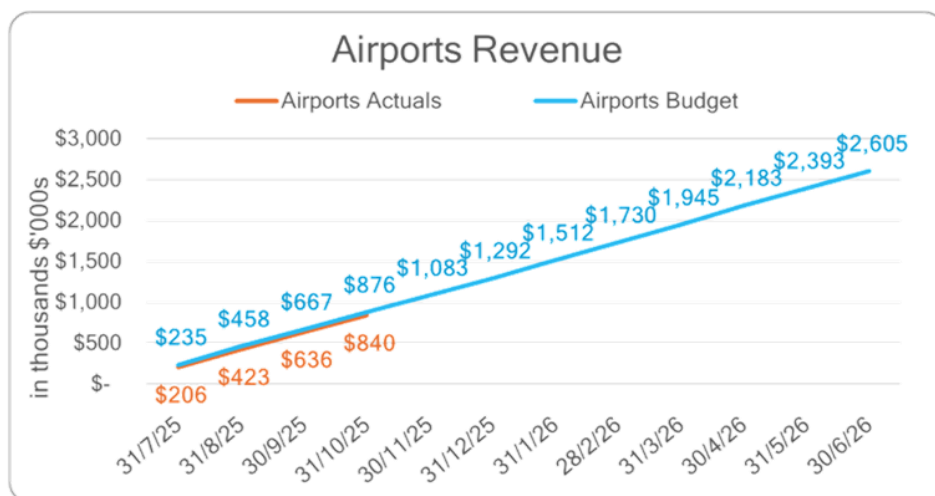
This report is being developed (Submitted and Approved information to come soon).



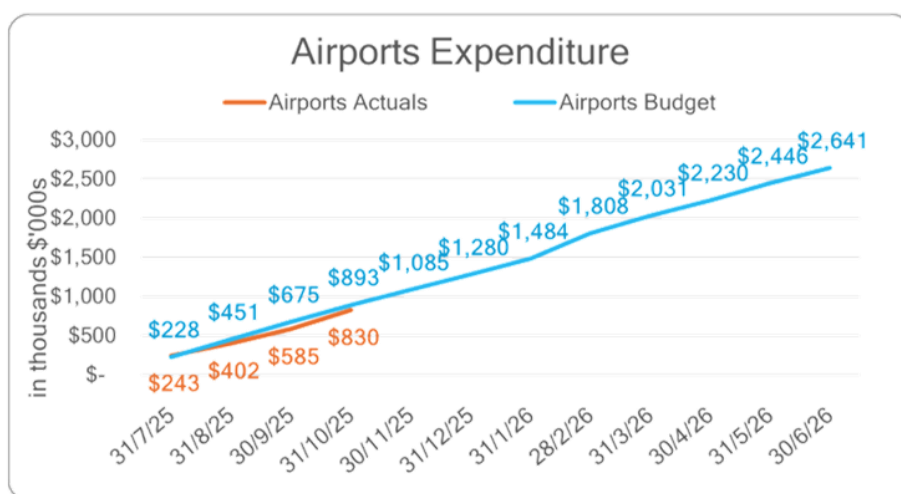
Business Units Performance

Airports

	Annual Budget	YTD Budget	YTD Actual	YTD Actual vs YTD Budget	YTD Actual as a % of YTD Budget
	2025/26 \$'000	Oct-25 \$'000	Oct-25 \$'000	Oct-25 \$'000	Oct-25 Target 100%
Total Airports					
Operating revenue					
Fees and charges - commercial	2,552	866	840	(27)	97%
Other revenue	53	10	0	(9)	2%
Total operating revenue	2,605	876	840	(36)	96%
Operating expenses					
Employee costs	620	215	180	(34)	84%
Finance costs	63	21	21	0	100%
Materials and services	871	295	266	(28)	90%
Internal corporate overhead	242	81	81	0	100%
Depreciation	845	282	281	0	100%
Total operating expenses	2,641	893	830	(63)	93%
Total Airports Operating result	(36)	(17)	10	27	(59%)
Roma Airport					
Operating revenue					
Fees and charges - commercial	2,536	861	830	(34)	96%
Other revenue	53	10	0	(9)	2%
Total operating revenue	2,589	663	633	(30)	95%
Operating expenses					
Employee costs	585	203	166	(36)	82%
Finance costs	63	21	21	0	100%
Materials and services	780	267	242	(25)	91%
Internal corporate overhead	242	81	81	0	100%
Depreciation	608	203	198	(5)	98%
Total operating expenses	2,279	774	708	(66)	91%
Roma Airport Operating result	310	97	122	25	126%
Regional Airports					
Operating revenue					
Fees and charges - commercial	16	5	10	5	199%
Total operating revenue	16	5	10	5	199%
Operating expenses					
Employee costs	35	12	14	2	116%
Materials and services	91	28	25	(3)	89%
Depreciation	236	79	83	4	105%
Total operating expenses	362	119	122	3	103%
Regional Airports Operating result	(347)	(114)	(112)	2	98%



Commentary: Operating revenue YTD is \$840k, compared to Budget YTD of \$876k, is under budget by \$36k. **Notable variances:** Generally aligned with budget.

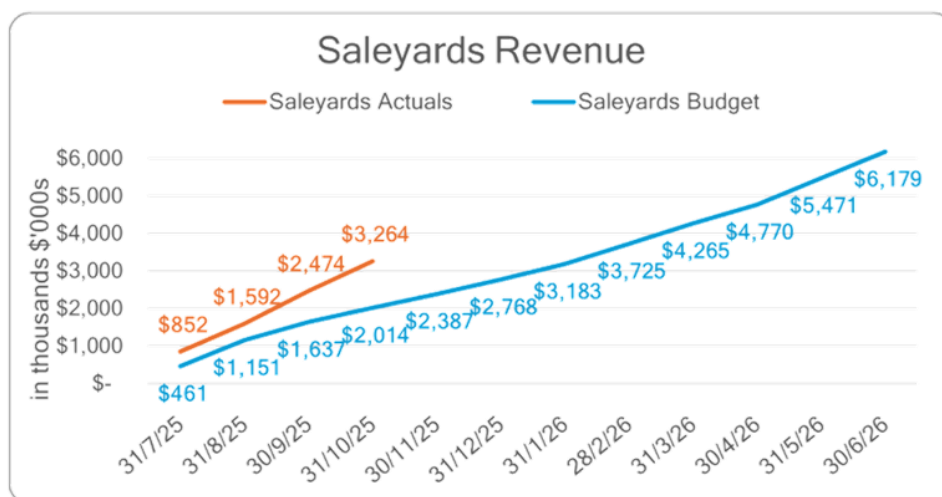


Commentary: Operating expenditure YTD is \$830k, compared to Budget YTD of \$893k, is under budget by \$63k. **Notable variances:** Lower Materials and services as maintenance work is undertaken on an as-needs basis.

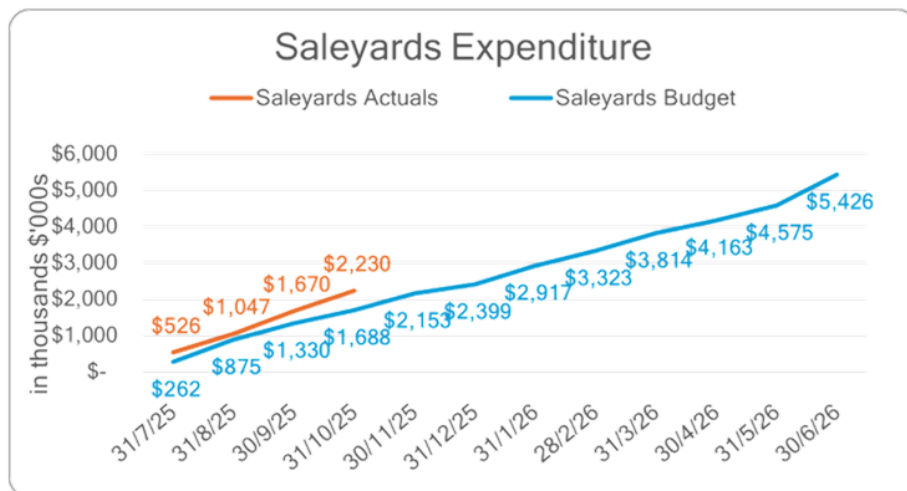


Saleyards

	Annual Budget	YTD Budget	YTD Actual	YTD Actual vs YTD Budget	YTD Actual as a % of YTD Budget
	2025/26	Oct-25	Oct-25	Oct-25	Oct-25
	\$'000	\$'000	\$'000	\$'000	Target 100%
TOTAL Saleyards					
Operating revenue					
Fees and charges - commercial	5,988	1,951	3,197	1,246	164%
Other revenue	191	63	67	4	106%
Total operating revenue	6,179	2,014	3,264	1,250	162%
Operating expenses					
Employee costs	930	246	369	123	150%
Finance costs	75	26	26	0	100%
Materials and services	3,531	1,120	1,539	419	137%
Internal corporate overhead	317	106	106	0	100%
Depreciation	572	191	190	(1)	100%
Total operating expenses	5,426	1,688	2,230	541	132%
Total Saleyards Operating result	753	326	1,034	708	317%



Commentary: Operating revenue YTD is \$3.26M, compared to Budget YTD of \$2.01M, is over budget by \$1.25M. **Notable variances:** Higher Revenue due to strong throughput sales.



Commentary: Operating expenditure YTD is \$2.23M, compared to Budget YTD of \$1.69M, is over budget by \$541k. **Notable variances:** Higher Materials & Services for external contractors related to higher sales, and other savings found, variance totaling \$419k. Employee costs higher by \$123k due to a lower actual vacancy rate than budgeted.

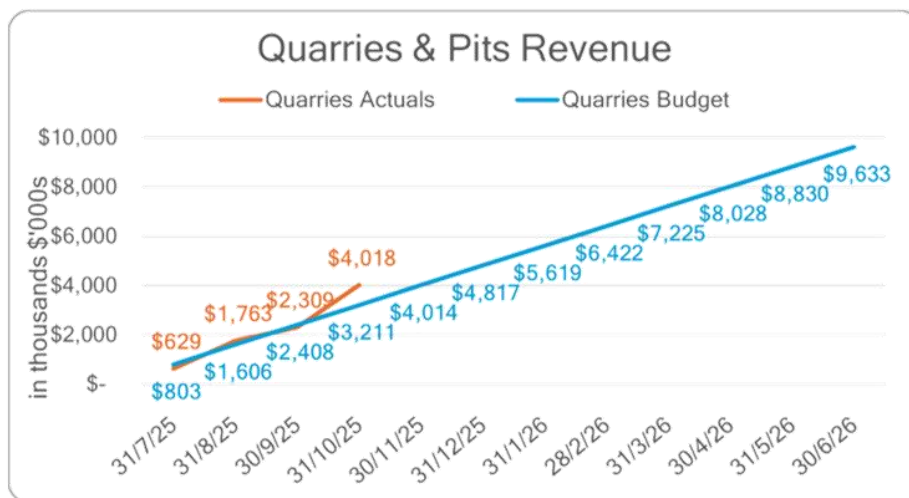


Quarries & Gravel Pits

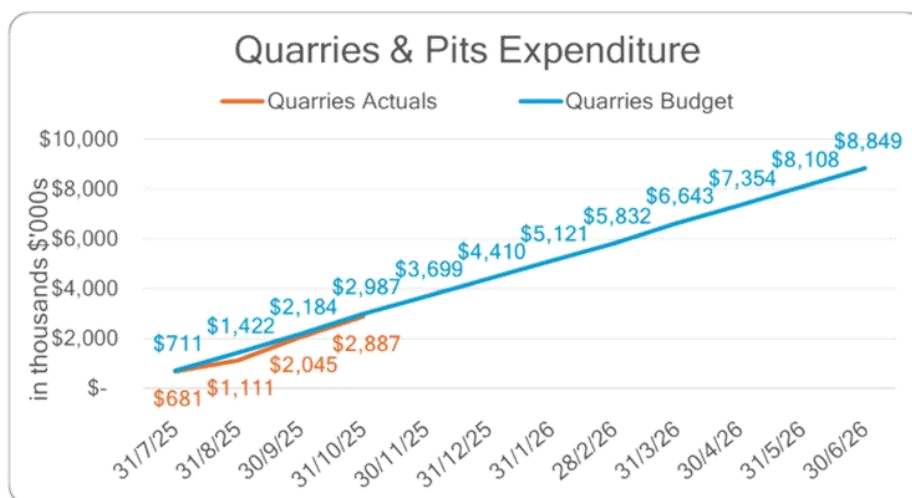
	Annual Budget	YTD Budget	YTD Actual	YTD Actual vs YTD Budget	YTD Actual as a % of YTD Budget
	2025/26 \$'000	Oct-25 \$'000	Oct-25 \$'000	Oct-25 \$'000	Oct-25 Target 100%
TOTAL Quarries & Gravel Pits					
Operating revenue					
Internal revenue	1,500	500	51	41	108%
Other revenue	2,104	701	1,309	808	187%
Sale of goods and major services	6,029	2,010	2,167	158	108%
Total operating revenue	9,633	3,211	4,018	807	125%
Operating expenses					
Employee costs	794	275	246	(29)	89%
Finance costs	30	0	0	0	0%
Materials and services	7,225	2,381	2,381	0	100%
Internal corporate overhead	333	111	111	0	100%
Depreciation	467	156	149	(6)	96%
Total operating expenses	8,849	2,922	2,887	(36)	99%
Total Quarries & Pits Operating result	784	289	1,131	842	392%
Roma Quarry					
Operating revenue					
Other revenue	1,504	501	1,309	808	261%
Sale of goods and major services	4,489	1,496	2,167	671	145%
Total operating revenue	5,993	1,998	3,477	1,479	174%
Operating expenses					
Employee costs	596	206	246	40	119%
Finance costs	0	0	0	0	0%
Materials and services	4,440	1,419	2,239	819	158%
Internal corporate overhead	167	56	56	0	100%
Depreciation	467	156	149	(6)	96%
Total operating expenses	5,669	1,837	2,689	853	146%
Roma Quarry Operating result	324	161	787	626	489%



	Annual Budget	YTD Budget	YTD Actual	YTD Actual vs YTD Budget	YTD Actual as a % of YTD Budget
	2025/26 \$'000	Oct-25 \$'000	Oct-25 \$'000	Oct-25 \$'000	Oct-25 Target 100%
Headache Hill Quarry					
Operating revenue					
Other revenue	600	200	0	(200)	0%
Sale of goods and major services	1,540	513	0	(513)	0%
Total operating revenue	2,140	713	0	(713)	0%
Operating expenses					
Employee costs	96	33	0	(33)	0%
Finance costs	30	0	0	0	0%
Materials and services	2,028	709	3	(707)	0%
Total operating expenses	2,154	742	3	(740)	0%
Headache Hill Quarry Operating result	(14)	(29)	(3)	27	9%
Quarry Pits					
Operating revenue					
Internal revenue	1,500	500	541	41	108%
Total operating revenue	1,500	500	541	41	108%
Operating expenses					
Employee costs	102	35	0	(35)	0%
Materials and services	757	252	139	(113)	55%
Internal corporate overhead	167	56	56	0	100%
Total operating expenses	1,026	343	195	(148)	57%
Quarry Pits Operating result	474	157	346	190	221%



Commentary: Operating revenue YTD is \$4.02M, compared to Budget YTD of \$3.21M, is over budget by \$807k. **Notable variances:** Gravel Pits \$41k YTD higher revenue for QRA works; Roma Quarry \$808k YTD higher cartage for QRA flood events; \$671k YTD higher sale of goods for QRA flood events; Headache Hill Quarry (\$713k) YTD lower revenue due to delay in commencement.

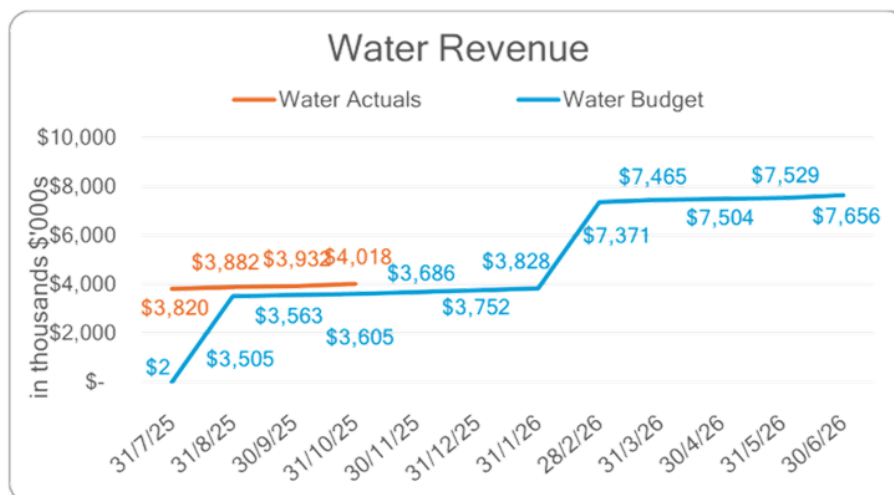


Commentary: Operating expenditure YTD is \$2.89M, compared to Budget YTD of \$2.99M, is under budget by (\$35k). **Notable variances:** Gravel Pits (\$148k) YTD lower expenditure for QRA works; Roma Quarry \$853k YTD higher cartage for QRA flood events; Headache Hill Quarry (\$739k) YTD lower expenditure due to delay in commencement.

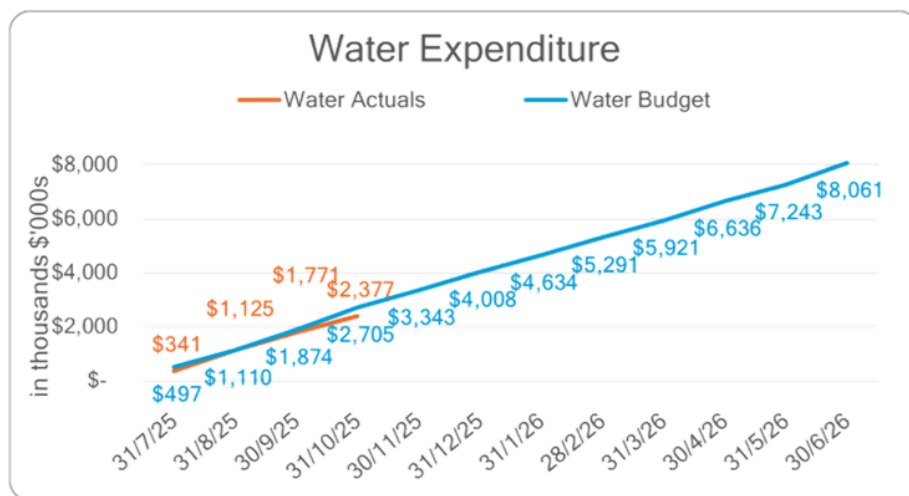


Water

	Annual Budget	YTD Budget	YTD Actual	YTD Actual vs YTD Budget	YTD Actual as a % of YTD Budget
	2025/26	Oct-25	Oct-25	Oct-25	Oct-25
	\$'000	\$'000	\$'000	\$'000	Target 100%
Water					
Operating revenue					
Fees and charges - statutory	709	146	178	32	122%
Grants subsidies and contributions	0	0	0	0	0%
Internal revenue	25	0	12	12	120384%
Rates and charges	6,922	3,458	3,828	369	111%
Sale of contract and recoverable works	0	0	0	0	0%
Total operating revenue	7,656	3,605	4,018	413	111%
Operating expenses					
Employee costs	1,557	537	506	(32)	94%
Finance costs	54	20	19	(1)	94%
Materials and services	3,737	1,244	922	(322)	74%
Internal corporate overhead	585	195	195	0	100%
Depreciation	2,128	709	735	26	104%
Total operating expenses	8,061	2,705	2,377	(328)	88%
Water Operating result	(405)	900	1,641	741	182%



Commentary: Operating revenue YTD is \$4.02M, compared to Budget YTD of \$3.6M, is over budget by \$413k. **Notable variances:** Internal (MRC) use of water at standpipes up \$12k; and Water charges are up by \$369k due to higher water consumption \$335k, and infrastructure charges \$22k, and late interest \$11k.

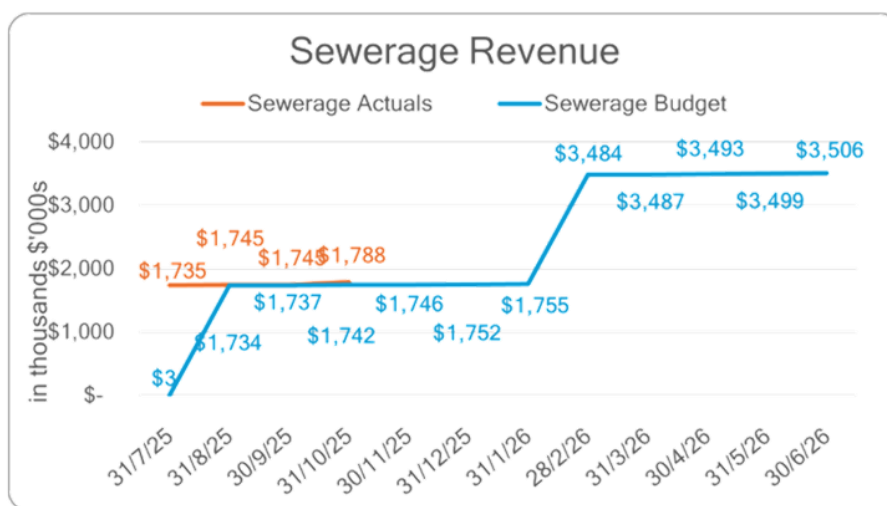


Commentary: Operating expenditure YTD is \$2.38M and Budget YTD is \$2.71M, so is behind budget by (\$328k). **Notable variances:** Special Project dosing systems service \$173k was scheduled to start September, and was phased as such, however, waiting on supplier ETA for servicing trip; also water maintenance is down across council by \$179k compared to budget.

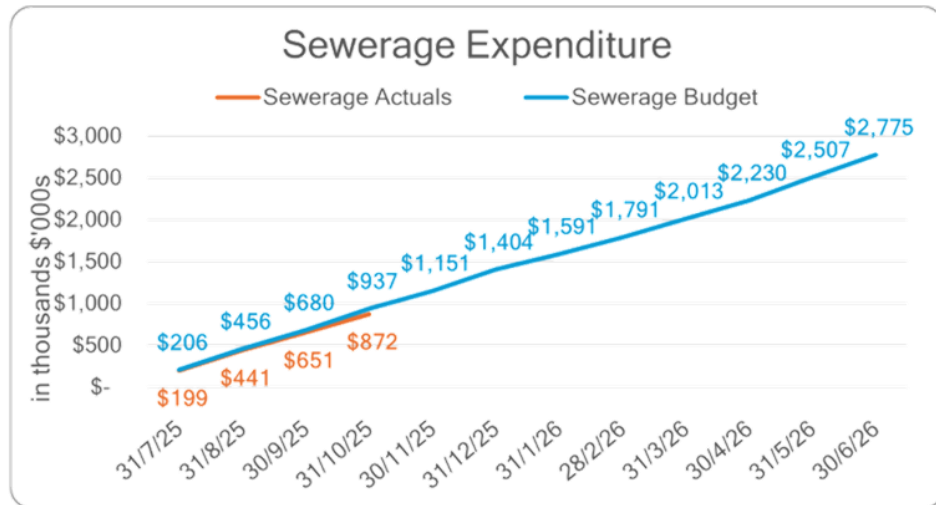


Sewerage

	Annual Budget	YTD Budget	YTD Actual	YTD Actual vs YTD Budget	YTD Actual as a % of YTD Budget
	2025/26	Oct-25	Oct-25	Oct-25	Oct-25
	\$'000	\$'000	\$'000	\$'000	Target 100%
Sewerage					
Operating revenue					
Fees and charges - commercial	46	14	36	22	257%
Rates and charges	3,460	1,728	1,752	24	101%
Total operating revenue	3,506	1,742	1,788	46	103%
Operating expenses					
Employee costs	510	176	166	(10)	95%
Finance costs	50	17	17	0	100%
Materials and services	728	249	197	(52)	79%
Internal corporate overhead	397	132	132	0	100%
Depreciation	1,090	363	359	(4)	99%
Total operating expenses	2,775	937	872	(65)	93%
Sewerage Operating result	730	805	916	111	114%



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

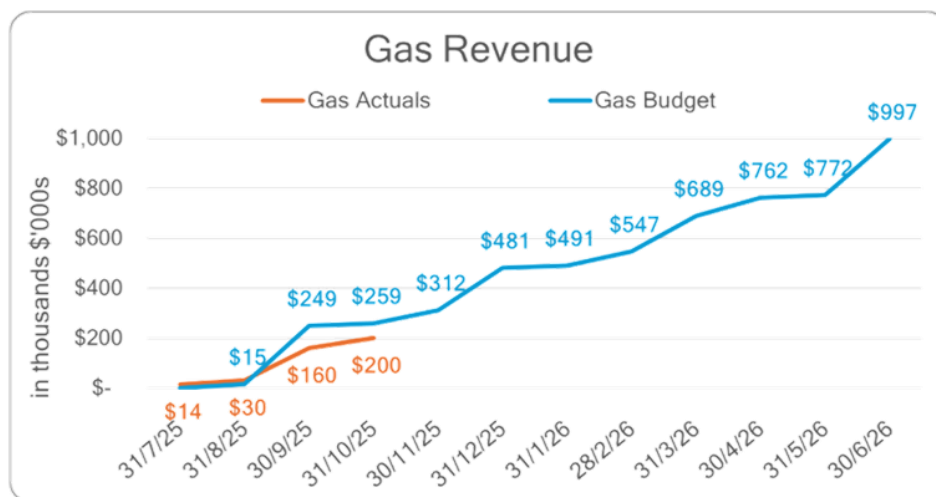


Commentary: Operating expenditure YTD of \$872k is generally aligned with Budget YTD of \$937k.
Notable variances: None.

