
MINUTES OF THE ORDINARY MEETING OF MARANOA REGIONAL COUNCIL HELD AT ROMA ADMINISTRATION CENTRE ON 11 DECEMBER 2025 SCHEDULED TO COMMENCE AT 9:00 AM

ATTENDANCE

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

AS REQUIRED

Deputy CEO - Strategic Roads, Airports & Major Projects – Cameron Hoffmann, Director Corporate Services – Brett Exelby, Director Regional Development, Environment and Planning – Jamie Gorry, Manager - Community Safety & Rural Lands Services – Annie Connelly, Manager - Tourism & Community Development – Tony Klein, General Manager – Saleyards – Daniel Haslop, Coordinator - Building & Planning – Danielle Pearn, Support Officer - Tourism & Community Development – Tennielle Limpus, Coordinator Tourism Georgia Nichols, Local Development Officer – Jessica Cashen.

WELCOME

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

CONFIRMATION OF MINUTES

Resolution No. OM/12.2025/01	
Moved Cr Brumpton	Seconded Cr Davis
That the minutes of the Ordinary Meeting held on 27 November 2025 be confirmed.	
CARRIED	9/0

CONSIDERATION OF NOTICES OF MOTION

Item Number: 8.1 **File Number:** D25/120082

SUBJECT HEADING: **AMENDMENT OF COUNCIL RESOLUTION -
OM/11.2025/20**

Officer's Title: **Project Administration Officer
Manager - Waste & Environmental Health Services**

Original Resolution Meeting Date: **13 November 2025**

Original Resolution Number: OM/11.2025/20

Original Resolution:
Resolution No. OM/11.2025/01

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.*

Resolution No. OM/12.2025/02

Moved Cr Vincent

Seconded Cr Brumpton

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.**

CARRIED

9/0

Responsible Officer

Project Administration Officer

BUSINESS

OFFICE OF THE CEO

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

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.

Resolution No. OM/12.2025/03

Moved Cr O'Neil

Seconded Cr Hancock

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

CARRIED

9/0

Responsible Officer

Chief Executive Officer

CORPORATE SERVICES

Item Number: 11.1 File Number: D25/100965

SUBJECT HEADING: SALE OF LAND FOR OVERDUE RATES & CHARGES

Officer's Title: Coordinator - Rates and Utilities Billing Services
Senior Rates & Utilities Billing Officer

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

Resolution No. OM/12.2025/04
Moved Cr Brumpton
Seconded Cr Davis
That Council resolves to:

- (a) 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.

Schedule

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

CARRIED
9/0
Responsible Officer
Coordinator - Rates and Utilities Billing Services
Item Number:
11.2
File Number: D25/122044
SUBJECT HEADING:
MONTHLY FINANCIAL REPORT AS AT 31 OCTOBER 2025
Officer's Title:
**Chief Financial Officer
Director - Corporate Services
Management Accountant**
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.
Resolution No. OM/12.2025/05
Moved Cr Brumpton
Seconded Cr Davis
That Council note the Monthly Financial Report for the period ended 31 October 2025, including a correction to the figure quoted on page 15 of 31, internal revenue year to date actual should be \$541,000.
CARRIED
9/0

ENGINEERING

Item Number: 12.1 **File Number:** D25/114685

SUBJECT HEADING: CAPITAL PROJECT FUNDING TRANSFER - NASON PARK FENCING

Officer's Title: Senior Project Officer - Capital Program Delivery

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.

Resolution No. OM/12.2025/06**Moved Cr Hancock****Seconded Cr Vincent****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:
 - o Capital Works – Surat Pump Track Design – \$31,000
 - o 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.

CARRIED

9/0

Responsible Officer**Senior Project Officer - Capital Program Delivery**

REGIONAL DEVELOPMENT, ENVIRONMENT & PLANNING

Item Number: 13.1 **File Number:** D25/113871

SUBJECT HEADING: ROMA DOG PARK UPGRADES

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 was 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.

Resolution No. OM/12.2025/07**Moved Cr Davis****Seconded Cr O'Neil****That Council:**

1. **Receives and notes the community feedback provided through the Bark in the Park and the online survey.**
2. **Endorses the project plan for turfing and irrigation of 1,000m² at the Roma Dog Park.**
3. **Defers additional improvements, including outdoor agility/play equipment, to be considered as part of the 2026/27 budget considerations.**

CARRIED**8/1****Responsible Officer****Manager - Community Safety & Rural Lands Services**

Item Number: 13.2 **File Number:** D25/119486

SUBJECT HEADING: THE BIG RIG - INCLUSION OF ADMISSION FEES IN COUNCIL FEES AND CHARGES SCHEDULE

Officer's Title: Coordinator – Tourism

Executive Summary:

This report sought 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.

