



LATE ITEMS AGENDA

Ordinary Meeting

Thursday 12 February 2026

Roma Administration Centre

NOTICE OF MEETING

Date: 12 February 2026

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 **12 February 2026 at 9:00 AM.**

Robert Hayward
Chief Executive Officer

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PLANNING & BUILDING DEVELOPMENT REPORT

Meeting: Ordinary 12 February 2026

Date: 14 January 2026

Item Number: L.1

File Number: D26/3192

SUBJECT HEADING: Development Application-Material Change of Use "Undefined Use" (Domestic Outbuilding)-5 Short Street, Mitchell (Ref:2025/21628)

Classification: Open Access

Officer's Title: Planning Officer

Executive Summary:

Langos Construction Pty Ltd on behalf of the property owners has submitted a development application seeking approval for a Material Change of Use for an "Undefined Use" (Domestic Shed), being a shed on a vacant lot. The proposal is located at 5 Short Street, Mitchell, properly described as Lot 5 on SP206884. The development application is subject to Impact Assessment and must be assessed against the assessment benchmarks (to the extent relevant) provided by Section 45 of the *Planning Act 2016* ('Planning Act') and any relevant matters prescribed by regulation.

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

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

Officer's Recommendation:

The development application for a Material Change of Use – "Undefined Use" (Domestic Shed) located at 5 Short Street, Mitchell, described as Lot 5 on SP206884, 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 use of the approved Domestic Outbuilding is for residential storage purposes only. Parking or storage of vehicles or equipment associated with a commercial or industrial activity is not an approved use.
3. The approved Domestic Outbuilding is a non-habitable building and must not be used for residential occupation.
4. A development permit for building works must be obtained prior to commencing construction of the outbuilding.

Approved plans and documents

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

Plan/Document Number	Plan/Document Name	Date
	5 Short Street Site Plan	16.11.2025
135565-Drawing 05 REV 00	Floor Plan	13.11.2025
135565-Drawing 06 REV 00	Elevations (All)	Undated

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 combined floor area of **182m²**, including a **56m²** open portion and a **126m²** enclosed portion.

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 4.5 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 treatments used under the DFE level must be resistant to water damage and must not include wall cavities that would collect water and sediment during a flood event.
15. 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.

16. The outbuilding must be designed, constructed, connected, and anchored so that, in the event of a flood up to the DFE (as a minimum) it-
 - a. Resists flotation, collapse or significant permanent movements, resulting from – hydrostatic action;
 - b. hydrodynamic action;
 - c. erosion and scouring;
 - d. wind; and
 - e. any other action; and
 - f. safeguards occupants and other people against illness and injury caused by flood water affecting the building.

Safe storage of equipment and materials

17. Any material, vehicles, or equipment with the potential to cause harm by way of floating debris or potential contamination of waterways during a flood event

must be stored in flood proof containers, adequately secured or located safely above the defined flood event (DFE) level. Any material or equipment with the potential to cause harm or contamination that is not located above the DFE or in flood-proofed containers shall be stored in such a manner as to be easily accessed and relocated off-site ahead of a minor or major flood event.

Applicable Standards

18. 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

19. 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 Short Street or Lousia Street at any 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. New crossovers to the development site are to comply with CMDG Standard Drawing CMDG-R-041 Rev E. Kerb and channelling 5 metres either side of new crossovers is to be renewed and reinstated to match the existing infrastructure profile.

Avoiding nuisance

20. 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.
21. 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.
22. All lighting shall be directed or shielded so as to ensure that no glare directly affects nearby properties.

Stormwater and drainage

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

Waste storage

25. Waste storage containers associated with the use of the outbuilding are to be located or screened so as not to be visible from the street.