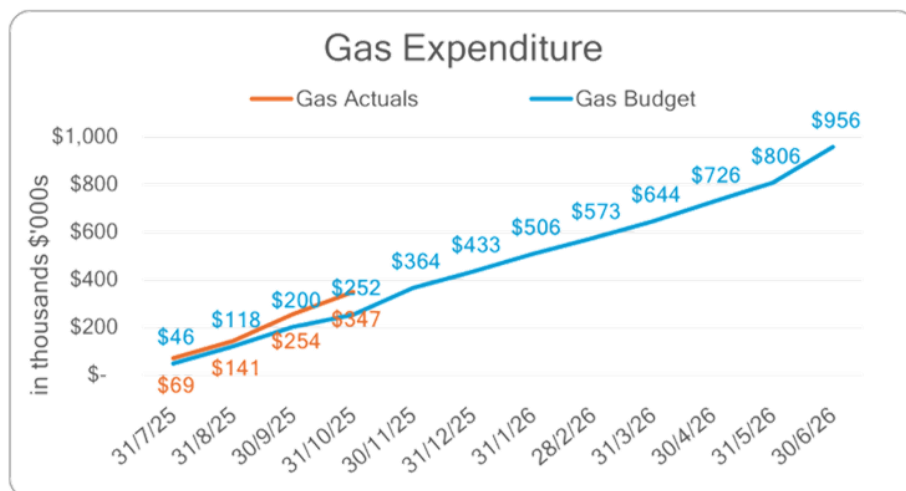


Gas

	Annual Budget	YTD Budget	YTD Actual	YTD Actual vs YTD Budget	YTD Actual as a % of YTD Budget
	2025/26	Oct-25	Oct-25	Oct-25	Oct-25
	\$'000	\$'000	\$'000	\$'000	Target 100%
Gas					
Operating revenue					
Fees and charges - commercial	855	259	201	(59)	77%
Internal revenue	140	0	0	0	0%
Other revenue	2	0	1	1	0%
Rates and charges	0	0	(2)	(2)	0%
Total operating revenue	997	259	200	(60)	77%
Operating expenses					
Employee costs	129	45	58	13	129%
Materials and services	440	78	155	77	198%
Internal corporate overhead	112	37	37	0	100%
Depreciation	275	92	97	5	106%
Total operating expenses	956	252	347	95	138%
Gas Operating result	41	7	(147)	(155)	(1976%)



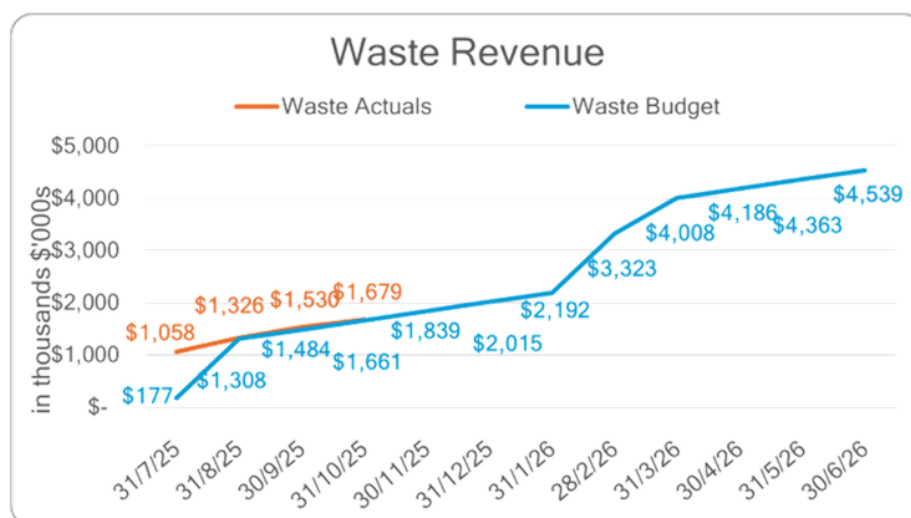
Commentary: Operating revenue YTD is \$200k, compared to Budget YTD of \$259k. **Notable variances:** Quarterly billing identified a lower gas usage across the region, likely due to the early hot season, reducing use of gas heating. (Eg. The hospital usage dropped by 65% compared to same period last year).



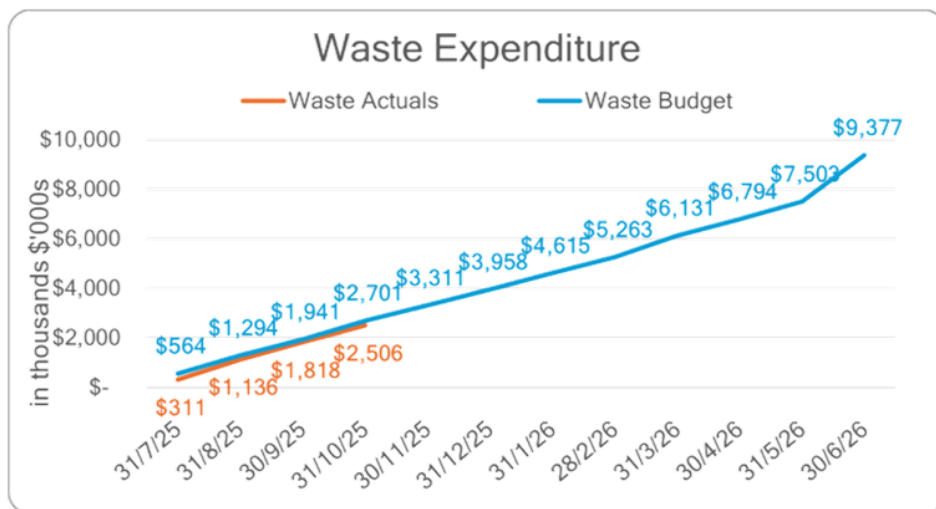
Commentary: Operating expenditure YTD is \$347k, compared to Budget YTD of \$252k, is over budget by \$95k. **Notable variances:** Higher Materials and Services for rebuilding of pumps in gas station YZ odorant system as required in Santos spot audit. Higher Employee Costs due to staff needing to be present during the audit. Another \$37k cost has been incurred for a private works (relocation of the gas main at 24D Carnarvon Highway) requested by TMR not included in the budget. The revenue to offset this will appear once TMR has been billed.



Waste					
	Annual Budget	YTD Budget	YTD Actual	YTD Actual vs YTD Budget	YTD Actual as a % of YTD Budget
	2025/26	Oct-25	Oct-25	Oct-25	Oct-25
	\$'000	\$'000	\$'000	\$'000	Target 100%
Waste					
Operating revenue					
Fees and charges - commercial	2,119	706	709	3	100%
Fees and charges - statutory	0	0	0	0	0%
Grants subsidies and contributions	508	0	0	0	0%
Rates and charges	1,912	955	970	15	102%
Total operating revenue	4,539	1,661	1,679	18	101%
Operating expenses					
Employee costs	1,121	385	321	(64)	83%
Finance costs	1,000	0	0	0	0%
Materials and services	6,614	2,065	1,970	(95)	95%
Internal corporate overhead	444	185	148	(37)	80%
Depreciation	197	66	67	2	103%
Total operating expenses	9,377	2,701	2,506	(195)	93%
Waste Operating result	(4,838)	(1,040)	(828)	213	80%



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



Commentary: Operating expenditure YTD is \$2.5M, compared to Budget YTD of \$2.7M, is lower than budget by (\$195k). **Notable variances:** Employee Costs are lower by (\$64k) due to a higher actual vacancy rate than budgeted, as there are 2 full-time equivalent (FTE) vacancies; and Materials and Services are behind by (\$64k) 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. The outstanding balance for October has reduced down to \$1.88M.

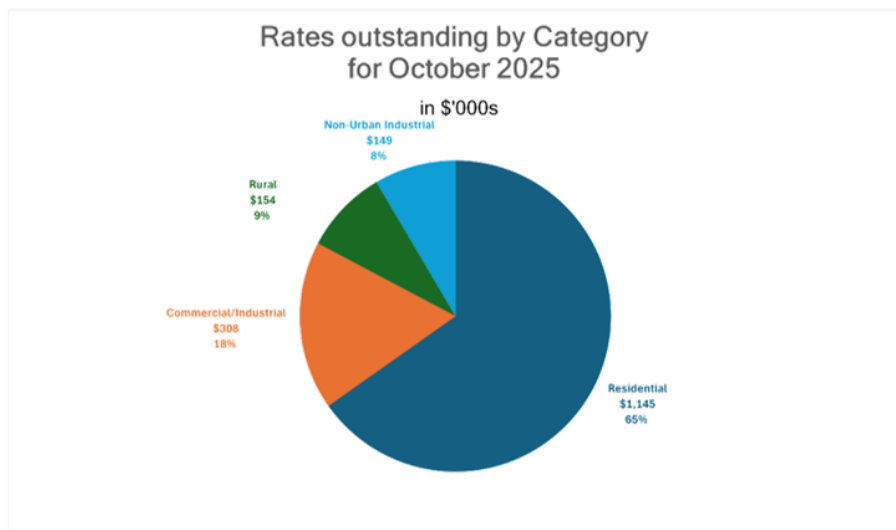
Total Outstanding Balance: \$2.58M across 559 assessments

Prepayments: \$695k

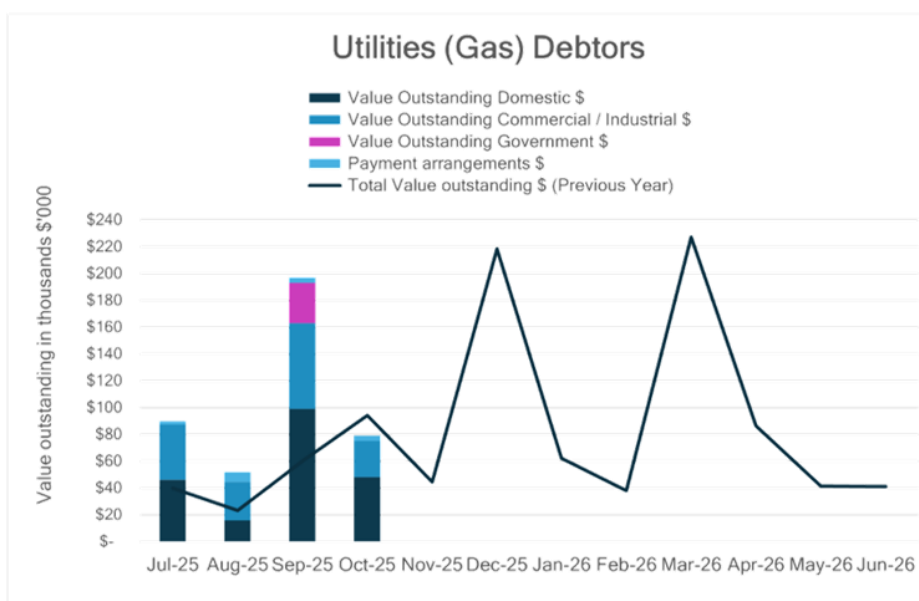
Current 0-30 days: \$0

Overdue Balance: \$2.6M

Overdue Percentage: Currently approximately 0.5% of the annual rate base.



Utilities (Gas)

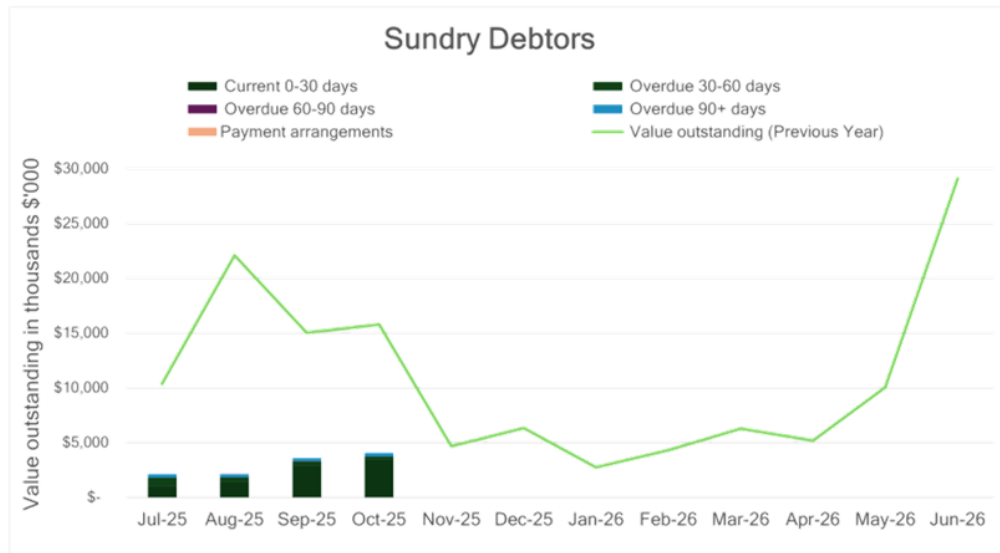


Total Outstanding Balance: \$74,430

The quarterly billing was issued last month (September) and the due date for this quarterly billing is 1st of November.



Sundry Debtors



Total Outstanding at the end of this month: \$4.07M

Current 0-30 days: \$3.46M

30-60 days: \$272k

60-90 days: \$14k

90+ days: \$327k

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



Procurement

Local spend

	MRC Local	All Orders	% of Local
October 2025	\$3.68M	\$7.61M	48%
September 2025	\$4.04M	\$13.42M	30%

Council's local spend for October 2025 was 48%.

Contracts awarded over \$200k

Contract Title	Supplier Name	Tender Value (excl. GST)
MARANOA REGION WIDE FLOOD RISK MANAGEMENT	SMEC Australia Pty Ltd	647,587



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 31 October 2025

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
Administration and Information Services Total:						\$37,000	\$37,000	\$18,288
Airport								
25048	Roma Airport - Energy Efficiency Project (CEUF)	Yes	Development/Pre-Construction	○	●	\$93,500	\$0	
25939	Special Project - Roma Airport Terminal External and Generator Shed Repaint	No	Development/Pre-Construction	○	●	\$85,000	\$0	\$0
25942	Capital Works - Advertising Devices at the Roma Airport	No	Implementation/Construction	●	●	\$19,200	\$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	
26001	Special Works - Preparation works for Lease Site on Roma Airport	No	Development/Pre-Construction	○	●	\$35,600	\$0	
Airport Total:						\$2,553,300	\$0	\$0
Arts and Culture								
25941	Special Project - A Regional Arts & Culture Strategy 2025-2030	No	Initiation & Definition	○	●	\$21,000	\$0	
Arts and Culture Total:						\$21,000	\$0	
Bassett Park								
22958	Bassett Park kitchen - design only	No	Design	○	○	\$120,000	\$0	
26002	Capital Works - Bassett Park - Replacement of temp amenities block Netball Courts area with a new mobile toilet facility	No	Initiation & Definition	○	○	\$200,000	\$0	
26003	Capital Works - Roma Netball Court resurface	No	Development/Pre-Construction	○	●	\$150,000	\$0	
24650	Bassett Park Roma - Jockey Room Stage 2 Stage Safe Movement and Access	No	Design	○	●			\$0
24748	Bassett Park Roma - site power and infrastructure works	No	Design	●	●			\$65
Bassett Park Total:						\$470,000	\$0	\$65
Big Rig								
26004	Capital Works - Big Rig Journey Through Time Renewal	No	Development/Pre-Construction	●	●	\$192,000	\$0	
26005	Capital Works - Big Rig - Night Show Audio Visual Renewal	No	Initiation & Definition	○	●	\$40,000	\$0	
26006	Capital Works - Big Rig Oil Patch Museum Audio Visual Renewal	No	Initiation & Definition	○	●	\$46,000	\$0	
26018	Capital Works - Big Rig Public Toilet refurbishment	No	Development/Pre-Construction	●	●	\$40,000	\$0	\$1,920
Big Rig Total:						\$318,000	\$0	\$1,920
Calico Cottage								
24529	Wallumbilla Calico Cottage Toilets - Treatment System Upgrade - design and replacement	No	Implementation/Construction	●	●			\$28,176
Calico Cottage Total:								\$28,176

Work Order	Title	Externally Funded	Status	On Time	On Budget	Annual Budget	YTD Budget	YTD Expenditure
Camp								
25960	Capital Works - Design and Install Bollon Camp Roof	No	Design	●	●	\$90,000	\$0	\$0
Camp Total:						\$90,000	\$0	\$0
Caravan Parks								
25058	Injune Caravan Park - safety lighting & electrical rectification	No	Project Close	●	●			\$4,108
Caravan Parks Total:								\$4,108
Cemeteries								
25990	Capital Works - Injune Cemetery Expansion - Fence Relocation	No	Project Complete	●	●	\$35,000	\$35,000	\$27,937
26034	Special Project - Cemeteries Master Plan	No	Open	●	○	\$90,000	\$0	
25054	Roma Cemetery - further work at Cemetery including urgent drainage	No	Implementation/Construction	●	●			\$49,384
Cemeteries Total:						\$125,000	\$35,000	\$77,321
Community Safety								
26065	Special Project - Digital Evidence & Safety Enhancement Project	No	Initiation & Definition	●	●	\$33,000	\$16,500	
26067	Special Project - Selective Regulatory Compliance Inspection Program resources.	No	Implementation/Construction	●	●	\$54,000	\$30,000	\$25,422
24935	Security Camera Purchases 2023-2024 APLNG Funding	Yes	Design	●	●			\$2,127
Community Safety Total:						\$87,000	\$46,500	\$27,548
Council Housing								
25780	8 Perry Street Yuleba - Restumping Design	No	Development/Pre-Construction	●	●	\$3,400	\$0	\$0
25814	118 William Street Surat - replace floor coverings	No	Project Complete	●	●	\$9,945	\$2,876	\$9,945
25816	27 Edinburgh Street Mitchell - Kitchen Replacement and Repaint	No	Development/Pre-Construction	○	●	\$41,017	\$0	\$0
25884	118 William Street Surat - Kitchen and Paint Renewal	No	Implementation/Construction	●	●	\$62,845	\$0	\$49,390
25885	11 Adelaide Street Mitchell - Kitchen Renewal	No	Implementation/Construction	●	●	\$28,234	\$0	\$0
25886	7 Elmer Street Roma - Boundary Fence	No	Project Complete	●	●	\$6,881	\$0	\$6,881
25908	37 Charles Street Surat - External Paint	No	Development/Pre-Construction	○	●	\$13,480	\$0	\$0
25912	91A Burrowes Street Surat Upgrade to Airconditioning	No	Project Close	●	●	\$9,111	\$0	\$9,111
25913	91A Burrowes Street Surat Restumping (refer WO24647 also)	No	Development/Pre-Construction	○	●	\$56,000	\$0	\$0
25914	Unit 1, 1 Broughton Street Injune Airconditioning Upgrade	No	Project Complete	●	●	\$6,000	\$0	\$6,318
25917	8 Perry Street Yuleba External Paint	No	Development/Pre-Construction	○	●	\$13,541	\$0	\$0
25918	50 Stephenson Street Yuleba External Paint	No	Development/Pre-Construction	○	●	\$12,815	\$0	\$0
25931	11 Adelaide Street Mitchell Airconditioning Upgrades	No	Project Complete	●	●	\$0	\$0	\$0
25932	36 Edinburgh Street Mitchell Carport	No	Project Complete	●	●	\$8,295	\$0	\$8,295
25933	18 Stephenson Street Yuleba - Replace floor coverings	No	Project Complete	●	●	\$19,350	\$0	\$19,350
25934	17 Flinders Street Yuleba - External paint, Kitchen Cabinets and tank removal	No	Implementation/Construction	●	○	\$15,554	\$0	\$9,947
25971	Capital Works - Housing Renewal Program - Budget Only	No	Project Complete	●	●	\$7,988	\$0	
25972	Capital Works - Housing Upgrade Program - Budget Only	No	Project Complete	●	●	\$0	\$0	

Work Order	Title	Externally Funded	Status	On Time	On Budget	Annual Budget	YTD Budget	YTD Expenditure
25973	Capital Works - 20 Queen Street Roma Construction of 3 Units	No	Design	●	○	\$457,500	\$5,000	
25974	Capital Works - 2 Crawford Street (91 Miscamble St) Roma Construction of 3 Units	No	Design	●	○	\$457,500	\$10,000	
26068	Special Project - Maranoa Local Area Housing Action Plan	No	Initiation & Definition	○	●	\$30,000	\$0	
26078	Capital Works - 24 Garden Street Yuleba - Kitchen, bathroom renew	No	Development/Pre-Construction	○	●	\$60,085	\$0	\$0
26079	Capital Works - 26 Garden Street Yuleba - Kitchen, floor coverings & Internal Painting	No	Development/Pre-Construction	○	●	\$28,446	\$0	\$0
26080	Capital Works - 2 Elizabeth Street Mitchell Repaint	No	Project Close	●	●	\$26,793	\$0	\$24,358
26081	Capital Works - 11 Adelaide Street Mitchell Repaint	No	Development/Pre-Construction	○	●	\$34,199	\$0	\$0
26082	Capital Works - 11 Adelaide Street Mitchell fence replacement	No	Project Complete	●	●	\$19,856	\$0	\$18,052
26084	Capital Works - Unit 1 19 College Street Wallumbilla - kitchen bathroom and painting	No	Implementation/Construction	●	●	\$80,030	\$0	\$0
26105	Capital Works - 16 Third Avenue Injune External Painting	No	Project Close	●	○	\$7,931	\$0	\$0
26106	Capital Works - 54 Ronald Street Injune External Painting	No	Project Close	●	●	\$10,032	\$0	\$0
26107	Capital Works - 1 Broughton Street Injune External Painting	No	Implementation/Construction	●	●	\$18,172	\$0	\$0
26108	Capital Works - 56 Ronald Street Injune Reroof	No	Cancelled	○	○	\$0	\$0	
23702	56 Ronald Street Injune - External paint and asbestos removal of soffits and vent pipe	No	Project Complete	●	●			\$9,780
25060	Feather Street Roma House Relocation	No	Implementation/Construction	●	●			\$1,132
25343	W4Q Construction of Housing Solutions in Roma for the Maranoa (Queen St and Crawford St Roma)	Yes	Design	→	●			\$16,313
25156	50 Stephenson Street Yuleba - Insurance Works - LGM Claim PR0044828 - Repair Internal Walls and other damage caused by vandals	No	Development/Pre-Construction	○	●			\$35,500
24639	19 College St Wallumbilla (Units) – Replace Septic System with Two Systems & Replace Damaged Fences	No	Implementation/Construction	●	●			\$0
Council Housing Total:						\$1,545,000	\$17,876	\$224,371
Depot								
25679	Cartwright Street Roma Depot - ceiling replacement - engineering/kitchen/morning tea area/procurement	No	Development/Pre-Construction	●	●			\$95
Depot Total:								\$95
Development Facilities and Environment								
25970	Special Project - Planning (PEC) Project	No	Development/Pre-Construction	●	●	\$100,000	\$20,000	\$3,296
Development Facilities and Environment Total:						\$100,000	\$20,000	\$3,296
Disaster Management								
25565	Roma SES Building - Design upgrade of building	No	Open	○	○			\$0
Disaster Management Total:								\$0
Economic and Community Development								
26063	Special Project - Community event planning workshop series	No	Initiation & Definition	●	●	\$10,000	\$0	\$3,269
26064	Special Project - Maranoa Nursing Advancement Bursary program	No	Implementation/Construction	●	●	\$50,000	\$0	
Economic and Community Development Total:						\$60,000	\$0	\$3,269
Economic Development								
25949	Special Project - Renewal of the Economic Development Strategy	No	Initiation & Definition	○	●	\$25,000	\$0	
Economic Development Total:						\$25,000	\$0	