Resolution No. OM/12.2025/08
Moved Cr Vincent
Seconded Cr Hancock

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.

CARRIED

9/0

Responsible Officer	Coordinator – Tourism
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Declaration of Interest

Item	13.3
Description	Application for Community Grants Round 1 – 2025/2026
Declaring Councillor	Cr Brendan Seawright
Person with the interest Related party / close associate / other relationship	Myself and my wife, Kristen Seawright
Particulars of Interest	I am the president and my wife, Kristen, is the secretary of the Wallumbilla Agricultural & Pastoral Association who submitted an application to this round of Community Grants.
Type of conflict	Prescribed conflict of interest
Action	Leave the room while the matter is discussed and voted on.

Declaration of Interest

Item	13.3
Description	Application for Community Grants Round 1 – 2025/2026
Declaring Councillor	Cr Jane Vincent
Person with the interest Related party / close associate / other relationship	Fiona Vincent
Particulars of Interest	My Sister-in-law Fiona is the Secretary of the Injune Retirement and Admin of Injune Early Learning Centre who are both listed in the report.
Type of conflict	Declarable conflict of interest
Action	Leave the room while the matter is discussed and voted on.

Declaration of Interest

Item	13.3
Description	Application for Community Grants Round 1 – 2025/2026
Declaring Councillor	Cr Peter Flynn
Person with the interest Related party / close associate / other relationship	Myself
Particulars of Interest	I am Chairman of an organisation (Roma & District Rugby League) that one of the organisations mentioned as a major grant recipient is an affiliate of that particular organisation (Cities Rugby League Football Club).
Type of conflict	Prescribed conflict of interest
Action	Leave the room while the matter is discussed and voted on.

Councillors Seawright, Flynn and Vincent left the meeting at 9.32am.

Item Number: 13.3 **File Number:** D25/121001

SUBJECT HEADING: APPLICATION FOR COMMUNITY GRANTS | ROUND 1
- 2025/2026

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

Executive Summary:

This report sought 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).

Resolution No. OM/12.2025/09

Moved Cr Hancock

Seconded Cr Davis

That Council:

1. 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
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).

CARRIED

6/0

Responsible Officer	Support Officer - Tourism & Community Development
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Section 150F A (2)(e) of the Local Government Act 2009

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

Name of each eligible councillor who voted on the matter:

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

How each eligible councillors voted:

Each councillor voted in favour of the motion.

At cessation of discussion and decision on the abovementioned item, Councillors Seawright, Vincent and Flynn returned to the meeting at 9.37am.

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)

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.

Resolution No. OM/12.2025/10

Moved Cr Brumpton

Seconded Cr Vincent

That 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.

CARRIED

9/0

Responsible Officer	Planning Officer
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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)

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.

Resolution No. OM/12.2025/11

Moved Cr Davis

Seconded Cr Brumpton

That 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.

CARRIED

9/0

Responsible Officer

Planning Officer

STRATEGIC ROADS, AIRPORTS & PROJECTS

Item Number:

14.1

File Number: D25/124847

SUBJECT HEADING:

MEMORANDUM OF UNDERSTANDING - GIVIT AND
MARANOA REGIONAL COUNCIL

Officer's Title:

Coordinator - Disaster Management

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.

Resolution No. OM/12.2025/12

Moved Cr Davis

Seconded Cr Vincent

That Council authorise the Chief Executive Officer (or 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.

CARRIED

9/0

Responsible Officer

Coordinator - Disaster Management

LATE ITEMS

Item Number:

L.1

File Number: D25/124664

SUBJECT HEADING:

**UPCOMING DEPUTATIONS AND BRIEFING TOPICS |
COUNCILLOR BRIEFINGS JANUARY 2026**

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 January 2026.

Resolution No. OM/12.2025/13

Moved Cr Davis

Seconded Cr Brumpton

That Council receive and note the Officer's report as presented, with the inclusion of the Investment Prospectus.

CARRIED

9/0

Responsible Officer

**Coordinator - Executive & Elected Member
Support Services**

DECLARATION OF CONFLICTS OF INTERESTS – ITEM L.1

Cr Brumpton noted that she had previously made a declaration at the ordinary meeting 27 November 2025 in relation to briefing topic – Community Benefit Fund & Rating – Renewable Energy.

Declaration of Interest

Item	L.2
Description	Overflow Accommodation Options for Bassett Park
Declaring Councillor	Cr Wendy Taylor
Person with the interest Related party / close associate / other relationship	Kylie Johnson my daughter
Particulars of Interest	Kylie owns a motel in Roma
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 9.54am, with the Deputy Mayor - Cr. Cameron O'Neil taking the role of acting chair in her absence.