Erosion control

26. 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

27. 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

28. 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

29. 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 an **Undefined Use**: *Does not meet the descriptions listed in the categories of development and assessment.*
- 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) Any civil engineering and related work shall be designed and supervised by Registered Professional Engineers of Queensland (RPEQ) who are competent in the construction of the works.
- h) It is the responsibility of the developer to obtain all necessary permits and submit all necessary plans and policies to the relevant authorities for the approved development.
- i) The development site is affected by the Flood Hazard Overlay and therefore any future development may be impacted by flooding. Any development or use is undertaken at the applicant/owner's risk. Any future dwelling proposed to be established on the site may be subject to development approval and require the finished floor level to be elevated to avoid over-floor flooding for a Defined Flood Event.
- j) 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 new or changed development approval. It is recommended to contact Council for advice in the event of any potential change in circumstances.

Context:

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

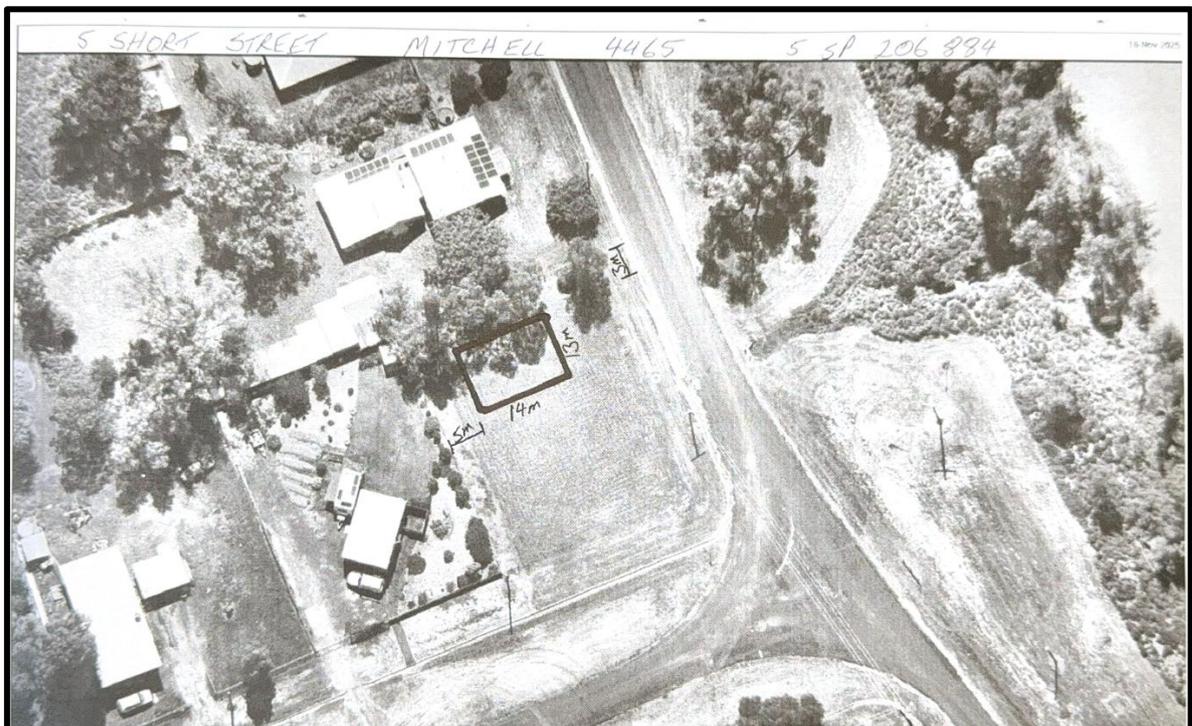
Background:

Proposal

Langos Construction Pty Ltd, on behalf of the property owners, is seeking a development approval for an Undefined Use (Domestic Shed) on the subject premises. The proposed shed consists of a Gross Floor Area (GFA) of **182m²** including a **56m²** open portion, a **126m²** enclosed portion and a height of **4.5m**.

The proposed development site is a vacant lot with frontage to both Short Street and Lousia Street, Mitchell.

The proposed site plan is included below as Figure 1.



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

Options Considered:

N/A

Recommendation:

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

- The proposed outbuilding has minimal impact on the amenity of the General Residential Zone, as the structure will not adversely impact privacy or result in overshadowing to neighbouring properties.
- The proposed location of the structure on site allows the addition of a future residential dwelling on the lot.
- The proposed structure will not be used for commercial/industry activities resulting in minimal noise, light, or air impacts on adjoining lots.