Work Order	Title	Externally Funded	Status	On Time	On Budget	Annual Budget	YTD Budget	YTD Expenditure
Emergency Management								
24334	Maranoa Region-wide flood risk management program and flood study - 2021-22 Flood Risk Management Program	No	Open	○	○	\$0	\$0	
24841	Gauging Station & Flood Warning Sign - Bungil Creek 3 - Bungil Street	Yes	Implementation/Construction	●	●			\$22,244
24842	Gauging Station & Flood Warning Sign - Bungil Creek 4 - East Miscamble Street	Yes	Implementation/Construction	●	●			\$25,496
25566	Surat SES Building - Installation of Shade Awning (SES Accommodation Unit)	Yes	Development/Pre-Construction	○	●			\$0
25567	Wallumbilla SES Building - Additional Storage Container	Yes	Development/Pre-Construction	●	●			\$13,200
Emergency Management Total:						\$0	\$0	\$60,940
Enterprise Risk Quality Safety								
26061	Special Project - Workplace Health and Safety - Operating Initiatives	No	Open	○	○	\$192,750	\$0	
Enterprise Risk Quality Safety Total:						\$192,750	\$0	
Environmental Health								
24851	2023-2024 Maranoa Flying Fox Management Surat - MarRC FFRMPQP R6 001053	Yes	Project Complete	●	●	\$0	\$0	\$11,623
Environmental Health Total:						\$0	\$0	\$11,623
Facilities								
23590	Buildings Asset Management Plan	No	Open	○	○	\$0	\$0	\$23,058
26100	Update Council's Asbestos Register	No	Implementation/Construction	○	●			\$160
Facilities Total:						\$0	\$0	\$23,218
Finance								
26066	Special Project - General Ledger Chart of Account Restructure	No	Initiation & Definition	○	●	\$25,000	\$0	
Finance Total:						\$25,000	\$0	
Galleries & Libraries								
26015	Capital Works - Mitchell library/ gallery - Install shade sails over grassed area	No	Development/Pre-Construction	●	●	\$5,000	\$5,000	
Galleries & Libraries Total:						\$5,000	\$5,000	
Gas Network								
26031	Capital Works - Gas Valve Replacement Program Roma	No	Implementation/Construction	●	●	\$35,000	\$3,047	\$3,047
Gas Network Total:						\$35,000	\$3,047	\$3,047
Great Artesian Spa								
25968	Capital Works - Great Artesian Spa Generator	No	Implementation/Construction	●	●	\$39,186	\$35,007	\$35,007
26073	Capital Works - Great Artesian Spa - repair of flooring amenities	No	Development/Pre-Construction	○	●	\$50,000	\$0	
24501	Contribution construction new gym Mitchell	No	Implementation/Construction	●	●			\$649
Great Artesian Spa Total:						\$89,186	\$35,007	\$35,656
Halls & Community Centres								
24395	Mitchell Hall Stumping Works	No	Design	○	●	\$107,000	\$0	
25936	Capital Works - Injune Museum Fit Out	Yes	Development/Pre-Construction	●	●	\$150,000	\$25,000	\$841

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

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

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Work Order	Title	Externally Funded	Status	On Time	On Budget	Annual Budget	YTD Budget	YTD Expenditure
25951	Capital Works - Renew Amby Hall Roof and Guttering Replacement	No	Implementation/Construction	●	●	\$120,000	\$0	\$0
26008	Capital Works - Replace large section of roof at Roma Community Arts Centre	No	Initiation & Definition	○	●	\$150,000	\$0	\$5,039
26043	Capital Works - Surat Shire Hall Airconditioning	No	Design	○	●	\$75,000	\$0	\$0
26076	Capital Works - Surat Shire Hall Fan Replacement Project	No	Project Close	●	●	\$20,000	\$20,000	\$6,182
24394	Amby Hall Restumping	No	Project Close	●	●			\$4,600
22371	New community, council and tourism precinct in Wallumbilla (Calico) refer WO20358 for design)	Yes	Project Close	●	●			\$185,510
22906	Injune Hall Critical Works - flooring and stumps	No	Design	●	●			
24513	Mitchell RSL upgrade kitchen	No	Design	●	●			\$3,060
25056	Mitchell RSL Complex - upgrade kiosk including new stainless steel sinks roller door and air-conditioning	No	Development/Pre-Construction	○	●			\$3,215
26118	Capital Works - The Wheat Shed Wallumbilla - Commerical Kitchen Fitout	Yes	Development/Pre-Construction	○	●			\$0
Halls & Community Centres Total:						\$622,000	\$45,000	\$208,447
Information Technology								
25138	Spatial System Migration	No	Implementation/Construction	●	●	\$0	\$0	\$124,379
25964	Special Project - Roma Infrastructure Depot CCTV Security Enhancement Project	No	Design	●	●	\$10,000	\$0	
25965	Special Project - Azure Cloud Migration	No	Design	●	●	\$60,000	\$0	
25966	Special Project - Continuing Maranoa Regional Council - Maranoa Planning Scheme 2017 Property Report	No	Development/Pre-Construction	○	●	\$35,000	\$0	
25975	Capital Works - Network Switch Replacement Program	No	Implementation/Construction	●	●	\$70,000	\$0	\$72,037
25976	Capital Works - Data Centre UPS Replacement	No	Project Complete	●	●	\$16,000	\$16,000	\$15,062
26010	Capital Works - Mitchell Hall Sound and Projection	No	Open	○	○	\$25,000	\$0	
26074	Capital Works - Workstation Replacement Program	No	Implementation/Construction	●	●	\$147,000	\$120,000	\$118,910
Information Technology Total:						\$363,000	\$136,000	\$330,388
Kerb and Channel								
23651	Tiffin Street North (Western side only) Roma New kerb and channel and seal to kerb - George Street East to Bungil Street	No	Development/Pre-Construction	●	●	\$111,000	\$0	\$0
24574	Kerb and Channel Third Avenue Injune - Hutton Street to Ronald Street (plus widen to kerb)	No	Development/Pre-Construction	○	●	\$350,000	\$0	
26000	Capital Works - Kerb and Channel - Arthur Street (Twine to Ivy Street) Roma	No	Implementation/Construction	●	●	\$416,000	\$0	\$45,860
26009	Capital Works - Jackson Street Roma - New Kerb and Channel	No	Project Close	●	●	\$375,000	\$235,000	\$113,704
26028	Capital Works - Kerb and Channel replacement – Bowen Street near Commonwealth Hotel	No	Open	○	○	\$55,000	\$0	
Kerb and Channel Total:						\$1,307,000	\$235,000	\$159,564
Land								
26069	Capital Works - Roma Police Paddocks Subdivision (Dargal Road and Richardsons Lane) - Stage 1	Yes	Initiation & Definition	●	●			\$102,752
23571	Subdivide vacant land bordered by Newbon Street: Tiffin Street: Edward Street South and Corfe Road Roma into 4 blocks	No	Open	○	○			\$2,578
Land Total:								\$105,330
Libraries								
25954	Special Project - Maranoa Library Strategic Plan	No	Initiation & Definition	●	●	\$25,000	\$0	
Libraries Total:						\$25,000	\$0	

Work Order	Title	Externally Funded	Status	On Time	On Budget	Annual Budget	YTD Budget	YTD Expenditure
Parks and Gardens								
25620	Lions Park Roma Irrigation and grounds upgrades (replaces WO22918)	No	Initiation & Definition	●	●	\$200,000	\$0	
25955	Capital Works - Neil Turner Weir BBQ Shelter upgrade	No	Implementation/Construction	●	●	\$120,000	\$61,600	\$0
26011	Capital Works - Campbell Park Roma - concrete slab construction including permanent electrical and communication reticulation to new events sub board	No	Development/Pre-Construction	○	●	\$96,000	\$0	
26026	Special Project - Painting of the Memorial Park Toilet Block in Surat	No	Development/Pre-Construction	○	●	\$10,000	\$0	
26035	Capital Works - Nason Park Surat BBQ	No	Initiation & Definition	○	●	\$22,000	\$0	
23566	Yuleba Community Projects Main Street youth & recreation liveability improvements APLNG	Yes	Implementation/Construction	→	●			\$343,886
25063	Roma Pump Track – Rework Exit and Isolated Safety Improvements	No	Project Close	●	●			\$72,103
25064	Regional Parks Repairs - Public Safety risk/hazard next 3 years	No	Project Complete	●	●			\$49,062
25065	Heroes Avenue Roma - Town Beautification including replace/install new concrete surrounds around Bottle trees in streets	No	Project Complete	●	●			\$20,000
Parks and Gardens Total:						\$448,000	\$61,600	\$485,051
Pathways (Footpaths)								
25938	Capital Works - Injune Lagoon Walk - resurface	No	Implementation/Construction	●	●	\$35,000	\$0	\$0
25940	Capital Works - Construction of the Injune to Gunnewin Rail Trail	No	Development/Pre-Construction	○	●	\$30,000	\$0	
25950	Capital Works - Footpath Mitchell Memorial Park to Liverpool St (Design)	No	Design	●	●	\$10,000	\$0	
26007	Capital Works - Adungadoo Pathway Extension Roma - Big Rig through Sculptures Outback link, design and construct	Yes	Design	○	●	\$709,000	\$0	
Pathways (Footpaths) Total:						\$784,000	\$0	\$0
Plant Operations								
18376	Plant Investment Program Budget Only	No	Implementation/Construction	●	●	\$6,570,000	\$0	
25377	PL 2077 Caterpillar 140M 12ft Maintenance Grader	No	Implementation/Construction	●	●			\$530,000
25378	PL 2078 Caterpillar 140M 14ft Maintenance Grader	No	Implementation/Construction	●	●			\$535,000
25425	PL 4035 Heavy Rigid 6x4 Tipper	No	Implementation/Construction	●	●			\$299,228
25635	Capital Works - PL 3047 Traymark Industrial Caravan	No	Open	○	○			\$80,735
25633	Capital Works - PL 3045 Traymark Industrial Caravan	No	Open	○	○			\$80,735
25609	Capital Works - PL 2079 Crown Combustion Forklift	No	Open	○	○			\$19,381
25634	Capital Works - PL 3046 Traymark Industrial Caravan	No	Open	○	○			\$80,735
26083	Capital Works - In Vehicle Monitoring System (IVMS) 2025/2026	No	Open	○	○			\$7,713
26146	Capital Works - Groundsman Pedestrian Turf Multicutter PL 9278	No	Open	○	○			\$0
26150	Capital Works - PL9279 K-9 Kube 2 Cell Animal Lift & Transport Unit	No	Open	○	○			\$25,920
26167	Capital Works - PL6157 Ford Ranger 2.8L Single Cab 4x4 Utility	No	Open	○	○			\$0
26168	Capital Works - PL6158 Ford Ranger 2.8L Single Cab 4x4 Utility	No	Open	○	○			\$0
26169	Capital Works - PL6159 Ford Ranger 2.8L Single Cab 4x4 Utility	No	Open	○	○			\$0
26170	Capital Works - PL6160 Ford Ranger 2.8L Single Cab 4x4 Utility	No	Open	○	○			\$0
26171	Capital Works - PL6161 Ford Ranger 2.8L Single Cab 4x4 Utility	No	Open	○	○			\$0
26172	Capital Works - PL6162 Ford Ranger 2.8L Single Cab 4x4 Utility	No	Open	○	○			\$0
26173	Capital Works - PL3066 Traymark Workers Accommodation Caravan	No	Open	○	○			\$0
26174	Capital Works - PL3067 Traymark Workers Accommodation Caravan	No	Open	○	○			\$0
26176	Capital Works - Light Rigid Tray Truck PL 4036	No	Open	○	○			
24 November 2025 00:37 On Time Legend: ○ Not Started ● On Schedule ● Generally on Schedule ● Not on Schedule → Multi Year Project On Budget Legend: ● On Track ● Generally on Track with Minor Issues ● Off Track/Review Required 6 of 12								

Work Order	Title	Externally Funded	Status	On Time	On Budget	Annual Budget	YTD Budget	YTD Expenditure
26177	Capital Works - 6000L Dust Water Suppression Cart (Slip on Water Tank) PL 573	No	Open	○	○			
26179	Capital Works - Ford Super Duty Ranger 4x4 Utility PL 6163	No	Open	○	○			
Plant Operations Total:						\$6,570,000	\$0	\$1,659,448
Potable Water Supply								
25128	Surat - Interconnection of existing reticulation into previously installed 180mm Poly main Cordelia Street	No	Design	○	●	\$100,000	\$0	
25953	Capital Works - Bore 17 (330 Currey Street Roma) - Installation of 1 x carport 40 kWp Solar PV [CEUF]	Yes	Initiation & Definition	○	●	\$170,000	\$0	
25956	Capital Works - Booringa Water Meter Replacement Program	No	Open	○	○	\$40,000	\$0	
25958	Capital Works - Bore 19 - (Bassett Lane Roma) - installation of 2 x rooftop Solar PV [CEUF]	Yes	Initiation & Definition	○	●	\$68,100	\$0	
25994	Capital Works - Jackson Potable Water Facility Upgrade	No	Design	○	●	\$120,000	\$0	
26012	Capital Works - Roma Reservoir Miscamble Street Liner Replacement	No	Development/Pre-Construction	●	●	\$159,000	\$0	
26013	Capital Works - Water Main Upgrade Miscamble Street Roma from Cottell Street to Queen Street	No	Development/Pre-Construction	○	●	\$150,000	\$0	
26014	Capital Works - Roma Water Meter Replacement Program	No	Implementation/Construction	●	●	\$120,000	\$32,130	\$37,214
26023	Capital Works - New reservoir Currey St Roma	No	Development/Pre-Construction	●	●	\$650,000	\$0	
26048	Capital Works - Surat Water Clarifier Upgrade	No	Development/Pre-Construction	○	●	\$500,000	\$15,000	\$5,764
26050	Capital Works - Bendemere Water Meter Replacement Program	No	Development/Pre-Construction	○	●	\$50,000	\$10,000	
26051	Capital Works - Water Line Replacement Swans Road Wallumbilla	No	Development/Pre-Construction	○	●	\$170,000	\$0	\$1,980
26062	Capital Works - Workplace Health and Safety - Capital Initiatives (Budget Only)	No	Development/Pre-Construction	●	●	\$257,250	\$0	
26072	Capital Works - Bungil Water Meter Replacement Program	No	Development/Pre-Construction	○	●	\$50,000	\$19,681	\$0
26075	Capital Works - Potable Water - Reservoir Vermin Proofing Project	No	Development/Pre-Construction	○	●	\$100,000	\$15,000	
26077	Capital Works - Surat Water Meter Replacement Program	No	Open	○	○	\$29,999	\$9,584	\$1,835
23608	Roma Bore 21 - infrastructure projects	No	Implementation/Construction	●	●			\$22,595
23605	Mungallala reservoir and pump	No	Project Close	●	●			\$9,073
24484	Replace two high lift pumps to reservoir, Roma	No	Development/Pre-Construction	●	●			\$49,890
24479	Watermain renewal Arthur Street, Roma between George Street and Bungil Street	No	Project Close	●	●			\$6,411
24733	Wallumbilla Reservoir New	No	Project Close	●	●			\$5,674
25125	Wallumbilla Reservoir Replacement - second Reservoir	No	Implementation/Construction	●	●			\$37,706
25129	Mitchell - Water Main Supply Connect new 100mm supply into Hospital internal Water main reticulation	No	Project Close	●	●			\$14,542
25419	Installation of Extra Fire Hydrants to Western Industrial zone Raglan Street Roma	No	Implementation/Construction	●	●			\$17,130
25420	Water Main Upgrade - Beaumont Drive Roma	No	Project Close	●	●			\$23,732
Potable Water Supply Total:						\$2,734,349	\$101,395	\$233,547
Procurement								
24456	Contract Management System Implementation	No	Open	○	○	\$0	\$0	\$15,924
Procurement Total:						\$0	\$0	\$15,924
Public Toilets								
26019	Capital Works - Replacement of the Lions Park Toilet Block	No	Design	○	●	\$180,000	\$0	\$61,480

Work Order	Title	Externally Funded	Status	On Time	On Budget	Annual Budget	YTD Budget	YTD Expenditure
26055	Capital Works - Wallumbilla Show Grounds - replace dump point	No	Development/Pre-Construction	●	○	\$50,000	\$0	
Public Toilets Total:						\$230,000	\$0	\$61,480
Quarry Operations								
26135	Capital Works - Quarry Plant - Teres Finlay C-1540RS Cone Crusher	No	Implementation/Construction	●	●	\$195,000	\$195,000	\$195,000
24555	Roma Quarry - purchase of a replacement water truck	No	Project Complete	●	●			\$277,154
Quarry Operations Total:						\$195,000	\$195,000	\$472,154
Raw Water Supply								
26027	Capital Works - Replacement Pump for Hodgson Bore	No	Initiation & Definition	●	●	\$15,000	\$0	
Raw Water Supply Total:						\$15,000	\$0	
Roma Cultural Centre								
23558	Cultural Centre Roma - air conditioning renewal	No	Implementation/Construction	●	●	\$700,000	\$0	\$12,960
26020	Capital Works - Roma Cultural Centre - Open Spaces upgrades and renewal	No	Open	○	○	\$150,000	\$0	
24507	Roma Cultural Centre Auditorium stairwell access to sound booth from auditorium floor	No	Development/Pre-Construction	●	●			\$0
Roma Cultural Centre Total:						\$850,000	\$0	\$12,960
Rural Roads								
22843	SD23 Kangaroo Creek Road ch 4.30 to 15.460 - Santos GLNG	Yes	Design	→	●	\$1,512,241	\$0	\$0
23640	Arcadia Valley Upgrade Works (multi-year project) (GLNG and ROSI)	Yes	Implementation/Construction	→	●	\$5,469,537	\$160,000	\$102,044
24564	Strategic Roads - Bitumen Extension Yuleba - Surat Road (RRUPP)	Yes	Development/Pre-Construction	○	●	\$5,913,435	\$0	\$7,299
24565	Strategic Roads RRUP - Bitumen Extension Redford Road	Yes	Implementation/Construction	→	●	\$1,600,000	\$0	\$2,191,447
24583	Hodgson Lane North / Bindango Intersection Safety Upgrade	No	Design	○	●	\$200,000	\$0	\$9,192
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	Implementation/Construction	→	●	\$3,823,050	\$0	\$3,547,526
25347	Bollon Road Bitumen Extension Stage 3 RRUPP	Yes	Development/Pre-Construction	→	●	\$3,473,805	\$0	\$297,376
25943	Capital Works - Bitumen Rehabilitation - Six Mile Road Ch 7.05 - 9km	Yes	Development/Pre-Construction	○	●	\$570,000	\$0	\$460
25944	Capital Works - Bitumen Rehabilitation - Blue Hills Road Ch 16.26 - 18.32km	Yes	Development/Pre-Construction	○	●	\$420,000	\$0	\$460
25946	Capital Works - Bendiboi Intersection Culvert Safety Upgrade (Carnarvon Highway)	No	Development/Pre-Construction	○	●	\$60,000	\$0	
25957	Capital Works - Middle Road Bitumen Rehabilitation - Ch 2.6 - 4.5km	Yes	Development/Pre-Construction	○	●	\$350,000	\$0	
25969	Capital Works - Floodway Trial - Locations To Be Confirmed - Budget Only	No	Development/Pre-Construction	○	●	\$100,000	\$0	
25981	Capital Works - Gravel Resheet Complementary Works - Event 15 and 16	No	Implementation/Construction	●	●	\$742,250	\$0	
25982	Capital Works - Rural Road Reseal Program 2025/26	No	Development/Pre-Construction	○	●	\$2,233,000	\$25,000	\$0
25987	Capital Works - Glenearn Road Crest Widening - Chainage TBC	No	Design	●	●	\$250,000	\$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	\$3,486
26052	Capital Works - Wallumbilla and surrounds Road Infrastructure Upgrades - Santos GLNG SLA 9 - Phase 7 Development - Budget Only	Yes	Open	○	○	\$2,529,274	\$0	\$79,740
26060	Capital Works - Womblebank Gap Road bitumen widening and rehabilitation Ch 34.60 - 36.31 km	Yes	Project Close	●	●	\$1,212,000	\$270,000	\$243,945
26087	Capital Works - Short Street Roma - Gravel Resheet to approx Ch 3.60 kms Complementary Works	No	Project Close	●	●	\$127,750	\$127,750	\$127,737

Work Order	Title	Externally Funded	Status	On Time	On Budget	Annual Budget	YTD Budget	YTD Expenditure
26139	Complementary Works Event 15 - V Gate Road	No	Implementation/Construction	●	●	\$15,000	\$15,000	\$20,220
26140	Capital Works - Bollon Road Bitumen Upgrade Stage 3 ch 84.50 - 88.32 kms - Second Coat Seal	No	Initiation & Definition	○	●	\$0	\$0	
26152	Capital Works - Complementary Works - Rosedale Road ch 2.337 to 2.774 and 3.099 to 3.258	No	Project Close	●	●	\$15,000	\$15,000	\$12,139
22845	Sd23 Santos GLNG McLennans Road Gravel Resheet and floodway upgrades ch 0 - 8.150	Yes	Implementation/Construction	●	●			(\$1,309)
22960	Concrete culvert - Gunnewin West Road (design and construction)	No	Development/Pre-Construction	○	●			\$0
24560	Shoulder Grading / Resheeting - Strategic Bus Routes - Donnybrook / Six Mile	No	Implementation/Construction	●	●			\$51,145
24570	Bitumen Rehabilitation - Womblebank Gap Road (TBC)	Yes	Development/Pre-Construction	○	●			\$260,634
25117	Iona - Bardlomey Road bitumen rehabilitation/stabilisation (2 x High Priority Sections)	Yes	Project Close	●	●			\$305,782
25122	Mt Owen Road - Jerry's Crossing Floodway Replacement - Design only	No	Design	●	●			\$28,105
25581	APLNG Ewingsdale Road Dust Seal Ch 0 - 0.5km	Yes	Development/Pre-Construction	○	●			\$3,804
25731	Yuleba Surat Road (b) Gravel Resheet Ch 37.74 to 44.140 and 46.6 to 50.2kms (TIDS)	Yes	Project Complete	●	●			(\$13,253)
25876	Capital Works - Santos SLA 9 - Pickanjinie North Road Ch 0.000 to Ch 15.460 - Pavement Rehab Patches	Yes	Implementation/Construction	●	●			\$106,673
25878	Santos SLA 9 - Myall Lane Ch 0.000 to Ch 3.200 - Maintenance Grade, Gravel Upgrade and Gravel Resheet	No	Open	○	○			\$7,097
26120	Capital Works - Origin - Reedy Creek Road - Rehabilitation Patches	Yes	Open	●	○			\$139,965
26130	Capital Works - SLA9 - Yarrawonga Road Ch 0.000 to Ch 2.820 - Shoulder Resheet and Pavement Rehabilitation	Yes	Implementation/Construction	●	●			\$3,366
26131	Capital Works - SLA9 - Seawrights Road Ch 0.000 to Ch 3.250 - Gravel Resheet and Reconstruction of floodway	Yes	Implementation/Construction	●	●			\$47,122
26141	Capital Works - CRC Yuleba Surat Road Bitumen Upgrade 53.80 to 57.00 kms	No	Development/Pre-Construction	○	●			
26138	Capital Works - Santos SLA 9 - Pickanjinie South Road Ch 0.110 to Ch 1.320 - Gravel Upgrade	Yes	Implementation/Construction	○	○			\$48,102
26166	Capital Works - Blythdale North Road - Floodway Rehabilitation	Yes	Implementation/Construction	●	●			\$49,760
Rural Roads Total:						\$32,511,468	\$612,750	\$7,693,996