Item Number: L.2 **File Number:** D25/126347

SUBJECT HEADING: **OVERFLOW ACCOMMODATION OPTIONS FOR BASSETT PARK**

Councillor's Title: **Cr. Johanne (Joh) Hancock**

Executive Summary:

Roma continues to experience significant challenges in accommodating visitors during major events. This report examines potential options for establishing overflow accommodation at Bassett Park to help address these recurring capacity issues.

Resolution No. OM/12.2025/14

Moved Cr Hancock

Seconded Cr Vincent

That:

- Council investigate suitable accommodation, location options and associated costings for developing overflow accommodation facilities at or around Bassett Park.**
- A report be brought back to Council via a briefing so that the project can be considered in the 2026/27 budget deliberations.**

CARRIED

8/0

Responsible Officer

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

How each eligible councillors voted:

Each councillor voted in favour of the motion.

At cessation of discussion and decision on the abovementioned item, Mayor Taylor returned to the meeting at 9.59am assuming the chair.

Declaration of Interest

Item	C.3
Description	Tender 26025 – Lease of Council Owned Land – Lot 2 on DUB5333
Declaring Councillor	Cr John Birkett
Person with the interest Related party / close associate / other relationship	Myself
Particulars of Interest	One of the applicants listed in this report has children on my school bus run.
Type of conflict	Declarable conflict of interest
Action Leave	Leave the room while the matter is discussed and voted on.

Declaration of Interest

Item	C.4
Description	Australia Day Awards 2026 Roma
Declaring Councillor	Cr Cameron O'Neil
Person with the interest Related party / close associate / other relationship	Myself
Particulars of Interest	Debbie Joppich is a nominee listed in the report and a friend and neighbour.
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/12.2025/15	
Moved Cr Davis	Seconded Cr Brumpton
That it is in the public interest that Councillor O'Neil participates and votes on agenda item C.4 because a reasonable person would trust that the decision is made in the public interest.	
CARRIED	8/0

Declaration of Interest

Item	C.5
Description	Australia Day Awards 2026 - Surat
Declaring Councillor	Johanne Hancock
Person with the interest Related party / close associate / other relationship	Myself
Particulars of Interest	Marie Murray is a family friend and mentioned in the report
Type of conflict	Declarable conflict of interest
Action	Leave the room while the matter is discussed and voted on

Declaration of Interest

Item	C.7
Description	Australia Day Awards 2026 - Injune
Declaring Councillor	Cr Jane Vincent
Person with the interest Related party / close associate / other relationship	Janice Humphreys, Violet Humphreys and Cultural Heritage Injune Preservation Society (CHIPS)
Particulars of Interest	My mother Janice Humphreys is Secretary of CHIPS and Violet is my niece, Janice, CHIPS & Violet have been nominated for awards.
Type of conflict	Prescribed conflict of interest
Action	Leave the room while the matter is discussed and voted on.

Declaration of Interest

Item	C.8
Description	Australia Day Awards 2026 - Wallumbilla, Yuleba
Declaring Councillor	Brendan Seawright
Person with the interest Related party / close associate / other relationship	Myself and my wife, Kristen Seawright, Lorraine and Leslie Cormack
Particulars of Interest	Myself, my wife, Kristen Seawright, Lorraine and Leslie Cormack (who are members of the Wallumbilla Agricultural & Pastoral Association, of which I am the president of) are mentioned in the report.
Type of conflict	Prescribed conflict of interest
Action	Leave the room while the matter is discussed and voted on.

Declaration of Interest

Item	LC.3
Description	Tender 26014 - Wallumbilla Swimming Pool Management Agreement
Declaring Councillor	Johanne Hancock
Person with the interest Related party / close associate / other relationship	Myself
Particulars of Interest	Melissa Sutton who is mentioned in the report handed out my how to vote cards on election day and she has addressed our relationship in the report for Councillors consideration.
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/12.2025/16
Moved Cr O'Neil
Seconded Cr Vincent

That it is in the public interest that Councillor Hancock participates and votes on agenda item LC.3 because a reasonable person would trust that the decision is made in the public interest.

CARRIED

7/0

Declaration of Interest

Item	LC.3
Description	Tender 26014 - Wallumbilla Swimming Pool Management Agreement
Declaring Councillor	Cr Brendan Seawright
Person with the interest Related party / close associate / other relationship	Myself and my children Isobel and Thomas Seawright
Particulars of Interest	Isobel and Thomas receive swimming lessons from Melissa Sutton who is mentioned in the report.
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/12.2025/17
Moved Cr Davis
Seconded Cr Brumpton

That it is in the public interest that Councillor Seawright participates and votes on agenda item LC.3 because a reasonable person would trust that the decision is made in the public interest.