It is recommended that Council endorse the officer's recommendation to approve the Material Change of Use application for "Undefined Use" (Domestic Shed) on the site, 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 or a submitter can appeal any aspect of the decision to the Planning and Environment Court (the Court).

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

Policy and Legislative Compliance:

The proposal constitutes a Material Change of Use as defined in the Planning Act 2016 as *"the start of a new use of the premises"*.

The proposed development is identified as an “Undefined Use” in the *Maranoa Planning Scheme 2017* (the ‘Planning Scheme’)

Undefined Use: *Does not meet the descriptions listed in the categories of development and assessment.*

The development application is subject to Impact Assessment. An impact assessment is an assessment that must be carried out against the assessment benchmarks prescribed by the *Planning Regulation 2017*, in this case being:

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

An impact assessment must also have regard to any other relevant matter, other than a person’s personal circumstances, financial or otherwise, including any properly made submissions about the application.

In accordance with Section 60 of the *Planning Act 2016*, after carrying it assessment Council must decide to;

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

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

Budget / Funding:

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

Timelines / Deadlines:

Timelines

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

Deadlines

The applicant submitted the Notice of Compliance with Public Notification on 8 January 2026.

In accordance with the Development Assessment Rules, Council's Decision-Making Period ends on 27 February 2026.

Consultation:

The development application was publicly notified between 2 December 2025 and 7 January 2026. The applicant published a notice in Maranoa Today on 5 December 2025, placed a notice on the frontage of the site on 2 December 2025 and notified the adjoining landowners on 2 December 2025.

In accordance with the development assessment rules, the applicant has complied with the requirements for public notification.

No properly made submissions were made in relation to the development application.

Acronyms:

Acronym	Description
CMDG	Capricorn Municipal Design Guidelines

Link to Corporate Plan:

Corporate Plan 2023-2028
Corporate Plan Pillar 2: Environment
2.2 Sustainable urban & regional planning

Supporting Documentation:

- 1 [↓](#) 2025/21628 - MCU - "Undefined Use" (Domestic Shed) - D26/11571
5 Short Street MITCHELL - Lot: 5 SP: 206884 - Planning Assessment Report
- 2 [↓](#) 2025/21628 - MCU - "Undefined Use" (Domestic Shed) - D26/4105
5 Short Street MITCHELL - Lot: 5 SP: 206884 - Langos Construction - Langos-Goldsworthy GAL135565 - Application Plans
- 3 [↓](#) 2025/21628 - MCU - "Undefined Use" (Domestic Shed) - D25/120601
5 Short Street MITCHELL - Lot: 5 SP: 206884 - Langos Construction - Statement of Reason

Report authorised by:

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

Planning Assessment Report-2025/21628

Application Number:	2025/21628
Proposal:	Material Change of Use – "Undefined Use"(Domestic Shed)
Applicant:	Langos Construction Pty Ltd
Street Address:	5 Short Street, Mitchell
Real Property Description:	Lot 5 on SP206884
Officer	Planning Officer

Proposed Land Use

Langos Construction Pty Ltd on behalf of the property owners has submitted an application for the construction of a shed on the currently vacant property at 5 Short Street, Mitchell, properly described as Lot 5 on SP206884.

Details of Proposed Development

The proposed application is a Development Permit for a Material Change of Use "Undefined Use" (Domestic Shed). Proposing to erect a **182m²** shed, the structure comprises of a **56m²** open portion, a **126m²** enclosed portion and a height of **4.5m**. Wholly contained within Lot 5SP206884 the structure meets all setback requirements.

The proposal is for an "Undefined Use" as the proposed structure does not meet the definition of a Domestic Outbuilding found within *Schedule 1* of the Maranoa Planning Scheme 2017, as it is not ancillary to a Dwelling/Residential Use on the premises.

The proposed Shed is sketched as per below Figure 1.