Rural Services

26121	DNR Capital Works 25/26 – Teelba F37201 – Tank Pad	No	Open	○	○			\$0
26122	DNR Capital Works 25/26 – Mitchell W2125 – Trough Inlet Pipe	Yes	Project Complete	●	●			\$3,670
26123	DNR Capital Works 25/26 – Brucedale W2256 – Replace tank troughs and solar	Yes	Development/Pre-Construction	●	●			\$1,254
26124	DNR Capital Works 25/26 – Damper Gully W2770 – Replace bywash and desilt dam	Yes	Project Complete	●	●			\$19,527
26125	DNR Capital Works 25/26 – Roma W2261 – Replace tanks and replace windmill with solar	No	Open	○	○			\$0
26127	DNR Capital Works 25/26 – Green Timbers Dam F51300 – Install troughs and fence around tank	No	Open	○	○			\$0
26144	DNR Capital Works 25/26 – Wallumbore W1301 – Windmill repairs	Yes	Project Complete	●	●			\$4,850
Rural Services Total:								\$29,301

Saleyards

25621	Asphalt surfacing of heavy vehicle truck stop area at the Roma Truck Stop precinct	Yes	Design	○	●	\$1,900,000	\$0	\$28,650
25983	Capital Works - Roma Saleyards Site Fencing	No	Open	●	●	\$50,000	\$40,000	
25985	Capital Works - Renewal of Auctioneer Walkways Phase 2 – Western Side	No	Open	●	●	\$750,000	\$0	
25986	Capital Works - Roma Saleyards Renewal & Offsetting Loading Ramps	No	Open	●	●	\$1,250,000	\$0	
25988	Capital Works - Roma Saleyards Footpaths	No	Project Close	●	●	\$25,000	\$25,000	\$46,716
26030	Capital Works - Roma Saleyards Draft Access	No	Open	●	●	\$50,000	\$0	

24 November 2025 00:37

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

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

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Work Order	Title	Externally Funded	Status	On Time	On Budget	Annual Budget	YTD Budget	YTD Expenditure
26032	Capital Works - Roma Saleyards Truck Wash - Stage 2 & 3	No	Open	●	●	\$250,000	\$0	\$0
24868	Stage 01 of Augmentation of the Roma Truckwash Waste collection, detention lagoons and wet weather storage	No	Implementation/Construction	●	●			\$0
25617	Roma Saleyards - Selling laneways shade replacement	No	Development/Pre-Construction	●	●			\$12,180
Saleyards Total:						\$4,275,000	\$65,000	\$87,546
Sewer Administration								
26022	Capital Works - Sewerage Pumping Stations Annual Service and Inspection	No	Development/Pre-Construction	●	○	\$48,000	\$0	\$0
Sewer Administration Total:						\$48,000	\$0	\$0
Sewerage Reticulation								
25989	Capital Works - Sewer Main Relining - Towns - TBC	No	Development/Pre-Construction	●	○	\$150,000	\$0	
26044	Capital Works - Surat Sewer Pump Station Burrows St upgrades	No	Implementation/Construction	●	○	\$45,000	\$10,870	\$10,870
26058	Capital Works - Wallumbilla Sewerage System design	No	Development/Pre-Construction	●	○	\$50,000	\$0	
26104	Capital Works - Sewer Main Renewal 35 Miscamble St Roma including shed remove and replace	No	Open	○	○	\$125,000	\$0	\$700
26145	Capital Works - Sewer Main Installation boundary 31-33 Lovell St Roma	No	Implementation/Construction	●	○	\$25,000	\$25,000	\$38,066
Sewerage Reticulation Total:						\$395,000	\$35,870	\$49,636
Sewerage Treatment								
24470	Surat Sewerage Safety Improvements	No	Development/Pre-Construction	●	●			\$79,004
24468	Waste bin collection point and bin Lifter - Injune	No	Implementation/Construction	●	●			\$18,191
25778	Roma Imhoff Tanks Safety Rail Upgrades	No	Development/Pre-Construction	●	○			\$11,209
Sewerage Treatment Total:								\$108,404
Sport & Recreation								
25591	Roma Cricket Oval Drainage and Resurfacing - Australian Cricket Infrastructure Fund ACIF	Yes	Development/Pre-Construction	→	●	\$60,000	\$0	
25947	Capital Works - New Gwydir Laycock BMX Track Design	No	Development/Pre-Construction	○	●	\$20,000	\$5,000	
25993	Capital Works - Injune Cricket Club Clubhouse - Construct verandah (pending external funding)	No	Development/Pre-Construction	●	●	\$25,000	\$0	
26016	Capital Works - Mitchell Showgrounds Electrical Upgrade	No	Open	○	○	\$65,277	\$0	
26024	Special Project - Audit to determine Capacity & Capability of Maranoa Sporting Infrastructure	No	Initiation & Definition	○	●	\$22,000	\$0	
26025	Special Project - Surat Sporting Complex Painting (Bar and Betting Area)	No	Development/Pre-Construction	○	●	\$25,000	\$0	\$0
26029	Capital Works - Roma Dog Park extension	No	Initiation & Definition	○	●	\$50,000	\$0	
26045	Capital Works - Surat Cricket Nets Renewal (pending external funding)	No	Initiation & Definition	○	○	\$7,500	\$0	
26046	Capital Works - Surat Pump Track Design	No	Development/Pre-Construction	○	●	\$31,000	\$5,000	
26047	Capital Works - Surat Recreational Grounds Irrigation Project	No	Initiation & Definition	●	●	\$55,000	\$15,000	\$15,053
26059	Capital Works - Wallumbilla Tennis Courts install hit up wall and cricket practice nets	No	Initiation & Definition	○	○	\$48,000	\$0	
23565	Yuleba Community Project Judds Lagoon parkland improvements and connectivity	Yes	Implementation/Construction	→	●			\$215,068
25061	Warroo Racecourse - building roof over newer amenities block	No	Design	●	●			
25111	Surat Golf Club - unisex toilet installation	Yes	Implementation/Construction	●	●			\$42,500
25754	Warroo Sporting Complex Canteen Fit Out	No	Implementation/Construction	●	●			\$7,731
Sport & Recreation Total:						\$408,777	\$25,000	\$280,351

24 November 2025 00:37

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

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

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Work Order	Title	Externally Funded	Status	On Time	On Budget	Annual Budget	YTD Budget	YTD Expenditure
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	
State Emergency Service Total:						\$90,000	\$0	
Stormwater Drainage								
26042	Special Project - Survey of Underground Stormwater network - Surat, Wallumbilla, Yuleba	No	Development/Pre-Construction	○	●	\$40,000	\$2,000	
Stormwater Drainage Total:						\$40,000	\$2,000	
Strategic Proj Planning & Asset Mngt								
26033	Special Project - Development of a Strategic Asset Management Plan	No	Initiation & Definition	○	●	\$75,000	\$10,000	\$28,670
Strategic Proj Planning & Asset Mngt Total:						\$75,000	\$10,000	\$28,670
Surat Cobb & Co Changing Station								
26049	Capital Works - Surat Aquarium Landing Design and Construction	No	Initiation & Definition	○	●	\$100,000	\$0	\$3,600
Surat Cobb & Co Changing Station Total:						\$100,000	\$0	\$3,600
Swimming Pools								
24176	Roma Denise Spencer Pool Design and Construction (refer also WO22307 design)	Yes	Implementation/Construction	→	●	\$24,760,000	\$1,000,000	\$2,372,509
24514	Mitchell Pool Upgrade Kiosk and Change Rooms	No	Design	●	●	\$10,000	\$0	
25948	Capital Works - Replace damaged Shed at the Injune Pool	No	Development/Pre-Construction	○	●	\$47,000	\$0	\$0
25967	Capital Works - Mitchell Pool Generator	No	Implementation/Construction	●	●	\$38,752	\$24,802	\$24,802
26041	Capital Works - Surat Pool Entrance Upgrade	No	Open	○	○	\$80,000	\$0	
Swimming Pools Total:						\$24,935,752	\$1,024,802	\$2,397,311
Tourism								
25937	Capital Works - Injune Eagle Sculpture Installation	No	Project Close	●	●	\$14,400	\$14,400	\$14,256
24539	Yuleba Fire Tower Refurbishment of the fire tower cabin & interpretive historical display located within Cobb & Co Park	Yes	Implementation/Construction	→	●			\$172,355
Tourism Total:						\$14,400	\$14,400	\$186,611
Tourism Operations								
26038	Special Project - Renew and update tourism signage	No	Initiation & Definition	●	●	\$100,000	\$0	
26039	Special Project - Cobb and Co Changing Station Museum Painting	No	Development/Pre-Construction	○	●	\$75,000	\$0	\$0
26040	Special Project - Renewal of the Tourism Strategy	No	Initiation & Definition	○	●	\$25,000	\$0	
Tourism Operations Total:						\$200,000	\$0	\$0
Urban Streets								
22873	Cycle Network Miscamble and Queen Street Roma - Intersection Upgrade CNLGG (refer WO20271 design)	Yes	Development/Pre-Construction	→	●	\$171,000	\$0	\$0
24584	Safety Improvements for Pedestrian at Rail Level Crossings - Alice and Mary Streets Mitchell	No	Design	→	●	\$700,000	\$12,000	\$12,000
24654	Sculptures Out Back Conceptual Plan of the site - Lot Plan 210WV1624	No	Open	○	○	\$0	\$0	\$0

Work Order	Title	Externally Funded	Status	On Time	On Budget	Annual Budget	YTD Budget	YTD Expenditure
24722	Widen bitumen to kerb Ivan Street Surat (Charlotte to Cordelia)	No	Implementation/Construction	●	●	\$200,000	\$140,000	\$3,835
25945	Capital Works - Arthur St Roma (McDowall to Bowen St) - Kerb and Channel works & design for asphalt overlay	No	Development/Pre-Construction	○	●	\$200,000	\$13,000	\$0
25959	Capital Works - Browns Lane design to an urban access standard	No	Design	●	●	\$55,000	\$29,000	\$24,678
25961	Capital Works - Design of Burke Street Yuleba Bitumen Seal Ch 0.02 to 150 mt	No	Design	○	●	\$12,000	\$500	\$360
25962	Capital Works - Design of the Widening for Beaumont Drive	No	Initiation & Definition	●	●	\$70,000	\$0	\$0
25991	Capital Works - Urban Road Reseal Program 2025/2026	No	Development/Pre-Construction	○	●	\$750,000	\$0	
25992	Capital Works - Warrego Highway Parking Lane Rehabilitation (Flinders to Landsborough) (NEW WO 26103)	No		→	○	\$0	\$0	
26103	Capital Works - Warrego Highway Parking Lane Rehabilitation (Flinders to Landsborough) (OLD WO 25992)	No	Project Close	●	●	\$40,000	\$40,000	
22257	Vehicle rest area - Eastern approach to Roma (opposite Big Rig) (SLRIP)	Yes	Implementation/Construction	→	●			\$91,636
24365	Long Distance Coach Stop Program - Yuleba	Yes	Implementation/Construction	●	●			\$0
24721	Cycle Network 2023-24 - Miscamble Street, Carnarvon Highway to Arthur Street Roma detailed design for active transport facilities	Yes	Development/Pre-Construction	●	●			\$0
24723	Widen bitumen to kerb William Street Surat (Cordelia to Bertha)	No	Project Close	●	●			\$15,053
25113	Mossvale Road Culvert Upgrade (Santos Contribution)	Yes	Design	○	●			\$16,450
25348	Floodway / Stormwater improvements on Creek Street / Amby North Intersection	No	Project Close	●	●			\$67,562
25919	Miscamble Street East Roma Culvert Upgrade Final Works (previous WO 22801)	No	Implementation/Construction	→	●			\$0
Urban Streets Total:						\$2,198,000	\$234,500	\$231,574
Waste Management								
25995	Capital Works - Appliance Recovery Hub	No	Implementation/Construction	●	●	\$40,000	\$0	\$0
25996	Capital Works - Leachate Plan for Waste facilities	No	Initiation & Definition	●	●	\$652,000	\$0	\$3,411
25997	Special Project - Revise and update Maranoa waste management strategy and regional operational plans	No	Initiation & Definition	●	●	\$30,000	\$10,000	\$1,025
26037	Capital Works - Stormwater Management Upgrades for the Roma Waste Management Facility	No	Initiation & Definition	●	●	\$300,000	\$0	\$3,411
26053	Special Project - Waste Management - Implementation of environmental monitoring programs	No	Implementation/Construction	●	●	\$500,000	\$136,365	\$43,956
26054	Special Project - Waste Management - Implementation of site based management plans including staff training	No	Development/Pre-Construction	●	●	\$50,000	\$10,000	
Waste Management Total:						\$1,572,000	\$156,365	\$51,802
Water Administration								
25979	Special Project - Dosing Systems Yearly Service and Report	No	Development/Pre-Construction	●	○	\$190,000	\$173,062	\$0
25980	Special Project - Updates to the SCADA platform	No	Development/Pre-Construction	●	○	\$120,000	\$0	
25984	Special Project - Reservoir Cleaning Program	No	Initiation & Definition	○	●	\$60,000	\$0	
26017	Special Project - Water Pressure Testing and Network Analysis Roma CBD	No	Open	○	○	\$25,000	\$0	
Water Administration Total:						\$395,000	\$173,062	\$0

OFFICER REPORT

Meeting: Ordinary 11 December 2025

Date: 5 November 2025

Item Number: 12.1

File Number: D25/114685

SUBJECT HEADING: Capital Project Funding Transfer - Nason Park Fencing

Classification: Open Access

Officer's Title: Project Officer - Contract Management Office

Executive Summary:

Nason Park is a valued local recreation space in Surat, frequently used by families, children and community groups for informal play and small gatherings.

During the initial stages of the Surat Master Plan drafting, Council officers and previous community feedback identified an opportunity to significantly improve the park's safety and usability—particularly due to its proximity to the highway and the limited effectiveness of existing bollards in managing pedestrian safety.

This report seeks Council approval to establish a new capital project, "Nason Park Fencing Upgrade – Surat", and to allocate \$35,000 from the existing Capital Works Program to fund the installation of a new 120-metre boundary fence. Delivering these works ahead of the final master plan will provide accelerated and meaningful community benefit.

Officer's Recommendation:

That Council:

1. Approve the establishment of a new capital works project titled "Nason Park Fencing Upgrade – Surat".
2. Approve the allocation of \$35,000 from the existing Capital Works Program, transferred from the following projects:
 - Capital Works – Surat Pump Track Design – \$31,000
 - Capital Works – Nason Park Surat BBQ – \$4,000
3. Note that the Surat Pump Track Design will continue to proceed within the 2025/26 financial year, being delivered and funded as part of the Works for Queensland-funded Priority Open Spaces Planning Project.
4. Receive a further report or update at and upcoming quarterly budget review should additional funding be required to complete the BBQ installation in full.

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

Council approval is sought to establish a new capital project and allocate funding for the delivery of a priority safety improvement at Nason Park, Surat. Through early consultation for the Surat Master Plan, the installation of a boundary fence was identified as an immediate need to address safety risks associated with the park's proximity to the highway and the limitations of the existing bollards.

This report seeks Council's endorsement to allocate \$35,000 from the 2025/26 Capital Works Program to deliver a 120-metre boundary fence. Proceeding with the works at this time will allow Council to respond proactively to a community-identified safety issue while broader master planning continues.

Background (*Including any previous Council decisions*):

Nason Park is a well-used local recreation space in Surat, regularly visited by families, children and community groups for informal play and small gatherings. During preparation of the Surat Master Plan, the notion of fencing the park was identified by Council staff—and had previously been raised by community members—as a priority project to improve safety, manage access and enhance overall amenity.

Feedback from local staff has highlighted particular risks associated with the park's proximity to the highway, noting that the existing bollards do not adequately prevent pedestrian movement between the park and the road reserve. Installing a boundary fence was therefore identified as an important early action that could be delivered ahead of the broader master plan.

Council has previously allocated funding in the 2025/26 Capital Works Program for improvements at Nason Park, including the purchase of a BBQ, which remains a community priority. However, it is recommended that the fencing works be delivered first to address the identified safety risks and provide parents and park users with greater confidence in the security and access control of the site.

Options Considered:

A range of options were assessed to determine the most appropriate approach to addressing the identified safety and access issues at Nason Park and to guide the timing of the proposed fencing works.

1. Proceed with no changes and consider the fencing in future budget deliberations

Under this option, Council would retain the current 2025/26 capital program and defer the fencing works to a future financial year. This would maintain the approved budget allocations; however, the existing safety concerns related to the park's proximity to the highway and limited access control would remain in place for a longer period.

2. Prioritise fencing works ahead of the BBQ installation (Recommended)

This option reallocates part of the existing Nason Park capital budget to deliver the fencing works in the short term. This would address the identified access and boundary management issues earlier and allow the BBQ installation to be delivered at a later date once remaining or additional funding is available. This option is also expected to support increased use of the park, as the installation of a boundary fence would improve site security and access control, making the area suitable for a broader range of users even prior to the BBQ installation.

3. Do nothing

This option involves no action at this time. The current infrastructure would remain unchanged, and the boundary and access management issues identified through consultation would not be addressed. Future capital budgets would need to consider the works if Council wished to progress them at a later date.

Recommendation:

Considering the options outlined above, it is recommended that Council proceed with Option 2, reallocating existing capital funds to prioritise the delivery of the Nason Park boundary fencing works. It is recommended that Council:

1. Approve the establishment of a new capital works project titled "Nason Park Fencing Upgrade – Surat".
2. Approve the allocation of \$35,000 from the existing Capital Works Program, transferred from the following projects:
 - Capital Works – Surat Pump Track Design – \$31,000
 - Capital Works – Nason Park Surat BBQ – \$4,000
3. Note that the Surat Pump Track Design will continue to proceed within the 2025/26 financial year, being delivered and funded as part of the Works for Queensland-funded Priority Open Spaces Planning Project.
4. Receive a further report or update at and upcoming quarterly budget review should additional funding be required to complete the BBQ installation in full.

Risks:

Risk	Description of likelihood & consequences
Insufficient budget remaining to complete the full BBQ installation	While \$18,000 remains within the Nason Park Surat BBQ project for the purchase of a BBQ unit, there is a risk that the residual funds may be insufficient to complete all installation components (e.g. slab

	<p>construction, electrical connection etc). This may result in the BBQ not being fully operational within the 2025/26 financial year, potentially causing community frustration or the perception of an incomplete upgrade.</p> <p>Mitigation (refer Dot Point 4 of Resolution): Investigate options for the fencing contractor to undertake the slab works as part of their scope and prepare cost estimates for remaining installation items. Any additional funding requirements can be considered through minor works allocations this financial year, or in the 2026/27 capital budget deliberations.</p>
Contractor availability and pricing	Request for Quotes have already been sourced prior to presentation of this report, providing confidence in both the expected delivery timeframe and the budget required for the fencing works.
Delivery in advance of the Master Plan	This risk is assessed as low. Although the fencing works will occur ahead of completion of the Surat Master Plan, prior staff and community feedback has consistently identified the boundary fence as a priority improvement. The works add value to the existing park, address safety and access issues, and align with the understood intent of the draft master plan. There is likelihood of the upgrade conflicting with future planning outcomes is low.

Policy and Legislative Compliance:

- Local Government Regulation 2012 (Qld) – Budget Amendments
- Council's Procurement Policy
- Works for Queensland (W4Q) 2024–27 funding conditions where relevant

Budget / Funding (*Current and future*):

Council originally allocated \$31,000 towards the Surat Pump Track Design within the 2025/26 Capital Works Program. These design work have been approved to be delivered under the Priority Open Spaces Planning Project, funded through the 2024–27 Works for Queensland (W4Q) program, meaning the capital allocation is no longer required for this purpose.

A further \$4,000 is recommended to be reallocated from the Nason Park Surat BBQ project. This leaves \$18,000 in the BBQ project budget, sufficient to purchase the BBQ unit this financial year, with approximately \$5,000 remaining for associated works. Options for installation—including slab construction by the fencing contractor—will be explored.

Timelines / Deadlines:

Based on contractor availability, these works are likely to be completed in early 2026.

Consultation (*Internal / External*):

- Local Area Parks & Gardens Team – Surat
- Local Area Director
- Local Development Officer
- Coordinator – Program Budget & Funding

Strategic Asset Management Implications:

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

Fence will become a permanent asset incorporated into the future *Surat Recreation Grounds Master Plan* and associated asset register.

No negative whole-of-life cost implications identified.

Acronyms:

Acronym	Description
W4Q	Works for Queensland

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 5: Inclusivity
5.4 Community pride

Supporting Documentation:

Nil

Report authorised by:

Deputy CEO - Strategic Roads, Airports & Major Projects

OFFICER REPORT

Meeting: Ordinary 11 December 2025

Date: 5 November 2025

Item Number: 13.1

File Number: D25/113871

SUBJECT HEADING:

Roma Dog Park Upgrades

Classification:

Open Access

Officer's Title:

Manager - Community Safety & Rural Lands
Services

Executive Summary:

Council has undertaken a community engagement exercise via the Bark in the Park survey to gather feedback on the Roma Dog Park. The feedback has identified priorities for park improvements, including turfing, irrigation, seating, shade, and agility/play equipment. Three quotes have been received for turfing and irrigation of approximately 1000m².

With a budget allocation of **\$50,000**, it is recommended that Council approve WestWet's quote to complete these works within budget. Further enhancements, including outdoor equipment, will be considered for future budgets, as a staged approach.

Officer's Recommendation:

That Council:

1. Receives and notes the community feedback provided through the Bark in the Park survey.
 2. Approves the WestWet quote (\$39,307.68 ex GST) for turfing and irrigation of 1000m² at the Roma Dog Park, to be completed within the existing \$50,000 budget allocation.
 3. Notes that additional improvements, including outdoor agility/play equipment, will be considered for future budget considerations.
-

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

Council is required to formally consider community feedback and endorse the next stage of park upgrades to ensure timely completion of turfing and irrigation works at Roma Dog Park.

Background (*Including any previous Council decisions*):

Planning for the *Bark in the Park Survey* and subsequent community engagement commenced earlier in 2025.

The survey collected community views on current usage, satisfaction, and desired improvements at the dog park, with an *increase in turfed area*, being the most popular request for upgrade.

- Council received three quotes for turfing and irrigation of the park:
 1. Red Soil – \$58,907.44 ex GST
 2. Hornick Landscaping – \$65,700 ex GST
 3. WestWet – \$39,307.68 ex GST
- The current budget allocation for the project is \$50,000, making WestWet the most cost-effective option within budget.

Options Considered:

1. **Accept WestWet quote** – completes turfing and irrigation within budget; allows immediate improvements to park usability.
2. **Delay turfing and irrigation** – may allow incorporation of other works (e.g., outdoor equipment) but delays community improvements and could increase costs.