CARRIED

7/0

CONFIDENTIAL ITEMS
Resolution No. OM/12.2025/18
Moved Cr O'Neil
Seconded Cr Davis

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 – Roma Saleyards – Memorial Wall	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.	Consideration of six (6) nominations for the Roma Saleyards Memorial Wall.
C.2 – Tender 26008 – Lease and Operation of the Roma Saleyards Café (Food and Beverage Service)	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>Maranoa Regional Council released Tender 26008 for the lease and operation of the Roma Saleyards Café (Food and Beverage Service).</p> <p>A total of two (2) submissions were received from suitably qualified applicants and the evaluation report submitted for Council's consideration in awarding the tender.</p>
C.3 – Tender 26025 – Lease of Council Owned Land – Lot 2 on DUB5333	Section 254J(3)(f) matters that may directly affect the health and safety of an individual or a group of individuals.	<p>Maranoa Regional Council invited Tenders for the Lease of Council owned land located on Piggery Road, Mitchell being Lot 2 on DUB5333, for a period of three (3) years for grazing purposes.</p> <p>The tender evaluation report is tabled for Council's consideration.</p>
C.4 – Australia Day Awards 2026 - Roma	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.	Consideration of the assessment panel recommendation for awarding of the 2026 Australia Day Award recipients for Roma.
C.5 – Australia Day Awards 2026 - Surat	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.	Consideration of the assessment panel recommendation for awarding of the 2026 Australia Day Award recipients for Surat.
C.6 – Australia Day Awards 2026 – Mitchell	Section 254J(3)(i) a matter the local government is required to keep confidential under a law of, or formal arrangement	Consideration of the assessment panel recommendation for awarding of the 2026 Australia Day Award recipients for Mitchell.

	with, the Commonwealth or a State.	
C.7 – Australia Day Awards 2026 – Injune	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.	Consideration of the assessment panel recommendation for awarding of the 2026 Australia Day Award recipients for Injune.
C.8 – Australia Day Awards 2026 – Wallumbilla, Yuleba, Jackson	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.	Consideration of the assessment panel recommendation for awarding of the 2026 Australia Day Award recipients for Wallumbilla, Yuleba, Jackson.
C.9 – Gwydir Laycock Park Masterplan	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>As part of Council's allocation under the Works for Queensland (W4Q) Program, Council approved the development of a Master Plan for the Gwydir Laycock Park to guide future investment, improve recreational opportunities, and enhance one of Injune's main community precincts.</p> <p>A draft Master Plan has now been prepared and is ready for community consultation. The plan outlines proposed upgrades across the site, including improved playground facilities, delivery of a BMX track, upgrade to town pool entrance and amenities and other landscaping improvements.</p> <p>This report is presented to seek Council's endorsement to release the draft Master Plan for community consultation and to outline the next steps in finalising the document.</p>
C.10 – Surat Recreation Grounds Master Plan	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>As part of Council's allocation under the Works for Queensland (W4Q) Program, Council approved the development of a Master Plan for the Surat Recreation Ground to guide future investment, improve recreational opportunities, and enhance one of Surat's main community precincts.</p> <p>A draft Master Plan has now been prepared and is ready for community consultation. The plan outlines proposed upgrades across the Surat Recreation Reserve and Nason Park precinct, including improved playground facilities, youth recreation amenities, spectator</p>

		<p>seating, shade and BBQ areas, and long-term sporting infrastructure enhancements.</p> <p>This report is presented to seek Council's endorsement to release the draft Master Plan for community consultation and to outline the next steps in finalising the document.</p>
<p>LC.1 – Application for Permit to Occupy – Road Reserve Adjoining Lot 2 on MNG13 and Lot 4 on MNG21 – Application for Trustee Lease over Lot 5 on MNG13</p>	<p>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>	<p>Council received an application for a Permit to Occupy of the Road Reserve, adjoining Lot 2 on MNG13 and Lot 4 on MNG21. The application also includes a request for a Trustee Lease over Lot 5 on MNG13, known as 'Karil' Stock Route Water Facility.</p>
<p>LC.2 – Survey costs – Encase road Off Alignment – Lot 11 on SP353677</p>	<p>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>	<p>Council received a request to contribute towards encasing a road off alignment within Lot 11 on SP353677, formally Lot 11 on WV1954.</p>
<p>LC.3 – Tender 26014 – Wallumbilla Swimming Pool Management Agreement</p>	<p>Section 254J(3)(f) matters that may directly affect the health and safety of an individual or a group of individuals.</p>	<p>Maranoa Regional Council invited suitably qualified and experienced businesses or individuals, to tender for the management of the Wallumbilla Swimming Pool under Tender 26014.</p>
<p>LC.4 – Tender 26009 – Lease & Operation of Childcare Centre 85-91 Bowen Street, Roma</p>	<p>Section 254J(3)(f) matters that may directly affect the health and safety of an individual or a group of individuals.</p>	<p>Maranoa Regional Council invited suitably qualified and experienced businesses or individuals, to tender for the management of the Wallumbilla Swimming Pool under Tender 26014.</p>
<p>LC.5 – Tender 26028 – Grazing of Paddocks – Dargal road (Former Police Paddocks)</p>	<p>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>	<p>Maranoa Regional Council invited tenders for the lease part of Lot 338 on WV1628, known as the Police Paddocks, Dargal Road for a period of two (2) years with a sixty (60) day termination clause as per conditions.</p> <p>The evaluation is included in this report for Council's consideration.</p>
CARRIED		9/0

FOR A RECESS and MORNING TEA 10.21am

SUBJECT HEADING: RESUMPTION OF STANDING ORDERS
COUNCIL RESUMED THE MEETING AT 11.20am

Cr Vincent, having previously declared a prescribed conflict in Item C.7 left the meeting at 11.22am prior to discussion on the matter.

Cr Vincent returned to the meeting at 11.27am, following conclusion of discussions.

Cr Seawright, having previously declared a prescribed conflict in Item C.8 left the meeting at 11.27am, prior to discussion on the matters.

Cr Seawright returned to the meeting following discussions at 11.32am.

Resolution No. OM/12.2025/19	
Moved Cr O'Neil	Seconded Cr Vincent
That Council open the meeting to the public at [12.39pm].	
CARRIED	9/0

Item Number: C.1 **File Number:** D25/48418

SUBJECT HEADING: ROMA SALEYARDS - MEMORIAL WALL

Officer's Title: Manager - Saleyards

Executive Summary:

Consideration of six (6) nominations for the Roma Saleyards Memorial Wall.

Resolution No. OM/12.2025/20	
Moved Cr Brumpton	Seconded Cr Vincent
That Council:	
<ol style="list-style-type: none">1. Receive and approve the nominations for candidates (C) – Colin John Brookes and (F) – Geoff Thompson for individual plaques on the Roma Saleyards Memorial Wall.2. Receive and decline the nominations for candidates (A), (B) & (D) as they have not met the criteria.3. Receive and request additional information for candidate (E) to further assess the significant contribution to the Roma Saleyards.	
CARRIED	9/0

Responsible Officer	Manager - Saleyards
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Item Number:**C.2****File Number: D25/122776****SUBJECT HEADING:****TENDER 26008 - LEASE AND OPERATION OF THE ROMA SALEYARDS CAFE (FOOD AND BEVERAGE SERVICE)****Officer's Title:****General Manager - Saleyards****Executive Summary:**

Maranoa Regional Council released Tender 26008 for the lease and operation of the Roma Saleyards Cafe (Food and Beverage Service).

A total of two (2) submissions were received from suitably qualified applicants and the evaluation report submitted for Council's consideration in awarding the tender.

Resolution No. OM/12.2025/21**Moved Cr Davis****Seconded Cr Brumpton****That Council:**

- 1. Accept AS RAJ Group Pty Ltd for Tender 26008 - Lease and Operation of the Roma Saleyards Cafe (Food and Beverage Service) for the tendered lease rate of \$27,600 per annum (excluding GST).**
- 2. Authorise the Chief Executive Officer (or delegate) to negotiate and execute the lease for a period of 3 years with an option for a further 2 x 1 year options.**

CARRIED**9/0****Responsible Officer****General Manager - Saleyards**

Cr Birkett, having previously declared declarable interest in the following item, left the meeting at 12.42pm.

Item Number:**C.3****File Number: D25/121163****SUBJECT HEADING:****TENDER 26025 - LEASE OF COUNCIL OWNED LAND - LOT 2 ON DUB5333****Location:****Mitchell****Officer's Title:****Property & Tenure Officer****Executive Summary:**

Maranoa Regional Council invited Tenders for the Lease of Council owned land located on Piggery Road, Mitchell being Lot 2 on DUB5333, for a period of three (3) years for grazing purposes.

The tender evaluation report was tabled for Council's consideration.