Recommendation:

Option 1. is recommended: proceed with WestWet to complete turfing and irrigation within the \$50,000 budget allocation, noting that additional equipment and upgrades will be considered for future budgets.

Risks:

Risk	Description of likelihood & consequences
Delayed Improvements	Postponing works may decrease community satisfaction and delay park usability.
Maintenance Considerations	Turf and irrigation require ongoing maintenance; failure to maintain could reduce longevity and park use.

Policy and Legislative Compliance:

- Works comply with Council's procurement and asset management policies.
- All work will be undertaken in accordance with relevant safety and environmental legislation.

Budget / Funding (*Current and future*):

- Current budget allocation: **\$50,000**

Future budget considerations will include additional park improvements such as outdoor agility/play equipment, seating, and shade structures.

Timelines / Deadlines:

Works to commence as soon as contractor availability allows, aiming for completion before the end of the current financial year.

Consultation (Internal / External):

Internal: Community Safety Team, Roma Local Development Officer, Roma Operations (Parks and Open Spaces) and Capital Program Delivery.

External: Bark in the Park community survey respondents, tendered suppliers

Strategic Asset Management Implications:

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

- Turfing and irrigation enhance the usability and sustainability of the park.
- Improvements align with Council's objective of maintaining safe, attractive, and functional recreational spaces.
- Further equipment upgrades will have additional life-cycle costs to be considered in future budgets.

Acronyms:

Acronym	Description
<Insert Acronym>	<Provide details>

Addition to Operational or Corporate Plan:

Plan Description	Yes / No
Operational	Yes – relates to management and maintenance of recreational spaces
Corporate	Yes – aligns with Corporate Plan Strategic Priority 4: Growing our region

Link to Corporate Plan:

Corporate Plan 2023-2028

Strategic Priority 4: Growing our region

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

Supporting Documentation:

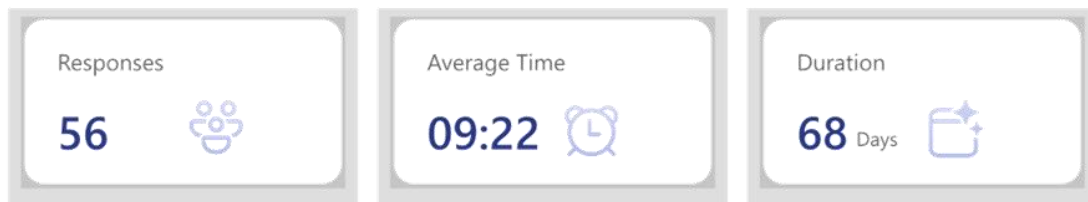
- | | |
|--|------------|
| 1 Down Arrow Dog Park Survey Results - October 2025 | D25/106828 |
| 2 Down Arrow Responses Roma Dog Park Turf - 14 November 2025 | D25/121446 |

Report authorised by:

Director - Regional Development, Environment & Planning

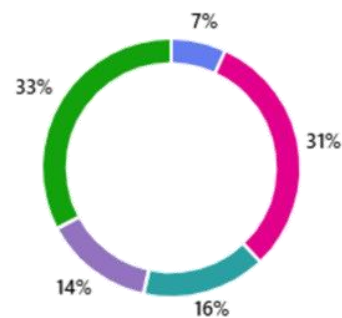
Responses Overview

Closed



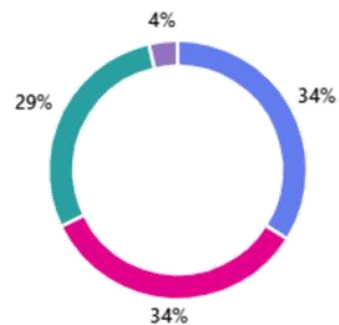
1. How often do you currently use the dog park?

● Daily	4
● Weekly	18
● Monthly	9
● Rarely	8
● Never (but I might if it improved)	19

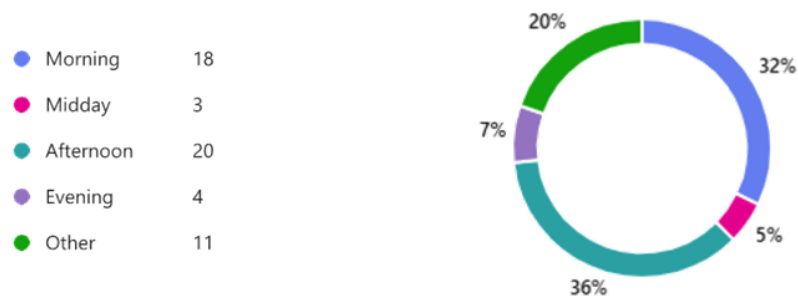


2. What size is your dog?

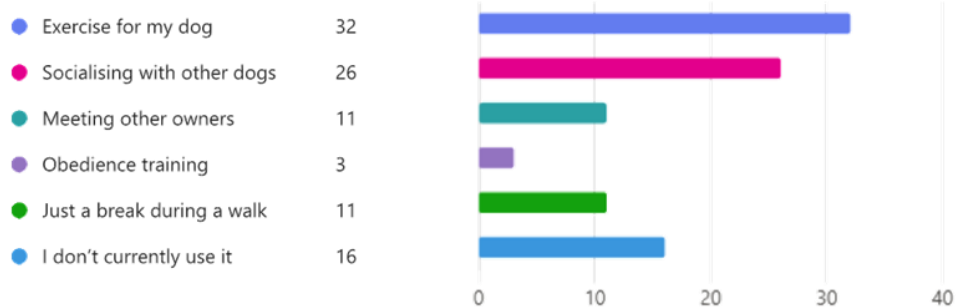
● Small (under 10kg)	19
● Medium (10–25kg)	19
● Large (over 25kg)	16
● Other	2



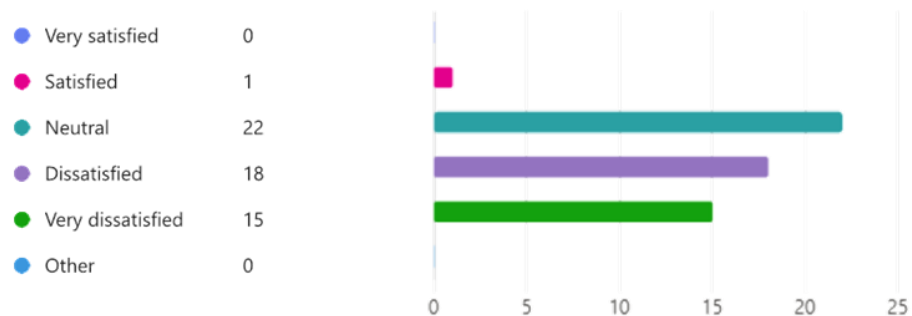
3. What time of day do you usually visit?



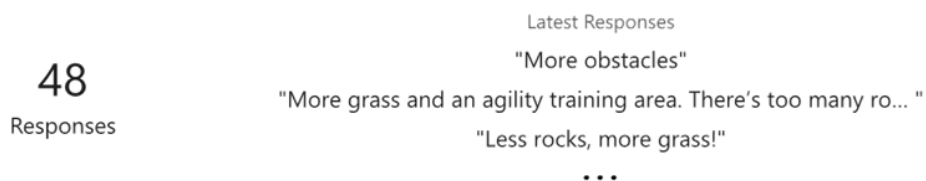
4. What do you use the dog park for? (Select all that apply)



5. Overall, how satisfied are you with the dog park?



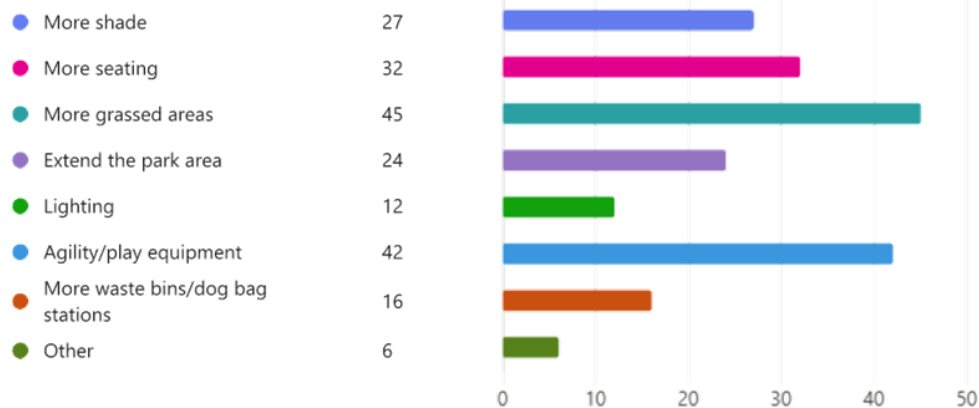
6. What's one thing you'd change to make the dog park better for you and your dog?



26 respondents (54%) answered grass for this question.



7. What improvements would you most like to see? Tick all that apply



8. Are there any maintenance issues that need attention?

17

Responses

Latest Responses

...

5 respondents (29%) answered bag for this question.

animal-safe better controlled close properly water bowl rocks/grass
 car park dog park poo bag Dog bag bag roll
 refilled more frequently waste bins bag station rocks park gate latches
 bins along the way leaks and the gates bags in the dispenser

9. Any other suggestions, ideas, or feedback?

18

Responses

Latest Responses

...

7 respondents (39%) answered dog park for this question.

area for owners park in town dog anxiety dogs session nice area times or areas
 area for the dogs dog breed
 pet owners dog park big dogs park in the area park isn't
 new dogs social dog dog interaction little dogs users of this park
 dogs are not park would be good



Maranoa Regional Council

Request for :

Irrigation & Turf Roma Dog Park

Request type : Internal Lists

VP reference Number : VP485114

Buyer reference Number : 26029

Opens 28/Oct/2025 : Closes 14/Nov/2025 02:00 PM E. Australia Standard Time

Cut-off date for supplier queries : Friday 14 November 2025 02:00 PM E. Australia Standard Time

This Request is not finalized.

3 Supplier responses as of the 14/Nov/2025 02:16 PM

Request created by:

Leesa Chandler (leesa.chandler@maranoa.qld.gov.au)

You have attached 1 document to this Request. You can find it in this zip file under '/RequestDocs/'

[Maranoa Regional Council VendorPanel](#)

Details of the Request

Irrigation & Turf Roma Dog Park

Estimated Value	\$25,000 to 50,000 (hidden from suppliers)
Budgeted Value	Unknown

Buyer Details

Business:	Maranoa Regional Council
Location:	1 Cartwright St Roma, Queensland 4455 Australia

Web Site: <http://www.maranoa.qld.gov.au>

Business Overview: The Maranoa region is a dynamic and vibrant regional community situated approximately 480 kilometres west of Brisbane, in the South West of Queensland. From a proud history built around agriculture and mining, the region continues to grow and prosper today. The Maranoa region's abundant natural resource assets and diversified stable industry base has resulted in continued growth and development enabling the region to meet local and global economic challenges. With the coal seam gas extraction industry anticipating sustained growth for the next thirty to forty years, the Maranoa region's future is extremely positive.

Contact:	<i>Contact Name:</i> Leesa Chandler
	<i>Position:</i> Project Officer
	<i>Main Phone:</i> 0427882932
	<i>Mobile Phone:</i> None Provided
	<i>Email:</i> leesa.chandler@maranoa.qld.gov.au
	<i>Local Group:</i> Procurement and Stores

Dates:

Can be responded between:	28/Oct/2025 and 14/Nov/2025 02:00 PM E. Australia Standard Time
Supplier query cut-off:	Friday 14 November 2025 02:00 PM (E. Australia Standard Time)
Decision Date:	21/Nov/2025

What's required

Supply and installation of irrigation and turf to Roma Dog Park (23 to 25 Gregory Street Roma).

NOTE: There is no power to site. Install a Hunter Battery powered node, solenoids will need to be DC

Background information / Compatibility requirements

Please undertake a site inspection as there is an existing irrigation system onsite. The existing system is to be tied into the new system.

Desired Outcomes ('Nice to haves', Conditions & Warranties, SLA's, Project benefits)

- All pipework installed, backfilled and compacted to Council's satisfaction.
- All sprinklers installed.
- Controller installed, and wiring between controller and solenoid valves complete.

- Controller programmed and complete system commissioned.
- Site cleared and tidied up.
- Newly installed turf to be successfully maintained for 12 weeks after establishment.

The following supplier lists were selected

1. Trades & Associated Services Type: Preferred Supplier Panel, Contract Name/Number: 19024

The following categories were selected

- Trade and Associated Services

1. Fencing (Licensed QBCC)
2. Plumbing (excluding Specialist Pool Services)
3. Plumbing Gas

Suppliers notified of this Request

- 1: Hornick's Landscape Construction Trades & Associated Services (has responded)
- 2: Lewbro Pty Ltd Trades & Associated Services
- 3: A Hockaday & W.G Hockaday Trades & Associated Services
- 4: Brett Pollock Constructions Pty Ltd Trades & Associated Services
- 5: Brett Cherry Builders Pty Ltd Trades & Associated Services
- 6: Pf Install Solutions Pty Ltd Trades & Associated Services
- 7: Glen Thomas Plumbing and Gas Trades & Associated Services
- 8: Westwater Enterprises Pty Ltd Trades & Associated Services
- 9: Heaton plant and pipeline Trades & Associated Services
- 10: Rokk Industries Pty Ltd Trades & Associated Services
- 11: Stanford Plumbing and Gas Trades & Associated Services
- 12: Gorry Plumbing & Gas Pty Ltd Trades & Associated Services
- 13: Re-Pump Australia Pty Ltd Trades & Associated Services
- 14: Sm & Ka Duff Builders Pty Ltd Trades & Associated Services
- 15: Hp Building & Construction Pty Ltd Trades & Associated Services
- 16: MRB CONTRACTING ROMA Trades & Associated Services
- 17: Double D Construction Pty Ltd Trades & Associated Services
- 18: West Wet Plumbing Pty Ltd Trades & Associated Services (has responded)
- 19: The Trustee For Red Dirt Trust Trades & Associated Services (has responded)
- 20: NIXON PLUMBING & GAS Trades & Associated Services
- 21: Trm Fencing Pty Ltd Trades & Associated Services
- 22: MFE PTY LTD Trades & Associated Services
- 23: Khb Construction Pty Ltd Trades & Associated Services

Information requested by others

QUESTION (from Annette Edwards : admin@redsoil.com.au | +61746302338) on 03/Nov/2025 10:35 AM : What is the expected water pressure coming into the park, as it will make a difference on what amount of irrigation sprinklers and pipe size required thanks?

ANSWER (Public) on 04/Nov/2025 08:41 AM : Hi There,

We are currently undertaking an upgrade to the line to be 50mm.

Updates made to this Request

04/Nov/2025 09:32 AM (22 supplier staff notified of these changes) : There is no power to site. Please do not install a Rainbird, install a Hunter battery powered node. Solenoids will need to be DC.

Response from:

Response ID: VPR873419

Created Date: Thursday 13 November 2025 09:16 AM

Posted Date: Thursday 13 November 2025 09:41 AM

Response reference: None provided

Response via: Trades & Associated Services

Contract name/number: 19024

Expiry date: 30/Jun/2028

Business: The Trustee For Red Dirt Trust
ABN 17198169409

Location: 36 Owen St
Dalby, Queensland 4405
Australia

Contact:
Contact Name: Annette Edwards
Position: Compliance and Administration Manager
Main Phone: +61746302338
Mobile Phone: 0438501734
Email: admin@redsoil.com.au

Web Site: <https://www.redsoil.com.au>

Description: Our company provides all types of construction services including new builds, maintenance, repairs and retrofits. Shed services include engineering, delivery and construction. Concreting services include new works such as tilt panel, footings, precast, form work, steel work, bricklaying, paths, and load bearing block filled walls. Fencing services include mesh and timber fencing specific to client's needs.

Docs attached by the list admin to this supplier: None...

Compliance Details:



Selection Status:

Your decision Undecided

Your personal notes:

None added

Your attachments to this response

None provided

Suppliers response:

Please see attached quotation proposal for Dog Park Roma supply and install irrigation system and turf.

Supplier provided pricing

Price EXCLUDING Tax:	\$ 58,907.44 AUD
Tax component:	\$ 5,890.74 AUD
TOTAL PRICE:	\$ 64,798.18 AUD
These prices are:	Fixed
Comments:	Not provided.

Invoicing Details

If successful, the supplier will invoice with the following details

Business Name:	The Trustee For Red Dirt Trust
Business Number:	17 198 169 409 (ABN)

Suppliers Attachments

The supplier has attached 1 document to this response. You can find it in this zip file under
'/Responses/The_Trustee_For_Red_Dirt_Trust/VPR873419/Response Docs/'

Response from:

Response ID: VPR873719

Created Date: Friday 14 November 2025 10:48 AM

Posted Date: Friday 14 November 2025 10:48 AM

Response reference: None provided

Response via: Trades & Associated Services

Contract name/number: 19024

Expiry date: 30/Jun/2028

Business: Hornick's Landscape Construction

Validated Business Name: JOSHUA KARL HORNICK

ABN 86288747898

Location: 71 Blue Lagoon Road
Injune, Queensland 4454
Australia

Contact: *Contact Name:* Josh Hornick
Position: Business Proprietor
Main Phone: 0417 743 291
Mobile Phone: 0417 743 291
Email: j.hornicklandscape@hotmail.com

Web Site: None provided

Description: Landscape Construction

Docs attached by the list admin to this None...

supplier:

Compliance Details:



Selection Status:

Your decision Undecided

Your personal notes:

None added

Your attachments to this response

None provided

Suppliers response:

\$65,700 + GST

Availability - when required

Supplier provided pricing

Price EXCLUDING Tax:	\$ 65,700.00 AUD
Tax component:	\$ 6,570.00 AUD
TOTAL PRICE:	\$ 72,270.00 AUD
These prices are:	Estimated
Comments:	Not provided.

Invoicing Details

If successful, the supplier will invoice with the following details

Business Name:	Hornick's Landscape Construction
Business Number:	86 288 747 898 (ABN)

Suppliers Attachments

The supplier has attached 1 document to this response. You can find it in this zip file under
'/Responses/Hornicks_Landscape_Construction/VPR873719/Response Docs/'

Response from:

Response ID: VPR874262

Created Date: Friday 14 November 2025 01:21 PM

Posted Date: Friday 14 November 2025 01:27 PM

Response reference: None provided

Response via: Trades & Associated Services

Contract name/number: 19024

Expiry date: 30/Jun/2028

Business: West Wet Plumbing Pty Ltd
ABN 15677747143
Location: 6 Wehl St
Roma, Queensland 4455
Australia
Contact: *Contact Name:* Lance Linaker
Position: Director
Main Phone: 46224993
Mobile Phone: 0459063672
Email: admin@westwet.au
Web Site: None provided
Description: Plumbing Services
Docs attached by the list admin to this supplier: None...
Compliance Details:



Selection Status:

Your decision Undecided

Your personal notes:

None added

Your attachments to this response

None provided

Suppliers response:

Installation of irrigation, topsoil and turf to Roma dog park.

-Supply and install Manifold for new sprinklers in dog park approx. to cover 1000m2.

-Excavate and remove of 1000m2 gravel in dog park and replace with new loam top dressing.

-Supply and install 1000m2 turf to dog park.

-Complete form 2B and have council install 2"water meter connection to feed park irrigation.

Supplier provided pricing

Price EXCLUDING Tax: \$ 39,307.68 AUD

Tax component: \$ 3,930.77 AUD

TOTAL PRICE: \$ 43,238.45 AUD

These prices are: Fixed

Comments: Please note after discussions with Konrad We have agreed he wants to supply the solar powered controller for irrigation system as he has started using one that works on a cloud-based system. I have also allowed for the water connection for the park as part of my price to help take out the middleman when the job commences.

Invoicing Details

If successful, the supplier will invoice with the following details

Business Name: West Wet Plumbing Pty Ltd

Business Number: 15 677 747 143 (ABN)

Suppliers Attachments

The supplier has attached 3 documents to this response. You can find them in this zip file under
'/Responses/West_Wet_Plumbing_Pty_Ltd/VPR874262/Response Docs/'

OFFICER REPORT

Meeting: Ordinary 11 December 2025

Date: 20 November 2025

Item Number: 13.2

File Number: D25/119486

SUBJECT HEADING: The Big Rig - Inclusion of admission fees in Council Fees and Charges Schedule

Classification: Open Access

Officer's Title: Regional Marketing, Tourism & Events Officer

Executive Summary:

This report seeks approval to include the Big Rig's general public admission fees in the Maranoa Regional Council Fees and Charges Schedule, to ensure consistency and alignment with Council's financial management practices.

Officer's Recommendation:

That Council approves the inclusion of the Big Rig's 'general public admission fees' in the Fees and Charges Schedule as outlined below:

	Adult	Child	Concession	Family	Local Rate
The Big Rig Self-Guided Tour	\$20	\$15	\$18	\$55	\$5
The Big Rig Night Show	\$20	\$15	\$18	\$55	
A Day and Night at The Big Rig	\$35	\$27	\$32	\$100	
Express Tower and Tree-walk Sunset Experience (Exclusive to Easter)	\$10	\$7.50	\$8	\$30	
Express Night Show (Exclusive to Easter)	\$10	\$7.50	\$8	\$30	
Sunset Tower and Tree-walk and Express Night Show (Exclusive to Easter)	\$20	\$15	\$16	\$55	

* All fees are including GST.

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

This report is coming before Council to seek approval for the inclusion of the Big Rig's general public admission fees into the Maranoa Regional Council Fees and Charges schedule, as they are not currently included in the schedule.

Background (Including any previous Council decisions):

The Big Rig, owned and operated by Maranoa Regional Council, functions as both the Roma Visitor Information Centre and a key tourism attraction for the region.

The Big Rig offers paid experiences including the Big Rig Self-Guided Tour, the Big Rig Night Show, and A Day and Night at The Big Rig.

These admission fees are not currently included in the Council's Fees and Charges Schedule. To ensure consistency and alignment with Council's financial management practices, it is proposed that the Big Rig's admission fees be formally incorporated into the Council's Fees and Charges Schedule.

At present, the only Big Rig-related fees listed in the schedule are:

- Big Rig Screen Venue – Bond
- Big Rig Screen Venue – Hire
- The Big Rig Tower and Tree-walk – Half-Yearly Admission Pass
- The Big Rig Tower and Tree-walk – Annual Admission Pass

Additional proposed fees for general public admission to the Big Rig (currently being enacted), including Easter exclusive express experiences, are outlined below:

	Adult	Child	Concession	Family	Local Rate
The Big Rig Self-Guided Tour	\$20	\$15	\$18	\$55	\$5
The Big Rig Night Show	\$20	\$15	\$18	\$55	
A Day and Night at The Big Rig	\$35	\$27	\$32	\$100	
Express Tower and Tree-walk Sunset Experience (Exclusive to Easter)	\$10	\$7.50	\$8	\$30	
Express Night Show (Exclusive to Easter)	\$10	\$7.50	\$8	\$30	
Sunset Tower and Tree-walk and Express Night Show (Exclusive to Easter)	\$20	\$15	\$16	\$55	

* All fees are including GST.

Easter express fees have traditionally been approved annually by Council, outside the adoption of other fees and charges.

Including Big Rig's admission fees in the Fees and Charges Schedule ensures the fees are reviewed annually and removes the need for ongoing Council reports for amendments.

Previous Council decisions

Council's Fees and Charges for the 2025/26 financial year were adopted at the Ordinary Meeting on 24 April 2025 as per Resolution No. OM/04.2025/48. However, The Big Rig's admission fees were not included in the adopted schedule.

Options Considered:

- Add only regular admission fees (excluding express experiences) to the Fees and Charges Schedule.
- Include all admission fees, including express experiences, in the Fees and Charges Schedule.

Recommendation:

As above.

Risks:

Risk	Description of likelihood & consequences
N/A	N/A

Policy and Legislative Compliance:

Local Government Act 2009 | Section 262 (2)(c)

Powers in support of responsibilities

(1) This section applies if a local government is required or empowered to perform a responsibility under a Local Government Act.