Resolution No. OM/12.2025/22

Moved Cr Vincent

Seconded Cr Brumpton

That Council:

1. **Accept the Tender submitted by J.B and Sons Pty Ltd for Tender 26025 – Lease of Lot 2 on DUB5333 Piggery Road Mitchell, for grazing purposes.**
2. **Authorise the Chief Executive Officer (or delegate) to enter into final negotiations with J.B and Sons Pty Ltd and execute the Lease for a period of three (3) years.**

CARRIED

8/0

Responsible Officer

Property & Tenure Officer

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

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

Name of each eligible councillor who voted on the matter:

Cr. 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.

At cessation of discussion and decision on the abovementioned, Cr Birkett returned to the meeting at 12.44pm.

Item Number:

C.4

File Number: D25/123424

SUBJECT HEADING:

AUSTRALIA DAY AWARDS 2026 - ROMA

Officer's Title:

**Coordinator - Local & Community Development
Local Development Officer - Surat**

Executive Summary:

Consideration of the assessment panel recommendation for awarding of the 2026 Australia Day Award recipients for Roma.

Resolution No. OM/12.2025/23

Moved Cr Vincent

Seconded Cr Davis

That Council approve the recommendations of the assessment panel for the 2026 Australia Day Award recipients for Roma.

CARRIED

9/0

Responsible Officer

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

How each eligible councillors voted:

Each councillor voted in favour of the motion.

Cr Hancock, having previously declared declarable interest in the following item, left the meeting at 12.45pm.

Item Number:	C.5	File Number: D25/123437
SUBJECT HEADING:	AUSTRALIA DAY AWARDS 2026 - SURAT	
Officer's Title:	Coordinator - Local & Community Development Local Development Officer - Surat	

Executive Summary:

Consideration of the assessment panel recommendation for awarding of the 2026 Australia Day Award recipients for Surat.

Resolution No. OM/12.2025/24

Moved Cr O'Neil

Seconded Cr Brumpton

That Council approve the recommendations of the assessment panel for the 2026 Australia Day Award recipients for Surat.

CARRIED

8/0

Responsible Officer

**Coordinator - Local & 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. John Birkett, 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 12.46pm.

Item Number: C.6 **File Number:** D25/123441
SUBJECT HEADING: AUSTRALIA DAY AWARDS 2026 - MITCHELL
Officer's Title: Coordinator - Local & Community Development
 Local Development Officer - Surat

Executive Summary:

Consideration of the assessment panel recommendation for awarding of the 2026 Australia Day Award recipients for Surat.

Resolution No. OM/12.2025/25	
Moved Cr Birkett	Seconded Cr O'Neil
That Council approve the recommendations of the assessment panel for the 2026 Australia Day Award recipients for Mitchell.	
CARRIED	9/0

Responsible Officer	Coordinator - Local & Community Development
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Cr Vincent, having previously declared a prescribed conflict of interest in the following item, left the meeting at 12.47pm.

Item Number: C.7 **File Number:** D25/123442
SUBJECT HEADING: AUSTRALIA DAY AWARDS 2026 - INJUNE
Officer's Title: Coordinator - Local & Community Development
 Local Development Officer - Surat

Executive Summary:

Consideration of the assessment panel recommendation for awarding of the 2026 Australia Day Award recipients for injune.

Resolution No. OM/12.2025/26	
Moved Cr Brumpton	Seconded Cr Davis
That Council approve the recommendations of the assessment panel for the 2026 Australia Day Award recipients for Injune.	
CARRIED	8/0

Responsible Officer	Coordinator - Local & Community Development
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Section 150F A (2)(e) of the Local Government Act 2009

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

Name of each eligible councillor who voted on the matter:

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

How each eligible councillors voted:

Each councillor voted in favour of the motion.

At cessation of discussion and decision on the abovementioned item, Cr Vincent returned to the meeting at 12.48pm.

Cr Seawright, having previously declared a prescribed conflict of interest in the following item, left the meeting at 12.48pm.

Item Number: C.8 **File Number:** D25/123445

SUBJECT HEADING: AUSTRALIA DAY AWARDS 2026 - WALLUMBILLA, YULEBA, JACKSON

Officer's Title: Coordinator - Local & Community Development
Local Development Officer - Surat

Executive Summary:

Consideration of the assessment panel recommendation for awarding of the 2026 Australia Day Award recipients for Wallumbilla, Yuleba, Jackson.

Resolution No. OM/12.2025/27

Moved Cr Hancock

Seconded Cr Vincent

That Council approve the recommendations of the assessment panel for the 2026 Australia Day Award recipients for Wallumbilla and Yuleba.

CARRIED

8/0

Responsible Officer

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

How each eligible councillors voted:

Each councillor voted in favour of the motion.