(2) The local government has the power to do anything that is necessary or convenient for performing the responsibilities.

(3) The powers include all the powers that an individual may exercise, including for example—

(a) power to enter into contracts; and

(b) power to acquire, hold, deal with and dispose of property; and

(c) power to charge for a service or facility, other than a service or facility for which a cost-recovery fee may be fixed.

Budget / Funding (Current and future):

N/A

Timelines / Deadlines:

It would be helpful to notify Easter in the Country of the Easter-exclusive session pricing as soon as possible, so they can finalise their program.

Consultation (Internal / External):

- Coordinator – Big Rig
- Finance Officer - Financial Operations
- Manager – Tourism and Community Development

Strategic Asset Management Implications:

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

N/A

Acronyms:

Acronym	Description
N/A	Not applicable

Addition to Operational or Corporate Plan:

Plan Description	Yes / No
Operational	No
Corporate	No

Link to Corporate Plan:

Corporate Plan 2023-2028

Corporate Plan Pillar 1: Prosperity

1.3 Tourism destination development infrastructure

Supporting Documentation:

Nil

Report authorised by:

Manager - Tourism & Community Development

Director - Regional Development, Environment & Planning

OFFICER REPORT

Meeting: Ordinary 11 December 2025

Date: 26 November 2025

Item Number: 13.3

File Number: D25/121001

SUBJECT HEADING: Application for Community Grants | Round 1
- 2025/2026

Classification: Open Access

Officer's Title: Support Officer - Tourism & Community
Development

Executive Summary:

This report seeks Council's endorsement of the recommendations from the assessment panel for Round 1 of the Community Grants Program, which closed on **31 October 2025**. This is the first round delivered since the adoption of the Community Grants and Events Assistance Policy and Sponsorship Policy (OM/08.2025/48).

Officer's Recommendation:

That Council:

1. Endorse the assessment panel's recommendations, and approve the following Community Grants Program applications for payment:

Senex Small Grants

Saloon Car Club of Roma and District	Canteen Equipment upgrades	\$4,350.00
QCWA Jackson Branch	Connections for BBQ Hut	\$4,032.00
Roma and District Family History Society Inc	New Photocopier	\$4,692.00
Injune Retirement Village Inc	Outdoor BBQ dining	\$1,640.00
Roma and District Motorcycle Club	Purchase Pallet Forks	\$1,800.00
Booringa Action Group	Essential Equipment Upgrade for Booringa Action Group	\$4,294.00
Mitchell State School P & C	Production of Banners to promote activities	\$2,088.00
Wallumbilla Hospital Auxiliary	Love the skin you're in	\$5,000.00
		TOTAL: \$27,896

Major Grants

Cities Rugby League Football Club	Enhancement of Clubhouse Facility	\$7,458.00
Roma Touch Association	Upgrading Roma Touch Oval Sprinkler System	\$7,755.00
Injune Early Learning Centre	Cool Happy Feet	\$9,856.00
Begonia Golf and Sports Club	Begonia Hall Accessibility Path Upgrade	\$8,100.00

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Let's Dance Sub Group	Surat Mini Show Day	\$8,132.00
Wallumbilla Agricultural and Pastoral Assoc	Building Up Billa Show	\$6,740.00
Maranoa Wildlife Caring and Education Centre	Enhancing Wildlife Rescue and Rehabilitation	\$5,980.00
		TOTAL: \$54,021

2. Allocate funds from **GL 2887.2244.2001 (Community Grants)**.

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

In accordance with the Community Grants and Events Assistance Policy, Council is required to endorse the assessment panel's recommendations to ensure a transparent and equitable process for allocating funding and support to eligible community initiatives and events.

Background (Including any previous Council decisions):

A total of 18 applications were received in Round 1, with 16 recommended for funding under the policy criteria. One applicant withdrew their application after the assessment panel met.

The assessment panel included Mayor Wendy Taylor, Councillor Amber Davis, Councillor Jane Vincent, and staff Tennielle Limpus, Jane Fenton, and Georgie Adams. Cr Vincent did not assess the Injune Retirement Village and Injune Early Learning Centre applications due to a conflict of interest, and Jane Fenton excluded herself from assessing the Mitchell State School P & C application for the same reason.

Options Considered:

No other options were considered.

Recommendation

As above

Risks:

Risk	Description of likelihood & consequences
Council endorses the recommendations	The likelihood of negative outcomes is low as the assessment panel has followed the established policy to ensure a fair and transparent process. The approved projects are expected to deliver positive community benefits.

Policy and Legislative Compliance:

Local Government Regulation 2012 states that:

Section 194 – Grants to community organisations

A local government may give a grant to a community organisation only—

(a) if the local government is satisfied—

(i) the grant will be used for a purpose that is in the public interest; and

- (ii) the community organisation meets the criteria stated in the local government's community grants policy; and
(b) in a way that is consistent with the local government's community grants policy.

Budget / Funding (Current and future):

Total Maranoa Community Grants Budgets (2025/26)	\$170,000
Allocation for Round 1 (if recommendations endorsed)	\$81,917
Remaining Budget for Round 2	\$88,083

Senex has committed \$15,000 per annum to the small grants Category.

Timelines / Deadlines:

ASAP

Consultation (Internal / External):

The assessment panel comprised Mayor Wendy Taylor, Councilor Amber Davis, Councilor Jane Vincent, and assisted by Council staff Tennielle Limpus, Jane Fenton, and Georgie Adams

Strategic Asset Management Implications:

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

N/A

Acronyms:

Acronym	Description

Addition to Operational or Corporate Plan:

Plan Description	Yes / No
Corporate	no
Operational	no

Link to Corporate Plan:

Corporate Plan 2023-2028

Corporate Plan Pillar 5: Inclusivity

5.1 Health and Community Services

Supporting Documentation:

1 [List of Community Grant applicants - 25 26 - 28.11.25](#)

D25/121915

Report authorised by:

Manager - Tourism & Community Development

Director - Regional Development, Environment & Planning

Community Grants – Round One – 2025/2026 - List of Applicants and comments

Senex Small Grants

Applicant	Project Title	Funding Requested	Funding Recommended	Total Project Cost	Comments
Saloon Car Club of Roma and District	Canteen Equipment Upgrades	\$4,350	\$4,350	\$5,894.23	All in favour of the project.
Creative Injune Inc	Maranoa Portrait Project and Exhibition with Daniel Butterworth	\$2,000	\$0.00*	\$6,000	All in favour of the project. * After the assessment panel completed their review, Council received notification from Creative Injune that they had been successful in securing another grant and, as a result, decided to withdraw their application.
QCWA Jackson	Connections for BBQ Hut	\$4,032	\$4,032	\$5,391.55	All in favour of the project.
Surat State School Parents & Citizens Assoc.	Seating for Surat State School	\$5,000	\$0.00	\$5,000	Not approved. The assessment panel determined that while this project supports students at a state school, it does not provide sufficient benefit to the broader community. Should be supported by DoE.
Roma & District Family History Society Inc	New Photocopier	\$4,692	\$4,692	\$5,208.12	All in favour of the project.

Community Grants – Round One – 2025/2026 - List of Applicants and comments

Injune Retirement Village Inc	Outdoor BBQ Dining	\$1,640	\$1,640	\$3,240	All in favour of the project.
Roma & District Motorcycle Club	Purchase of Pallet Forks	\$1,800	\$1,800	\$2,000	All in favour of the project.
Booringa Action Group	Essential Equipment Upgrade for Booringa Action Group	\$4,294	\$4,294	\$5,294	All in favour of the project.
Mitchell State School P & C	Production of Banners to Promote	\$2,088	\$2,088	\$2,326.50	All in favour of the project.
Wallumbilla Hospital Auxiliary	Love the Skin You're In	\$5,000	\$5,000	\$27,736	All in favour of the project.
Roma Butter Factory	Harvesting Rainwater Storage	\$4,098.95	\$0.00	\$8,221.95	Not approved. The assessment panel determined that this project does not provide a significant benefit to the wider community.

Community Grants – Round One – 2025/2026 - List of Applicants and comments

Major Grants

Applicant	Project Title	Funding Requested	Funding Recommended	Total Project Cost	Comments
Cities Rugby League Football Club	Enhancement of Clubhouse Facility	\$8,770	\$7,458	\$18,852	All in favour of the project.
Roma Touch Association	Upgrading Roma Touch Oval Sprinkler System	\$7,755	\$7,755	\$15,510	All in favour of the project.
Injune Early Learning Centre	Cool Happy Feet	\$10,000	\$9,856	\$19,800	All in favour of the project.
Begonia Golf and Sports Club	Begonia Hall Accessibility Path Upgrade	\$8,100	\$8,100	\$16,200	All in favour of the project.
Let's Dance Subgroup	Surat Mini Show Day	\$8,132	\$8,132	\$18,888.52	All in favour of the project.
Wallumbilla Agricultural and Pastoral Assoc.	Building Up Billa Show	\$7,480	\$6,740	\$58,185	All in favour of the project.
Maranoa Wildlife Caring and Education Centre	Enhancing Wildlife Rescue and Rehabilitation	\$5,980.00	\$5,980.00	11,960	All in favour of the project.

PLANNING & BUILDING DEVELOPMENT REPORT

Meeting: Ordinary 11 December 2025

Date: 3 December 2025

Item Number: 13.4

File Number: D25/123752

SUBJECT HEADING: Development Application-Material Change of Use
- "Dwelling House" (Domestic Outbuilding) - 31-35
Alice Street, Mitchell (Ref:2025/21629)

Classification: Open Access

Officer's Title: Planning Officer

Executive Summary:

KHB Construction on behalf of the property owner has submitted a development application for a Material Change of Use to establish a "Dwelling House" (Domestic Outbuilding) at 31-35 Alice Street, Mitchell, properly described as Lot 3 on RP27443. The development application is subject to Code Assessment and must be assessed only against the assessment benchmarks (to the extent relevant) provided by Section 45 of the *Planning Act 2016* ('Planning Act').

The procedural requirements set out by the DA Rules that enable Council to make a decision on this application have been fulfilled. The development application is generally consistent with previous decisions of Council and can be conditioned to achieve a performance solution.

Officer's Recommendation:

The development application for a Material Change of Use – "Dwelling House" (Domestic Outbuilding) located at 31-35 Alice Street, Mitchell, properly described as Lot 3 on RP27443, be approved subject to the listed conditions and general advice.

DEVELOPMENT DETAILS

Use

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

Approved plans and documents

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

Plan/Document Number	Plan/Document Name	Date
	Site Plan – 31-35 Alice Street	29.10.2025
HARRI045023/10	Elevations 1	29.09.2025
HARRI045023/11	Elevations 2	29.09.2025
HARRI045023/12	Floor Plan	29.09.2025

Development works

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

Compliance inspection

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

Building size

10. The approved development is limited to a maximum floor area of 216m².

Building design and siting

11. All setbacks on the approved plans are to be measured to the outer most projection of the approved building.

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

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

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

Note: Suitable materials include Colorbond or similar.

Applicable Standards

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

Access, parking and manoeuvring

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

Avoiding nuisance

17. No nuisance is to be caused to adjoining properties and occupiers by the way of noise smoke, dust, rubbish, contaminant, stormwater discharge or siltation at any time during the establishment of the approved development.
18. Lighting of the site, including any security lighting, shall be such that the lighting intensity does not exceed 8.0 lux at a distance of 1.5 metres from the site at any property boundary.
19. All lighting shall be directed or shielded so as to ensure that no glare directly affects nearby properties.

Stormwater and drainage

20. Stormwater from the building is to be collected and discharged so as to:
- a) protect the stability of buildings and the use of adjacent land;
 - b) prevent water-logging of nearby land;
 - c) protect and maintain environmental values; and
 - d) maintain access to reticulated infrastructure for maintenance and replacement purposes.
21. The development must not result in any ponding of stormwater on the property during construction or after the development has been completed.

Erosion control

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

No cost to Council

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

Latest versions

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

Application documentation

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

GENERAL ADVICE

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

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

Context :

In accordance with Item 1(a) of Resolution No. OM/08.2025/15, made on 25 August 2025, a decision on the application is required to be made at an Ordinary Meeting of Council because the proposed shed *exceeds 5 metres in height on an allotment less than 10 hectares in area in the Rural Residential Zone*.

Background: Site History

The subject site is zoned Rural Residential and contains an existing lawful dwelling house and domestic outbuilding.

Proposal

The proposed application is a Development Permit for a Material Change of Use to establish a “Dwelling House” (Domestic Outbuilding). The shed is proposed to be 18m wide and 12m long, with a total enclosed area of **216m²**. The shed will have a height **5.076m** from ground level.

The structure is proposed to be setback more than 100 metres from the front boundary behind the existing dwelling, 39m from the northern (side) boundary, a similar distance from the southern (side) boundary and 50m from the western (rear) boundary. The proposed site plan is included below as Figure 1.

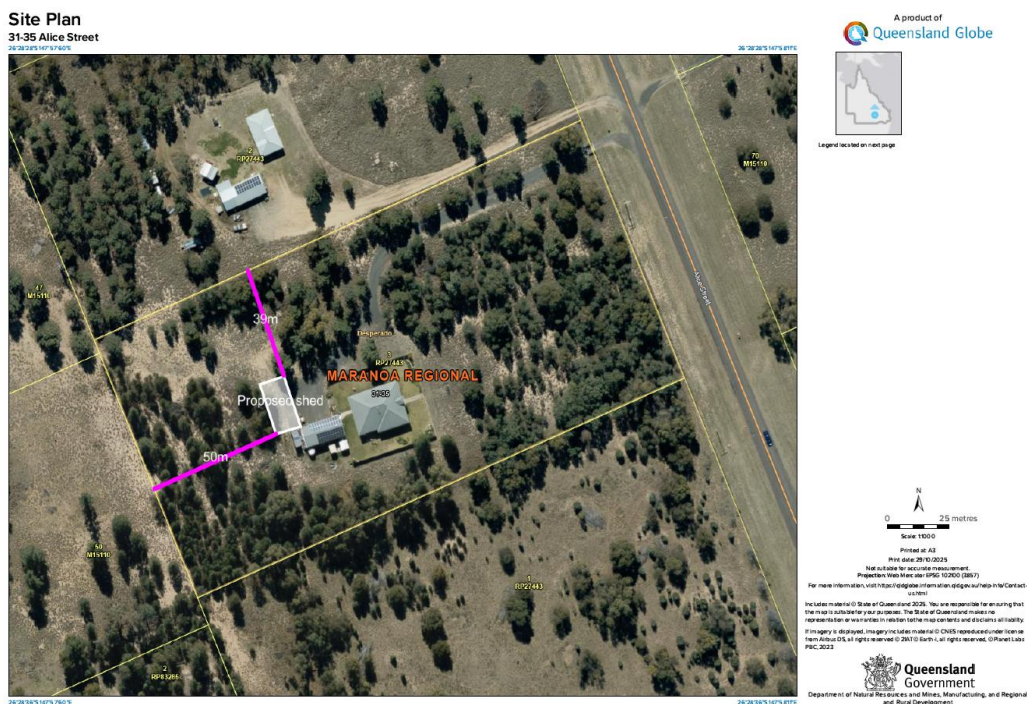


Figure 1: Proposed Site Plan (Source: Application Documents)

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

Options Considered:

N/A

Recommendation:

The proposed development conflicts with certain outcomes of the Rural Residential Zone under the Maranoa Planning Scheme 2017. However, considering the site context, the significant boundary setbacks, and the established precedent for larger sheds within the locality, there are **sufficient grounds to approve the proposal**, subject to reasonable and relevant conditions.

Risks:

Risk	Description of likelihood & consequences
See below.	

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

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

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

Policy and Legislative Compliance:

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

The site is in the Rural 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.

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

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

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

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

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

Budget / Funding:

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

Timelines / Deadlines:

Timelines

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

Deadlines

In accordance with the Development Assessment Rules, Council's Decision-Making Period ends on 27 January 2025

Consultation:

The application is Code Assessable and does not require Public Notification.

Acronyms:

Acronym	Description
N/A	

Link to Corporate Plan:

Corporate Plan 2023-2028

Corporate Plan Pillar 2: Environment

2.2 Sustainable urban & regional planning

Supporting Documentation:

- 1 [U](#) 2025/21629 - MCU - "Undefined Use" (Domestic Shed) - D25/124406
31-35 Alice Street MITCHELL - Lot: 3 RP: 27443 -
Planning Assessment Report
- 2 [U](#) 2025/21629 - MCU - "Undefined Use" (Domestic Shed) - D25/124408
31-35 Alice Street MITCHELL - Lot: 3 RP: 27443 - Plans

Report authorised by:

Coordinator - Building & Planning

Director - Regional Development, Environment & Planning

Planning Assessment Report- 2025/21629

<u>Application Number:</u>	2025/21629
<u>Proposal:</u>	Material Change of Use - "Dwelling House" (Domestic Outbuilding)
<u>Applicant:</u>	KHB Construction Pty Ltd
<u>Street Address:</u>	31-35 Alice Street, Mitchell
<u>Real Property Description:</u>	Lot 3 on RP27443
<u>Officer</u>	Planning Officer

Proposed Land Use

KHB Construction on behalf of the property owner has submitted an application for the construction of a new domestic shed at 31-35 Alice Street, Mitchell. Formally described as Lot 3 on RP27443, the subject site is a Rural Residential block located on the northern outskirts of the Mitchell Township.

Details of Proposed Development

The application is a Development Permit for a Material Change of Use "Domestic Outbuilding". The proposal is to erect a **216m²** shed that will be fully enclosed with a total height of **5.076m**. The structure meets all setback requirements and will be the second ancillary outbuilding to the lawfully approved Dwelling onsite.

The proposed Shed is sketched as per below Figure 1.

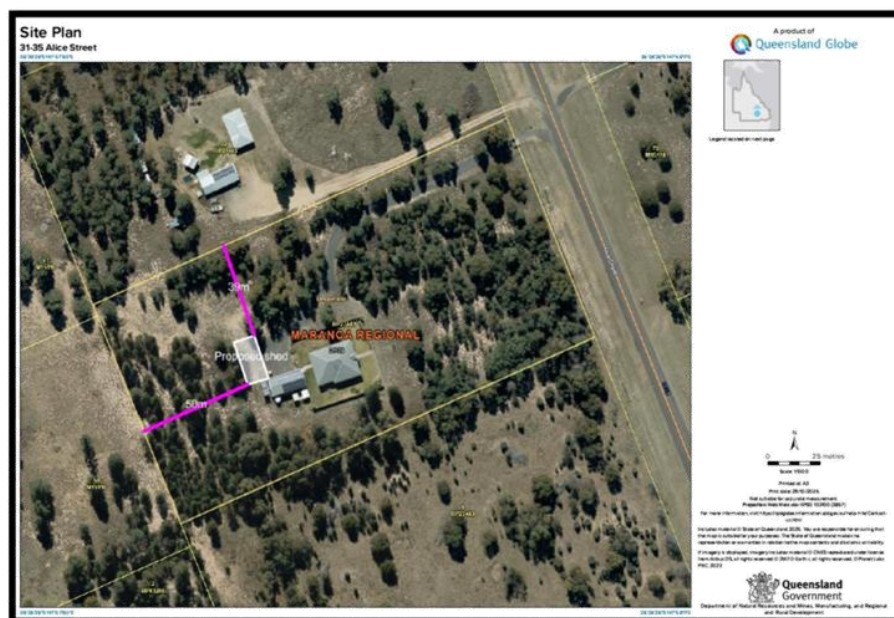


Figure 1: Proposed Site Plan (Source: Application Documents)

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

"The landowner advises that the shed is required for storage of motor vehicles, recreational equipment and personal/ household effects and collections."

It is noted that no commercial or industry use is proposed for the outbuilding and conditions will be applied to ensure compliance with the Domestic Outbuilding definition in accordance with the Maranoa Planning Scheme 2017.

Characteristics of the Site

The subject site is comprised of a singular regular shaped allotment that has a total site area of **2.0235ha**. Currently featuring a lawfully approved dwelling and outbuilding, the site has frontage and access to Alice Street, Mitchell. Located within the Rural Residential Zone of the Maranoa Planning Scheme 2017, the site zoning is shown below in Figure 2.

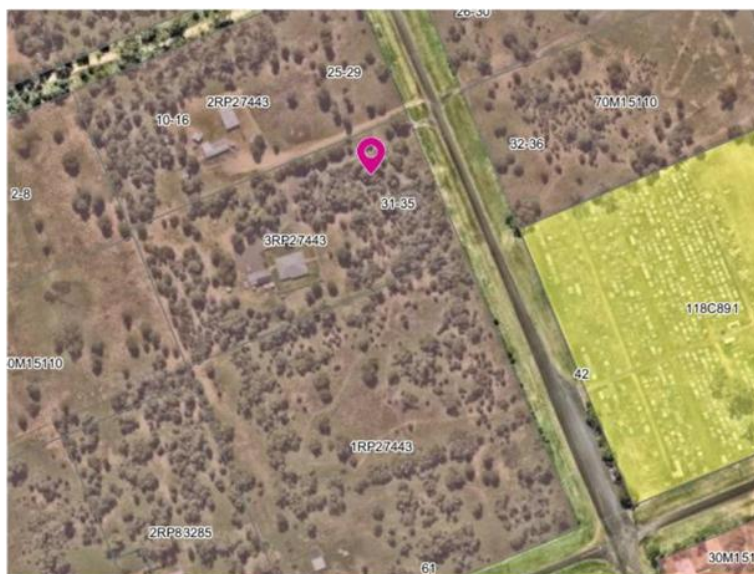


Figure 2: Zoning (Source: Spectrum Spatial)

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 Rural 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
 - 6.2.2 Rural Residential Zone Code

Part 5 – Tables of Assessment

The Tables of Assessment identify the category of development, the category of assessment and the assessment benchmarks for assessable development in the planning scheme area. The Tables of Assessment identify level of assessment for the Code Assessment Classification.

Part 6-Zones

The purpose of the Rural residential zone is to:

- (a) provide for residential development on large lots where all local government infrastructure and services may not be provided, and where the intensity of residential development is generally dispersed;
- (b) ensure rural residential development maintains a residential amenity;
- (c) allow for residents to cater for home business uses that can be undertaken in association with the residents of the allotment;
- (d) ensure that development maintains the safe and efficient operation of the road network; and,
- (e) ensure that development maintains the integrity and water quality of the Murray Darling Basin Catchment

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

- (a) development of large residential lots with limited provision of infrastructure and services is facilitated;

- (b) areas with limited infrastructure and services may not be expanded;
- (c) development within the zone preserves the environmental and topographical features of the land by integrating an appropriate scale of residential activities amongst these features;
- (d) development avoids areas of ecological significance;
- (e) low impact activities such as small-scale eco-tourism and outdoor recreation are encouraged within the zone where the impacts of such uses can be minimised;
- (f) development enhances and responds to the environmental features and topographical features of the land;
- (g) development is designed to incorporate sustainable practices including maximising energy efficiency, effluent disposal, water conservation and transport use;
- (h) 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
- (i) there is no net loss or degradation of natural wetlands for the life of the planning scheme;
- (j) development provides a high level of residential amenity especially on allotments less than 10 ha, such as the Timbury Hills Estate;
- (k) home business uses (e.g. family-run transport businesses or service industries) may be appropriate in the zone where such uses meet the day-to-day needs of the residential catchment, the energy sector and agricultural sector or have a direct relationship to the land in which it is proposed; and,
- (l) non-resident workforce accommodation is not supported in this zone.

The development complies with majority of the Performance Outcomes and Acceptable Outcomes of 6.2.2 Rural Residential Zone Code of the Maranoa Planning Scheme, the below assessment against the relevant code highlights the non-compliant components of the development.