At cessation of discussion and decision on the abovementioned item, Cr Seawright returned to the meeting at 12.49pm.

Item Number: C.9 **File Number:** D25/122120
SUBJECT HEADING: GWYDIR LAYCOCK PARK MASTER PLAN
Officer's Title: Senior Project Officer - Capital Program Delivery

Executive Summary:

As part of Council's allocation under the Works for Queensland (W4Q) Program, Council approved the development of a Master Plan for the Gwydir Laycock Park to guide future investment, improve recreational opportunities, and enhance one of Injune's main community precincts.

A draft Master Plan has been prepared and is ready for community consultation. The plan outlined proposed upgrades across the site, including improved playground facilities, delivery of a BMX track, upgrade to town pool entrance and amenities and other landscaping improvements.

This report sought Council's endorsement to release the draft Master Plan for community consultation and to outline the next steps in finalising the document.

Resolution No. OM/12.2025/28

Moved Cr Vincent

Seconded Cr Brumpton

That Council:

- 1. Endorse the Draft Gwydir Laycock Park Master Plan for the purpose of community consultation.**
- 2. Progress the project to community consultation, with a report outlining feedback from the consultation to be presented to a future meeting of Council.**

CARRIED

9/0

Responsible Officer

Senior Project Officer - Capital Program Delivery

Item Number: C.10 **File Number:** D25/122127
SUBJECT HEADING: SURAT RECREATION GROUNDS MASTER PLAN
Officer's Title: Senior Project Officer - Capital Program Delivery

Executive Summary:

As part of Council's allocation under the Works for Queensland (W4Q) Program, Council approved the development of a Master Plan for the Surat Recreation Ground to guide future investment, improve recreational opportunities, and enhance one of Surat's main community precincts.

A draft Master Plan has now been prepared and is ready for community consultation. The plan outlines proposed upgrades across the Surat Recreation Reserve and Nason Park precinct, including improved playground facilities, youth recreation amenities, spectator seating, shade and BBQ areas, and long-term sporting infrastructure enhancements.

This report is presented to seek Council's endorsement to release the draft Master Plan for community consultation and to outline the next steps in finalising the document.

Resolution No. OM/12.2025/29

Moved Cr Hancock

Seconded Cr O'Neil

That Council:

1. Endorse the Draft Surat Recreation Grounds Master Plan for the purpose of community consultation.
2. Progress the project to community consultation, with a report outlining feedback from the consultation to be presented to a future meeting of Council.

CARRIED

9/0

Responsible Officer

Senior Project Officer - Capital Program Delivery

LATE CONFIDENTIAL ITEMS

Item Number:

LC.1

File Number: D25/122253

SUBJECT HEADING:

APPLICATION FOR PERMIT TO OCCUPY - ROAD RESERVE ADJOINING LOT 2 ON MNG13 AND LOT 4 ON MNG21 - APPLICATION FOR TRUSTEE LEASE OVER LOT 5 ON MNG13.

Officer's Title:

Manager - Facility & Property Services

Executive Summary:

Council received an application for a Permit to Occupy of the Road Reserve, adjoining Lot 2 on MNG13 and Lot 4 on MNG21. The application also includes a request for a Trustee Lease over Lot 5 on MNG13, known as 'Karil' Stock Route Water Facility.

Resolution No. OM/12.2025/30

Moved Cr Vincent

Seconded Cr Brumpton

That Council:

1. Offer no objection to the application for a Permit to Occupy, over road reserve adjoining Lot 2 on MNG13 and Lot 4 on MNG21 for the purpose of grazing, on the condition that no fences or other structures are placed on the road reserve.
2. As Road Manager 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.
4. Agrees to enter into a Trustee Lease over Lot 5 on MNG13, being 'Karil' Stock Route Water Facility, with Hughes Holdings and Investments for a period of Five (5) years, on the condition that no objection is received from the adjoining Landholder.
5. Authorise the Chief Executive Officer, or delegate, to enter into negotiations and execute the Trustee Lease.

CARRIED

9/0

Responsible Officer

Manager - Facility & Property Services

Item Number: LC.2 **File Number:** D25/122252
SUBJECT HEADING: SURVEY COSTS - ENCASE ROAD OFF ALIGNMENT - LOT 11 ON SP353677
Officer's Title: Manager - Facility & Property Services

Executive Summary:

Council received a request to contribute towards encasing a road off alignment within Lot 11 on SP353677, formally Lot 11 on WV1954.

Resolution No. OM/12.2025/31

Moved Cr Brumpton

Seconded Cr O'Neil

That Council reimburse the landholder \$17,500 + GST, for costs associated with survey work to establish a road reserve to existing roads within Lot 11 on SP353677, subject to the provision of confirmation that the survey plan has been registered.

CARRIED

9/0

Responsible Officer	Manager - Facility & Property Services
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Item Number: LC.3 **File Number:** D25/121351
SUBJECT HEADING: TENDER 26014 - WALLUMBILLA SWIMMING POOL MANAGEMENT AGREEMENT
Location: Wallumbilla
Officer's Title: Property & Tenure Officer

Executive Summary:

Maranoa Regional Council invited suitably qualified and experienced businesses or individuals, to tender for the management of the Wallumbilla Swimming Pool under Tender 26014.

Resolution No. OM/12.2025/32

Moved Cr O'Neil

Seconded Cr Hancock

That Council:

1. Select the Trustee for the Mel Sutton Family Trust trading as Outback Swim School as the preferred tenderer and authorize the Chief Executive Officer (or Delegate) to enter into negotiations (in order of priority options (a), (b) then (c), with the preferred tenderer to achieve a management fee that is within Council's existing budget and to then formalise a contract to manage the Wallumbilla Swimming Pool.
2. Endorse that if agreement is not reached, that all submissions be rejected and Council recommence an approach to market for the Management of the Wallumbilla Swimming Pool.
3. Be provided a final report with the outcome of the details of the final negotiations of the agreement upon execution.

CARRIED

5/4

Responsible Officer	Property & Tenure Officer
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Section 150F A (2)(e) of the Local Government Act 2009

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

Name of each eligible councillor who voted on the matter:

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

How each eligible councillors voted:

Each councillor voted in favour of the motion.

Item Number: LC.4 **File Number:** D25/121364

SUBJECT HEADING: TENDER 26009 - LEASE & OPERATION OF
CHILD CARE CENTRE 85-91 BOWEN STREET, ROMA

Location: Roma

Officer's Title: Property & Tenure Officer

Executive Summary:

Maranoa Regional Council invited suitably skilled, qualified and experienced businesses to submit tenders for the Lease and operation of the Services Building located at 85-91 Bowen Street Roma, also known as part of Lot 4 on R86106 for the purpose of a Childcare Centre.

Resolution No. OM/12.2025/33

Moved Cr Hancock

Seconded Cr Davis

That:

1. Council Select Tania Rae Soby as the preferred Tenderer for Tender 26009 – Lease and Operation of Childcare Centre located at 85-91 Bowen Street, Roma Qld 4455.
2. Council authorise the Chief Executive Officer (or delegate) to enter into negotiations with Tania Rae Soby.
3. Final terms of the Trustee Lease for 85-91 Bowen Street, Roma for the purpose of a Childcare Centre to be brought to a Council meeting via a briefing.

CARRIED

9/0

Responsible Officer

Property & Tenure Officer

Item Number: LC.5 **File Number:** D25/121828

SUBJECT HEADING: TENDER 26028 - GRAZING OF PADDOCKS - DARGAL
ROAD (FORMER POLICE PADDOCKS)

Officer's Title: Coordinator - Facility Operations

Executive Summary:

Maranoa Regional Council invited tenders for the lease part of Lot 338 on WV1628, known as the Police Paddocks, Dargal Road for a period of two (2) years with a sixty (60) day termination clause as per conditions.

The evaluation is included in this report for Council's consideration.

Resolution No. OM/12.2025/34

Moved Cr Brumpton

Seconded Cr Vincent

That Council:

- 1. Enter into an agreement with Cheryl Rogers for the grazing rights for paddock four (4), Dargal Road Roma.**
- 2. Enter into an agreement with Kailie White and Isaac Fittler for the grazing rights for paddock five (5), Dargal Road Roma.**
- 3. Enter into an agreement with Angus Mitchell for the grazing rights for paddock six (6), Dargal Road Roma.**
- 4. Enter into an agreement with Mark Thompson and Michelle Thompson as a joint application for the grazing rights for paddock seven (7), Dargal Road Roma as one tender amount.**
- 5. Enter into an agreement with Misty Emery for the grazing rights for paddock eight (8), Dargal Road Roma.**
- 6. Delegate authority to the Chief Executive Officer (or delegate) to enter into negotiations with each successful applicant and execute the respective agreements, with the term of the licence to be two (2) years at the tendered prices, including a sixty (60) day termination clause for any future development.**

CARRIED

9/0

Responsible Officer

Coordinator - Facility Operations

CLOSURE

There being no further business, the Mayor thanked Council for their attendance and declared the meeting closed at 1.06pm.

These Minutes are to be confirmed at the next Ordinary Meeting of Council to be held on 29 January 2026, at Roma Administration Centre.