6.2.2 Rural Residential Zone Code

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
PLANNING		
USE, DENSITY AND BUILT FORM		
PO 8 Outbuildings Amenity of the rural residential areas is to be maintained, and outbuildings are not used for activities not associated with a rural residential use, or approved home-based business use.	AO 8.1 Outbuildings are to be located a minimum of 15 m from the boundary fronting the public road and a minimum of 5 m from any other boundary; and AO 8.2 For lots equal to or greater than 10 ha outbuildings for rural residential uses may be up to 8.5 m in height and 300 m ² floor area. AO 8.3 For lots less than 10 ha outbuildings for rural uses may be up to 4.2 m in height and 120 m ² floor area. AO 8.4 A maximum of two shipping	AO 8.1 Complies Development plans indicate the structure is to be set back more than 100 metres from the front boundary (behind the dwelling), 39m from northern side boundary, a similar distance from the southern side boundary 50m from the rear boundary. AO 8.2 Not Applicable The site is less than 10ha. AO 8.3 Does Not Comply The proposed shed will have a Gross Floor Area (GFA) of 216 m ² , which exceeds the acceptable outcome for outbuilding size within the Rural Residential Zone. In addition, the proposed height of 5.076m exceeds the allowable

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
<p>Note: A 'rural residential use' has a level of assessment other than Impact Assessable in the Rural Residential Zone.</p>	<p>containers used for permanent private storage is permitted at the premises.</p> <p>AO 8.5</p> <p>The use of shipping containers for permanent private storage is permitted only in circumstances where the container/s:</p> <ul style="list-style-type: none"> (a) is/are incidental to the primary use of the site and occurs only on a lot where a principal building exists; (b) is/are located behind the principal building and is/are screened from any road frontage and adjoining property through the use of landscaping or other suitable screening structures (ie. lattice); (c) include/s a stormwater discharge system in accordance with the Building Code of Australia and Council requirements to prevent rainwater ponding on the roof or nuisance to adjoining properties; (d) is/are in good repair with no visual rust marks; (e) is/are not used as fencing or screening; (f) is/are not used as an advertising device or as a commercial storage facility; (g) if exceeding one, are not stacked; and (h) is/are not used for human habitation. <p>Note: 'Outbuildings' include any form of shipping container, railway carriage, pre-fabricated building or the like, that is used for the purposes of domestic storage.</p>	<p>height threshold for structures within this zone. Given the characteristics of the site and the established development pattern in the Rural Residential Zone, where larger and taller outbuildings have been historically approved, this non-compliance is considered typical and not unexpected.</p> <p>The shed will be well-set back from all property boundaries, ensuring that potential amenity impacts on adjoining properties are minimised. The size, height, and overall design of the structure are consistent with other outbuildings commonly found within the Rural Residential Zone and the surrounding locality. The building will be used solely for purposes associated with the residential use of the property and will not accommodate any uses inconsistent with rural residential living. As such, the proposal maintains the intended low-density, rural residential character of the area and does not result in an adverse visual or amenity impact.</p> <p>AO 8.4 Not Applicable</p> <p>The proposed development does not involve shipping containers.</p> <p>AO 8.5 Not Applicable</p> <p>The proposed development does not involve shipping containers.</p>

Assessment Summary

While the proposed development does not comply with certain acceptable outcomes of the Rural Residential Zone specifically relating to outbuilding size and height, the proposal is considered appropriate in the context of the site and locality. The shed is well-set back from all property boundaries, reducing visual bulk and ensuring no adverse amenity impacts for adjoining residents. Its scale, height, and design are consistent with other outbuildings commonly found in the Rural Residential Zone, where larger sheds have been historically approved.

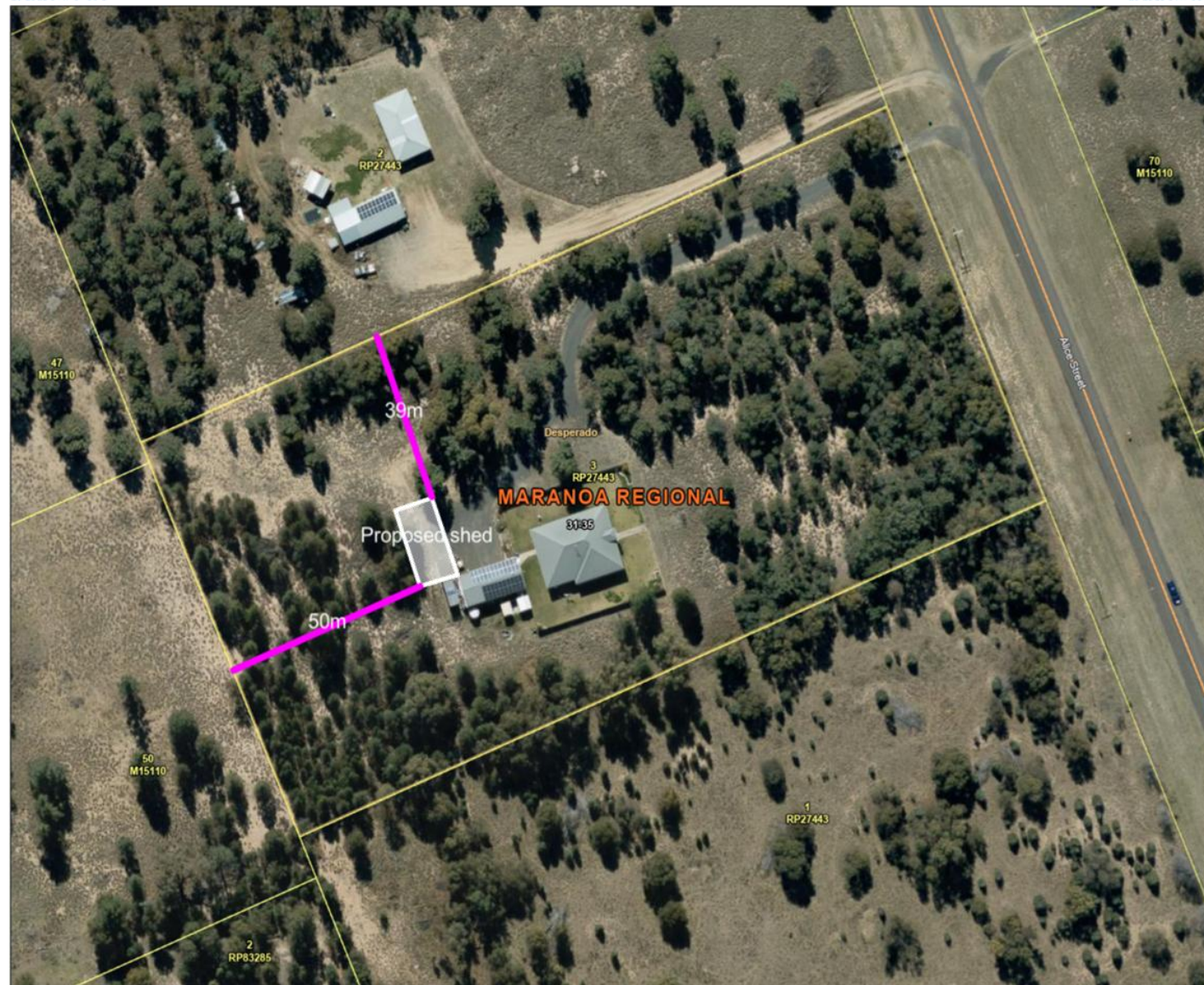
The outbuilding will be used for purposes associated with the rural residential use of the land and will not compromise the amenity values of the Rural Residential Zone Code. On this basis, there are sufficient planning grounds to support approval of the development, subject to reasonable and relevant conditions.

Site Plan

31-35 Alice Street

26°28'28"S 147°57'60"E

26°28'28"S 147°58'1"E



26°28'36"S 147°57'60"E

26°28'36"S 147°58'1"E

A product of
Queensland Globe

Legend located on next page



Scale: 1:1000

Printed at: A3

Print date: 29/10/2025

Not suitable for accurate measurement.

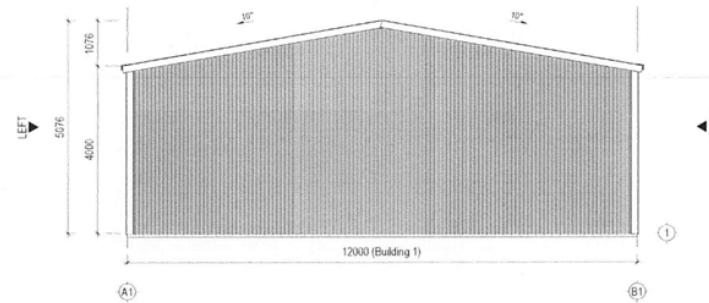
Projection: Web Mercator EPSG 102100 (3857)

For more information, visit <https://qdglobe.information.qld.gov.au/help-info/Contact-us.html>

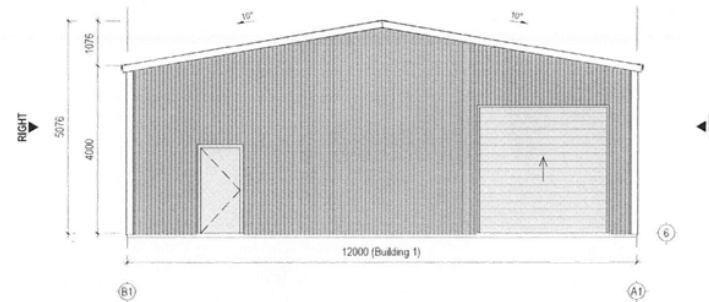
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Queensland
GovernmentDepartment of Natural Resources and Mines, Manufacturing, and Regional
and Rural Development



FRONT ELEVATION



REAR ELEVATION

George Zuev 29 SEP 2025
RPEQ 7551

Legend

Custom Orb 0.47 TCT

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E rowan@nowbuildings.com.au
www.nowbuildings.com.au

ENGINEERING CERTIFICATION

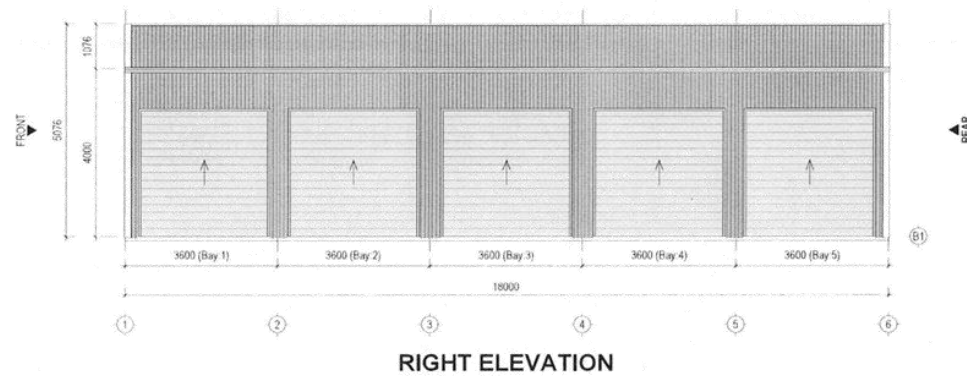
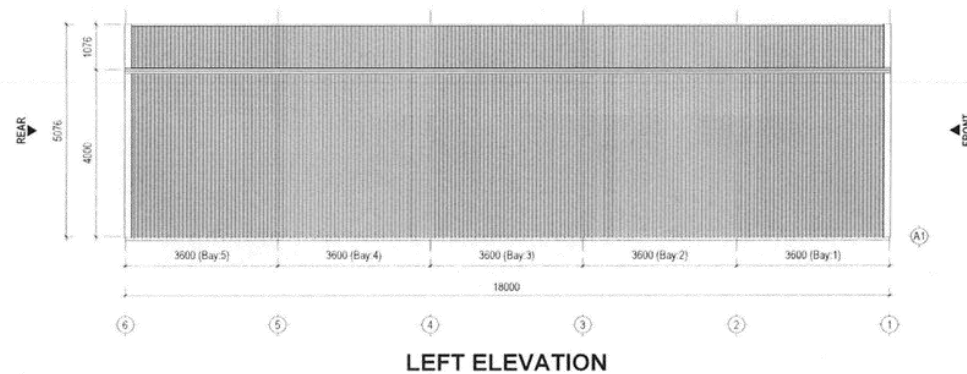
TECHNIBUILD CONSULTING
STRUCTURAL AND CIVIL ENGINEERS
HIGH SPRINGS DEVELOPMENT PTY LTD
ABN 93 074 651 899
60 Princes Highway, Cobargo NSW 2550

JOB DETAILS

PROJECT: 12m W x 18m L x 4m H Enclosed
CLIENT: Keith Harrison, KHB Construction
ADDRESS: 31 Alice Street Mitchell QLD 4465

DRAWING DETAILS

DRAWING TITLE: ELEVATIONS 1
DATE OF ISSUE: 29/09/2025
DRAWING SCALE: 1:100 @A3
REVISION NO: 00 DRAWING NO.: Harri045023 / 10



George Zuev 29 SEP 2025
RPEQ 7551

Legend

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ENGINEERING CERTIFICATION

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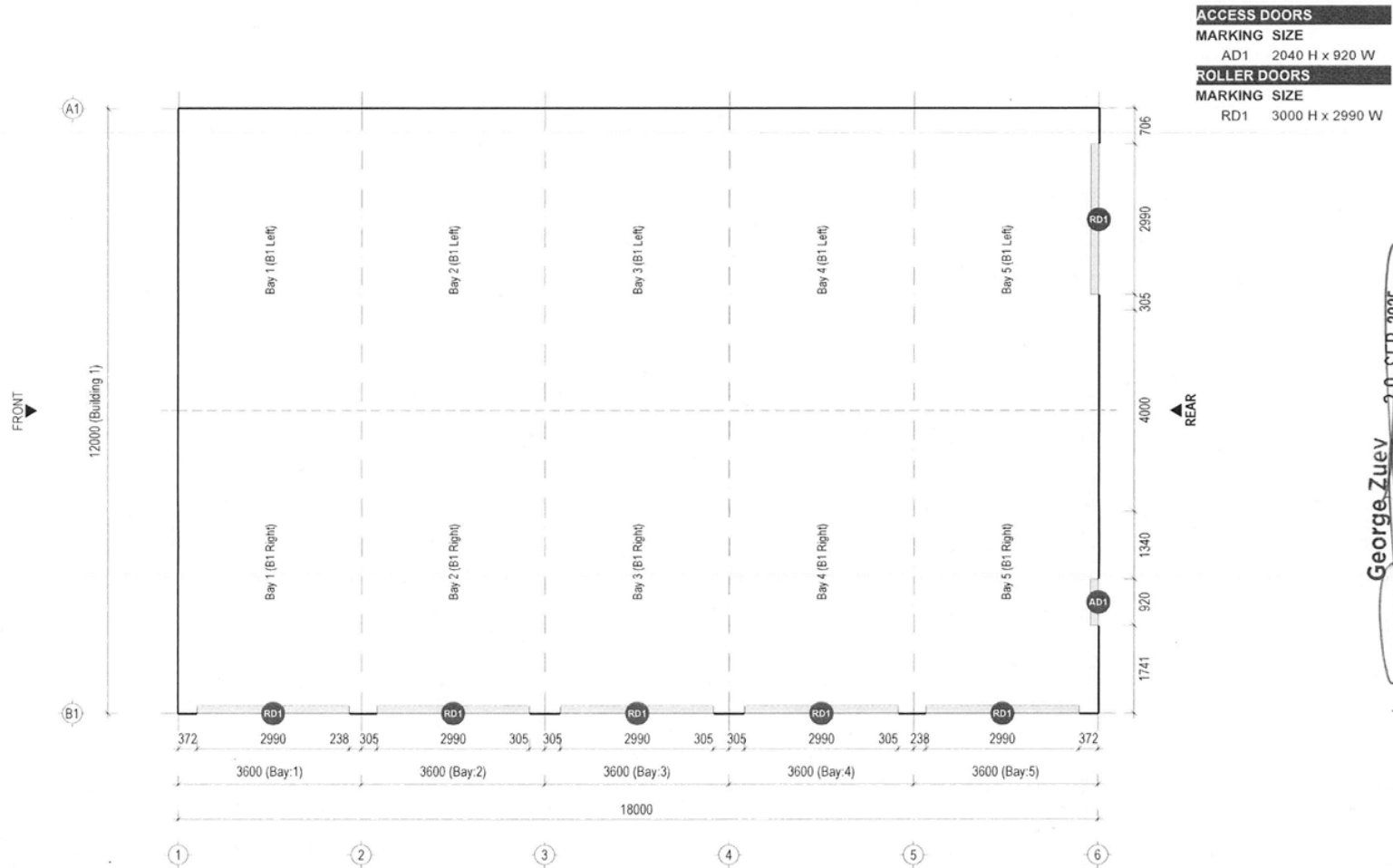
HIGH SPRINGS DEVELOPMENT PTY LTD
ABN 93 074 651 899
60 Princes Highway, Cobargo NSW 2550

JOB DETAILS

PROJECT: 12m W x 18m L x 4m H Enclosed
CLIENT: Keith Harrison, KHB Construction
ADDRESS: 31 Alice Street Mitchell QLD 4485

DRAWING DETAILS

DRAWING TITLE: ELEVATIONS 2
DATE OF ISSUE: 29/09/2025
DRAWING SCALE: 1:100 @A3
REVISION NO: 00 DRAWING NO.: Ham045023 / 11



George Zuev 29 SEP 2025
 RPEQ 7551

LEGEND

Full Height Sheeting

FLOOR PLAN

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 HIGH SPRINGS DEVELOPMENT PTY LTD
 ABN 93 074 651 899
 60 Princes Highway, Cobargo NSW 2550

JOB DETAILS

PROJECT: 12m W x 18m L x 4m H Enclosed
 CLIENT: Keith Harrison, KHB Construction
 ADDRESS: 31 Alice Street Mitchell QLD 4465

DRAWING DETAILS

DRAWING TITLE: FLOOR PLAN
 DATE OF ISSUE: 29/09/2025
 DRAWING SCALE: 1:75 @A3
 REVISION NO: 00 DRAWING NO.: Harri045023 / 12

PLANNING & BUILDING DEVELOPMENT REPORT

Meeting: Ordinary 11 December 2025

Date: 3 December 2025

Item Number: 13.5

File Number: D25/123703

SUBJECT HEADING: Development Application-Material Change of Use
- "Dwelling House" (Domestic Outbuilding) - 19-23
Alice Street, Mitchell (Ref:2025/21627)

Classification: Open Access

Officer's Title: Planning Officer

Executive Summary:

KHB Construction on behalf of the property owner has submitted a development application for a Material Change of Use to establish a "Dwelling House" (Domestic Outbuilding) at 19-23 Alice Street, Mitchell, properly described as Lot 46 on M15110. The development application is subject to Code Assessment and must be assessed only against the assessment benchmarks (to the extent relevant) provided by Section 45 of the *Planning Act 2016*.

The procedural requirements set out by the DA Rules that enable Council to make a decision on this application have been fulfilled. The development application is generally consistent with previous decisions of Council and can be conditioned to achieve a performance solution.

Officer's Recommendation:

The development application for a Material Change of Use – "Dwelling House" (Domestic Outbuilding) located at 19-23 Alice Street, Mitchell, properly described as Lot 46 on M15110, be approved subject to the listed conditions and general advice.

DEVELOPMENT DETAILS

Use

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

Approved plans and documents

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

Plan/Document Number	Plan/Document Name	Date
DWG 231125-01	19-23 Alice Street Site Plan	23.11.2025
6331241212-SHEET 2	Elevations	13.11.2025
6331241212-SHEET 4	Floor Plan	13.11.2025

Development works

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

Compliance inspection

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

Building size

10. The approved development is limited to a maximum floor area of 216m².

Building design and siting

11. All setbacks on the approved plans are to be measured to the outer most projection of the approved building.

12. The approved development must not exceed 6.2 metres in height (measured to the highest point i.e. roof pitch) above the building pad. The height of the building pad shall be no more than what is reasonably required to prevent stormwater from ponding and must not exceed 300mm above existing ground level.

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

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

Note: Suitable materials include Colorbond or similar.

Applicable Standards

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

Access, parking and manoeuvring

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

Avoiding nuisance

17. No nuisance is to be caused to adjoining properties and occupiers by the way of noise smoke, dust, rubbish, contaminant, stormwater discharge or siltation at any time during the establishment of the approved development.
18. Lighting of the site, including any security lighting, shall be such that the lighting intensity does not exceed 8.0 lux at a distance of 1.5 metres from the site at any property boundary.
19. All lighting shall be directed or shielded so as to ensure that no glare directly affects nearby properties.

Stormwater and drainage

20. Stormwater from the building is to be collected and discharged so as to:
 - a) protect the stability of buildings and the use of adjacent land.
 - b) prevent waterlogging of nearby land.
 - c) protect and maintain environmental values; and
 - d) maintain access to reticulated infrastructure for maintenance and replacement purposes.
21. The development must not result in any ponding of stormwater on the property during construction or after the development has been completed.

Erosion control

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

No cost to Council

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

Latest versions

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

Application documentation

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

GENERAL ADVICE

- a) Refer to <http://www.cmdg.com.au/> for the Capricorn Municipal Development Guidelines (CMDG).
- b) Refer to <http://www.maranoa.qld.gov.au/council-policies> for Council Policies.

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

Context:

In accordance with Item 1(a) of Resolution No. OM/08.2025/15, made on 25 August 2025, a decision on the application is required to be made at an Ordinary Meeting of Council because the proposed shed *exceeds 5 metres in height on an allotment less than 10 hectares in area in the Rural Residential Zone*.

Background:

Site History

The subject site is zoned Rural Residential and contains an existing lawful dwelling house.

Proposal

The proposed application is a Development Permit for a Material Change of Use to establish a “Dwelling House” (Domestic Outbuilding). The shed is proposed to be 18m wide and 12m long, with a total enclosed area of **216m²**. The shed will have a height of **6.166m** from ground level.

The structure is proposed to be setback 64m from the eastern (front) boundary and 30m from the northern (side) boundary. The proposed site plan is included below as Figure 1.

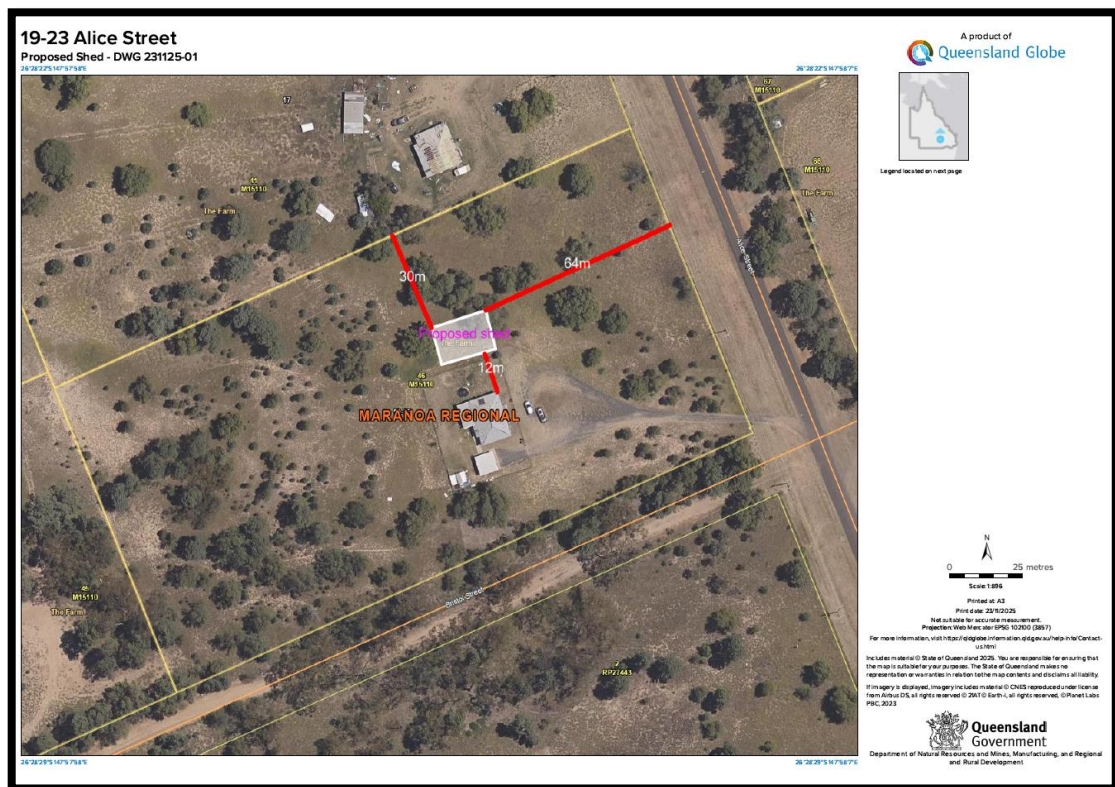


Figure 1 – Proposed Site Plan

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

Options Considered:

N/A

Recommendation:

The proposed development conflicts with certain outcomes of the Rural Residential Zone under the Maranoa Planning Scheme 2017. However, considering the site context, the significant boundary setbacks, and the established precedent for larger sheds within the locality, there are **sufficient grounds to approve the proposal**, subject to reasonable and relevant conditions.

Risks:

Risk	Description of likelihood & consequences
See below.	

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

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

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

Policy and Legislative Compliance:

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

The site is in the Rural 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.

The development application is subject to Code Assessment. A Code Assessment is an assessment that must be conducted only against the assessment benchmarks prescribed by the *Planning Regulation 2017*, in this case being;

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

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

- approve all or part of the application; or
- approve all or part of the application, but impose development conditions on the approval; or

(c) refuse the application.

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

Budget / Funding:

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

Timelines / Deadlines:

Timelines

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

Deadlines

In accordance with the Development Assessment Rules, Council's Decision-Making Period ends on 27 January 2025.

Consultation:

The application is Code Assessable and does not require Public Notification.

Acronyms:

Acronym	Description
N/A	

Link to Corporate Plan:

Corporate Plan 2023-2028

Corporate Plan Pillar 2: Environment

2.2 Sustainable urban & regional planning

Supporting Documentation:

1	2025/21627 - - MCU - "Domestic Outbuilding" - 19-23 Alice Street MITCHELL - Lot: 46 M: 15110 - Planning Assessment Report	D25/124412
2	2025/21627 - - MCU - "Domestic Outbuilding" - 19-23 Alice Street MITCHELL - Lot: 46 M: 15110-Plans	D25/124413

Report authorised by:

Coordinator - Building & Planning

Director - Regional Development, Environment & Planning

Planning Assessment Report- 2025/21627

<u>Application Number:</u>	2025/21627
<u>Proposal:</u>	Material Change of Use - "Dwelling House" (Domestic Outbuilding)
<u>Applicant:</u>	KHB Construction Pty Ltd
<u>Street Address:</u>	19-23 Alice Street, Mitchell
<u>Real Property Description:</u>	Lot 46 on M15110
<u>Officer</u>	Planning Officer

Proposed Land Use

KHB Construction on behalf of the property owner has submitted an application for the construction of a new domestic shed at 19-23 Alice Street, Mitchell. Formally described as Lot 46 on M15110, the subject site is a Rural Residential block located on the northern outskirts of the Mitchell Township.

Details of Proposed Development

The application is a Development Permit for a Material Change of Use "Domestic Outbuilding". The proposal is to erect a **216m²** shed that will be fully enclosed and have a total height of **6.166m**. The structure meets all setback requirements and will be ancillary to the lawfully approved Dwelling onsite.

The proposed Shed is sketched as per below Figure 1.



Figure 1: Site Plan (Source: Application Documents)

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

"The building is a 216m² shed required for the storage of motor vehicle, recreational equipment, collectibles and personal household effects in a personal capacity."

It is noted that no commercial or industry use is proposed for the outbuilding and conditions will be applied to ensure compliance with the Domestic Outbuilding definition in accordance with the Maranoa Planning Scheme 2017.

Characteristics of the Site

The subject site is comprised of a singular regular shaped allotment that has a total site area of **2.0233ha**. Currently featuring a lawfully approved dwelling, the site has frontage and access to Alice Street, Mitchell. Located within the Rural Residential Zone of the Maranoa Planning Scheme 2017, the site zoning is shown below in Figure 2.

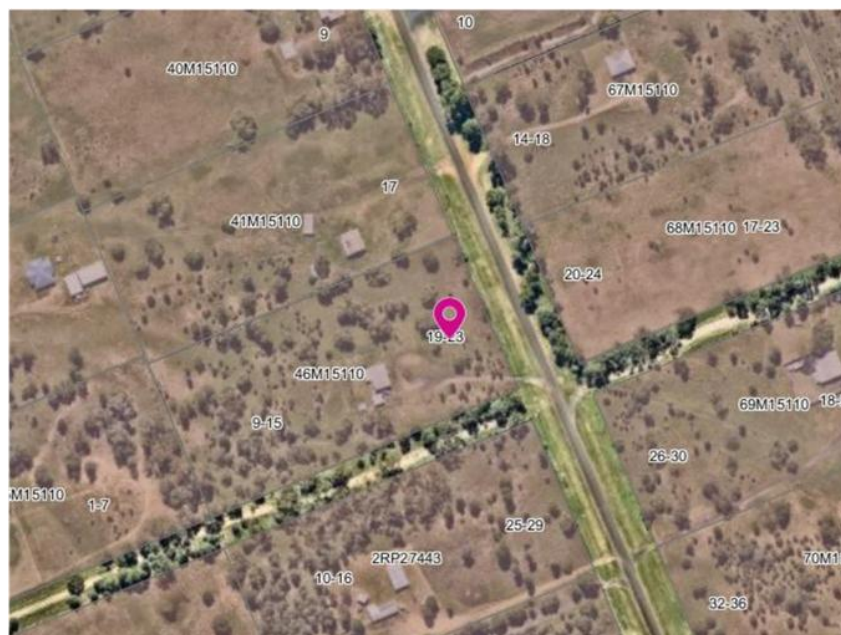


Figure 2: Zoning (Source: Spectrum Spatial)

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 Rural 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
 - 6.2.2 Rural Residential Zone Code

Part 5 – Tables of Assessment

The Tables of Assessment identify the category of development, the category of assessment and the assessment benchmarks for assessable development in the planning scheme area. The Tables of Assessment identify level of assessment for the Code Assessment Classification.

Part 6 - Zones

The purpose of the Rural residential zone is to:

- (a) provide for residential development on large lots where all local government infrastructure and services may not be provided, and where the intensity of residential development is generally dispersed;
- (b) ensure rural residential development maintains a residential amenity;
- (c) allow for residents to cater for home business uses that can be undertaken in association with the residents of the allotment;
- (d) ensure that development maintains the safe and efficient operation of the road network; and,
- (e) ensure that development maintains the integrity and water quality of the Murray Darling Basin Catchment

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

- (a) development of large residential lots with limited provision of infrastructure and services is facilitated;
- (b) areas with limited infrastructure and services may not be expanded;
- (c) development within the zone preserves the environmental and topographical features of the land by integrating an appropriate scale of residential activities amongst these features;
- (d) development avoids areas of ecological significance;
- (e) low impact activities such as small-scale eco-tourism and outdoor recreation are encouraged within the zone where the impacts of such uses can be minimised;
- (f) development enhances and responds to the environmental features and topographical features of the land;
- (g) development is designed to incorporate sustainable practices including maximising energy efficiency, effluent disposal, water conservation and transport use;
- (h) 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
- (i) there is no net loss or degradation of natural wetlands for the life of the planning scheme;
- (j) development provides a high level of residential amenity especially on allotments less than 10 ha, such as the Timbury Hills Estate;
- (k) home business uses (e.g. family-run transport businesses or service industries) may be appropriate in the zone where such uses meet the day-to-day needs of the residential catchment, the energy sector and agricultural sector or have a direct relationship to the land in which it is proposed; and,
- (l) non-resident workforce accommodation is not supported in this zone.

The development complies with majority of the Performance Outcomes and Acceptable Outcomes of 6.2.2 Rural Residential Zone Code of the Maranoa Planning Scheme. The below assessment against the relevant code highlights the non-compliant components of the development.

6.2.2 Rural Residential Zone Code

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
PLANNING		
USE, DENSITY AND BUILT FORM		
PO 8 Outbuildings Amenity of the rural residential areas is to be maintained, and outbuildings are not used for activities not associated with a rural residential use, or approved home-based business use.	AO 8.1 Outbuildings are to be located a minimum of 15 m from the boundary fronting the public road and a minimum of 5 m from any other boundary; and AO 8.2 For lots equal to or greater than 10 ha outbuildings for rural residential uses may be up to 8.5 m in height and 300 m ² floor area. AO 8.3 For lots less than 10 ha outbuildings for rural uses may be up to 4.2 m in height and 120 m ² floor area.	AO 8.1 Complies Development plans indicate the structure is to be set back 64m from the front boundary and further then 15m from side and rear boundaries. AO 8.2 Not Applicable The site is less than 10ha. AO 8.3 Does Not Comply The proposed shed will have a Gross Floor Area (GFA) of 216 m ² , which exceeds the acceptable outcome for outbuilding size within

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
<p>Note: A 'rural residential use' has a level of assessment other than Impact Assessable in the Rural Residential Zone.</p>	<p>AO 8.4 A maximum of two shipping containers used for permanent private storage is permitted at the premises.</p>	<p>the Rural Residential Zone. In addition, the proposed height of 6.166 m is above the acceptable height threshold for structures within this zone.</p>
	<p>AO 8.5 The use of shipping containers for permanent private storage is permitted only in circumstances where the container/s:</p> <ul style="list-style-type: none"> (a) is/are incidental to the primary use of the site and occurs only on a lot where a principal building exists; (b) is/are located behind the principal building and is/are screened from any road frontage and adjoining property through the use of landscaping or other suitable screening structures (ie. lattice); (c) include/s a stormwater discharge system in accordance with the Building Code of Australia and Council requirements to prevent rainwater ponding on the roof or nuisance to adjoining properties; (d) is/are in good repair with no visual rust marks; (e) is/are not used as fencing or screening; (f) is/are not used as an advertising device or as a commercial storage facility; (g) if exceeding one, are not stacked; and (h) is/are not used for human habitation. <p>Note: 'Outbuildings' include any form of shipping container, railway carriage, pre-fabricated building or the like, that is used for the purposes of domestic</p>	<p>Due to the site characteristics and the established pattern of development in the Rural Residential Zone, where larger and higher outbuildings have been historically approved, this non-compliance is considered typical and not unexpected.</p> <p>The shed will be well-set back from all property boundaries, reducing any potential amenity impacts on adjoining properties. The size, height, and overall design of the structure is consistent with other outbuildings commonly found within the Rural Residential Zone and the broader locality. The building will be used solely for purposes associated with the residential use of the property and will not accommodate activities unrelated to rural residential living. As such, the proposal maintains the intended low-density, rural residential character of the area and does not result in an adverse visual or amenity impact.</p> <p>AO 8.4 Not Applicable The proposed development does not involve shipping containers.</p> <p>AO 8.5 Not Applicable The proposed development does not involve shipping containers.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
	storage.	

Assessment Summary

While the proposed development does not comply with certain acceptable outcomes of the Rural Residential Zone specifically relating to outbuilding size and height, the proposal is considered appropriate in the context of the site and locality. The shed is well-set back from all property boundaries, reducing visual bulk and ensuring no adverse amenity impacts for adjoining residents. Its scale, height, and design are consistent with other outbuildings commonly found in the Rural Residential Zone, where larger sheds have been historically approved.

The outbuilding will be used for purposes associated with the rural residential use of the land and will not compromise the amenity values of the Rural Residential Zone Code. On this basis, there are sufficient planning grounds to support approval of the development, subject to reasonable and relevant conditions.

19-23 Alice Street

Proposed Shed - DWG 231125-01

26°28'22"S 147°57'58"E

26°28'22"S 147°58'7"E



26°28'29"S 147°57'58"E

26°28'29"S 147°58'7"E

A product of
Queensland Globe

Legend located on next page



Scale: 1896

Printed at: A3

Print date: 23/11/2025

Not suitable for accurate measurement.

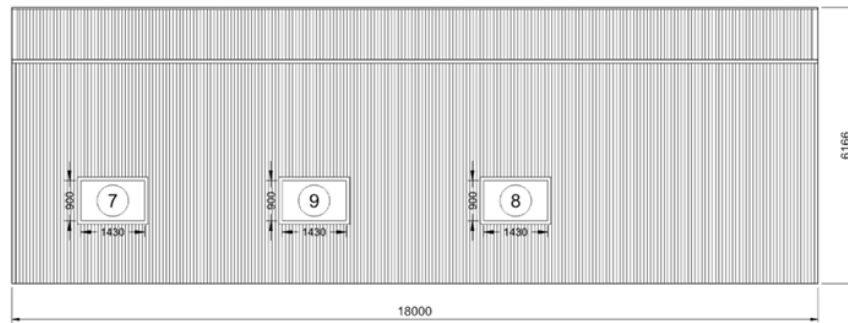
Projection: Web Mercator EPSG 102100 (3857)

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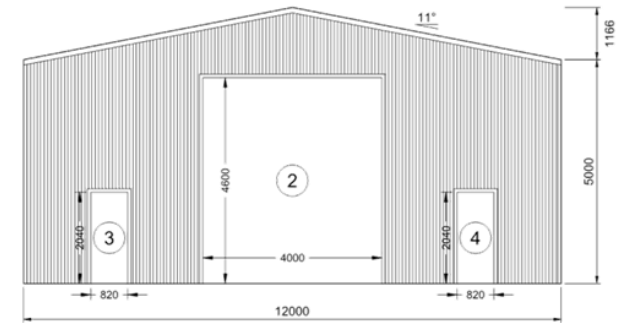
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Queensland
GovernmentDepartment of Natural Resources and Mines, Manufacturing, and Regional
and Rural Development



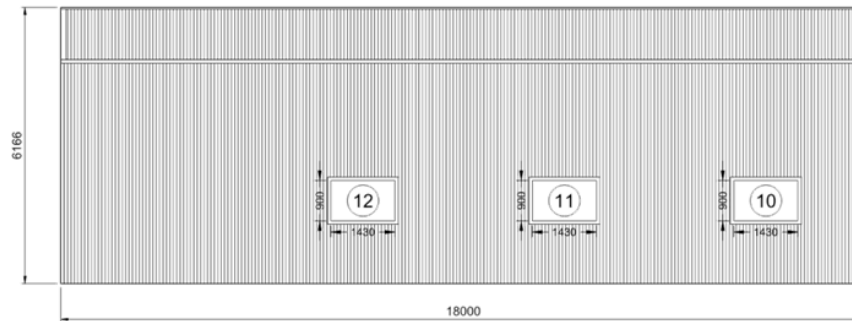
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2

SCALE: 1:100



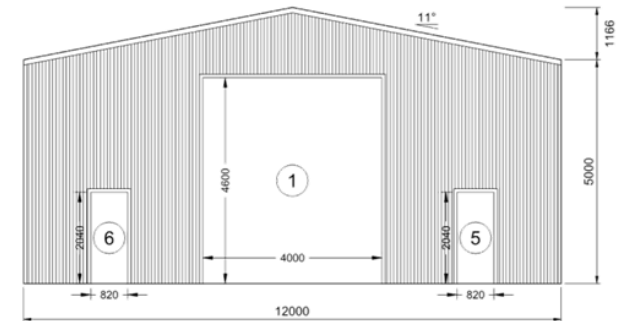
3 REAR ELEVATION
2

SCALE: 1:100



1 RIGHT ELEVATION
2

SCALE: 1:100



4 FRONT ELEVATION
2

SCALE: 1:100



151 Smeaton Grange Road,
Smeaton Grange, NSW, 2567
Phone: 02 4648 7777
Fax: 02 4648 7700
Email: sales@bestsheds.com.au



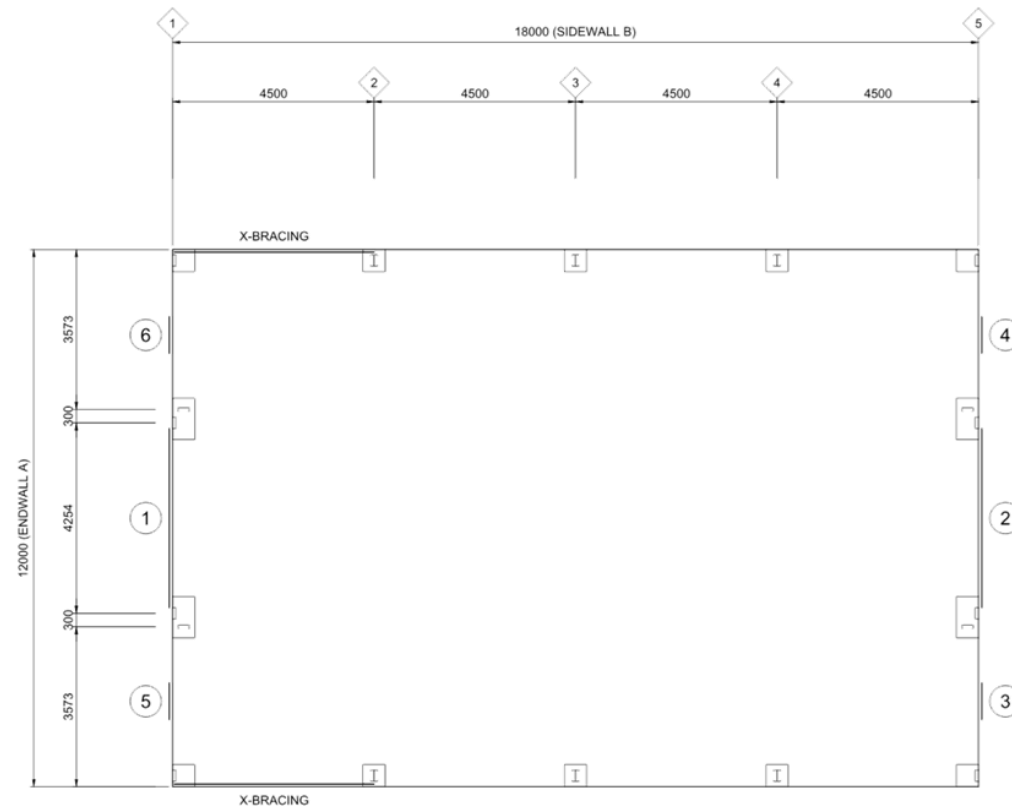
CIVIL & STRUCTURAL ENGINEERS
COMMERCIAL - INDUSTRIAL - RESIDENTIAL - FORENSIC - STEEL DETAILING
CAMILO PINEDA MORENO
RPEQ 15562 TRP PER03976 (VIC)

Signature: _____

Date: 13.11.2025

Customer Name: Colin Whittaker
Site Address: 18 Adelaide street
MITCHELL,
QLD, 4465

DATE 13-11-2025
JOB NO. 6331241212
SHEET 2 of 8



1 FLOOR PLAN
4 SCALE: 1:100

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CAMILO PINEDA MORENO
Barr MICAure 019161
RPEQ 15562 TBP PER03976 (VIC)

Signature: _____

Date: 13.11.2025

Customer Name: Colin Whittaker
Site Address: 18 Adelaide street
MITCHELL,
QLD, 4465

DATE 13-11-2025
JOB NO. 6331241212
SHEET 4 of 8

OFFICER REPORT

Meeting: Ordinary 11 December 2025

Date: 4 December 2025

Item Number: 14.1

File Number: D25/124847

SUBJECT HEADING: Memorandum of Understanding - GIVIT and Maranoa Regional Council

Classification: Open Access

Officer's Title: Emergency Management Coordinator

Executive Summary:

Council does not currently have a memorandum of understanding (MoU) with GIVIT. A new draft MoU has been prepared for Council's consideration. The proposed agreement does not include a set expiry date and will remain in effect unless terminated by either party.

GIVIT offers all Queensland Local Governments a free Disaster Recovery Service that supports charities, frontline services, agencies and governments by coordinating the deluge of donations that commonly occurs post-disaster and ensures offers of good quality goods and services are allocated to meet specific needs.

Officer's Recommendation:

That Council authorise the Chief Executive Officer, or their delegate, to enter into a Memorandum of Understanding with GIVIT, to remain in effect until terminated by either party, for the purpose of assisting Council and the community during the recovery phase of a disaster within the Maranoa region.

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

To formalise the partnership and enable GIVIT to support Council and the community during disaster recovery operations, a new MoU is proposed for Council's consideration.

Background (*Including any previous Council decisions*):

GIVIT works in partnership with the Queensland Government to manage all offers of goods and services during the response and recovery phases of activated disaster events. Through this partnership, GIVIT coordinates donated goods and services to ensure that support is directed to where it is most needed and is appropriate for affected communities.

GIVIT offers all Queensland Local Governments a free Disaster Recovery Service. This service supports charities, frontline services, agencies and governments by coordinating the deluge of donations that commonly occurs post-disaster, and by ensuring that good-quality goods and services are matched to specific, identified needs.

GIVIT provides a range of services, including:

- Reducing administrative costs associated with traditional donation-management models, particularly for unwanted or inappropriate donations.
- Providing an online “virtual warehouse,” eliminating the need for physical storage, distribution and disposal.
- Managing all offers and requests for goods and services, as well as receiving financial donations that are used to purchase items from local suppliers where possible.
- Providing a predetermined Council contact with a daily list of offers of support and advising the Local Disaster Management Group (LDMG) of significant or high-profile offers.
- Targeting the needs of affected individuals and communities to ensure people receive exactly what they need when they need it most.
- Respecting the dignity of people affected by disaster through confidential needs-based matching.
- Offering a scalable service suitable for both localised and widespread disaster events.
- Operating a robust website capable of handling surge periods during major disaster events.
- Supporting the recovery of local economies by prioritising purchases through local businesses wherever possible.
- Managing corporate donations in a way that avoids adverse impacts on the local economy.

Council and GIVIT can work collaboratively to support preparedness by:

- Including GIVIT in Council’s Local Disaster Management Plan.
- Nominating a single point of contact for engagement with GIVIT.
- Adopting GIVIT’s public messaging, directing all offers of goods and services to givit.org.au.

- Using GIVIT's approved logo, speaking notes, media messaging, call-centre scripts and website copy.
- Establishing a formal Memorandum of Understanding (MoU) with GIVIT.

GIVIT is a free service available to agencies, services and charities across Australia. As a national not-for-profit organisation, GIVIT connects people who want to give with those in need in a private, safe and dignified manner.

Options Considered:

This option allows Council to formalise its engagement with GIVIT, enabling access to a well-coordinated donation-management service that is provided at no cost. It supports effective recovery operations, reduces administrative and logistical pressures, and strengthens local economic recovery by prioritising local purchasing.

Recommendation:

That Council authorise the Chief Executive Officer, or their delegate, to enter into a Memorandum of Understanding with GIVIT, to remain in effect until terminated by either party, for the purpose of assisting Council and the community during the recovery phase of a disaster within the Maranoa region.

Risks:

Risk	Description of likelihood & consequences
Council does not enter into a MoU with GIVIT.	Without a MoU, Council would continue to manage offers of goods and services internally during a disaster recovery event. This may increase administrative workload, create challenges in handling unsolicited donations, and reduce the efficiency and coordination of donation management.

Policy and Legislative Compliance:

N/A

Budget / Funding (*Current and future*):

N/A

Timelines / Deadlines:

It is proposed that the MoU be finalised and signed by all parties by the end of January 2026, subject to Council approval and the availability of GIVIT representatives. Achieving this timeframe will ensure the agreement is in place to support Council and the community during the remaining months of the 2025–2026 disaster season.

Consultation *(Internal / External)*:

Danielle Draper, Acting Qld Manager, GIVIT

Strategic Asset Management Implications:

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

N/A

Acronyms:

Acronym	Description
MoU	Memorandum of Understanding

Addition to Operational or Corporate Plan:

Plan Description	Yes / No
Operational	No
Corporate	No

Link to Corporate Plan:

Corporate Plan 2023-2028

Corporate Plan Pillar 5: Inclusivity

5.14 Disaster resilience and preparedness

Supporting Documentation:

Nil.

Report authorised by:

Deputy CEO - Strategic Roads, Airports & Major Projects