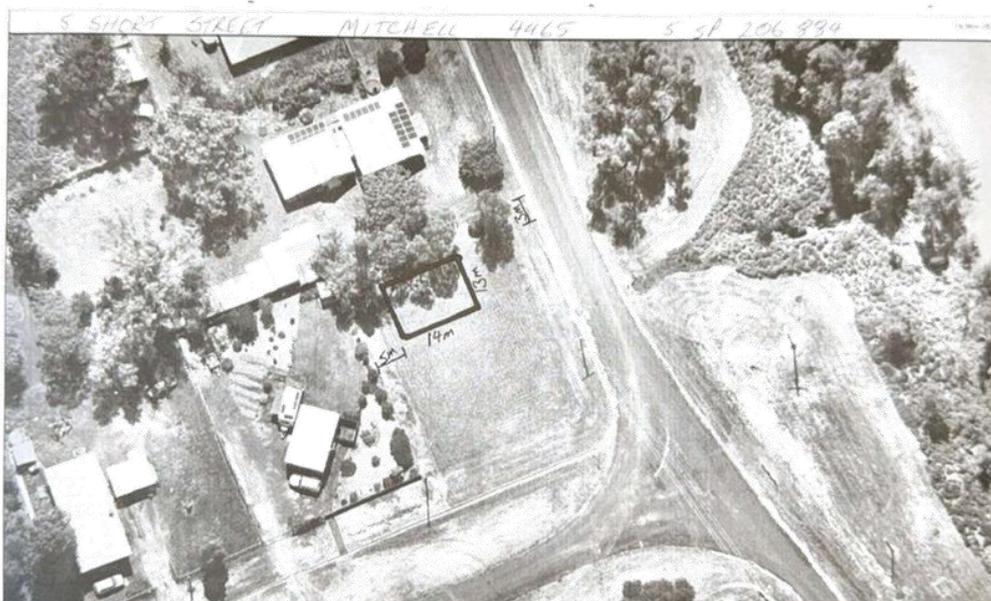


Figure 1: Proposed Site Plan (Source: Applicant Documents)

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

"The use of the shed is:

- to store our caravan out of the weather, in a lockable & secure structure*
- storage of our car/s out of the weather, in a lockable & secure structure*
- storage of odds and ends such as mowing equipment, toolboxes & caravan accessories/spare parts*

My partner & I are employed with a leading Australian company with a portfolio of over 50's land lease communities, holiday parks and mixed-use caravan parks. With over 120+ parks, our work locations/assignments are anywhere in Australia.

We are interstate till mid 2026 managing a property & have been provided a self-contained cabin. For our next assignment, cabin accommodation may not be available, therefore we utilise our caravan. A shed onsite provides us with peace of mind knowing that the van is stored out of the weather thus taking the pressure off us to find storage facilities and reduce costs.

Our vision was to secure land in Mitchell with a view to building. We have met with builders and discussed options both in terms of design and placement of a liveable dwelling on our block. We have chosen to build the shed first as it meets our needs to store items out of the weather and in a lockable structure."

It is noted that the property owners plan to construct a Class 1a building on the development site in future years and there is no justification or reasoning to indicate the approval of the structure as a home-based business or commercial/industry use.

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

Characteristics of the Site

Located in the Mitchell Township, the subject site is a regular shaped allotment with relatively flat topography. Fronting Short Street to the South and Lousia Street to the East the site has a total area of 909m². Currently a vacant allotment the subject premises is situated within the General Residential Zone of the Maranoa Planning Scheme 2016 and is identified as being with the Significant Area of the Flood Hazard Overlay. The site zoning is shown below in Figure 2.



Public Notification

The application is subject to Impact Assessment and requires public notification under the *Planning Act 2016*. Public Notification was undertaken in accordance with the requirements of the Development Assessment Rules for a period of 15 business days.

No submissions were received in relation to the development application.

Assessment Benchmarks against the Planning Scheme

The proposal constitutes a Material Change of Use as defined in the *Planning Act 2016* as “*the start of a new use of the premises*”

The site is located in the General Residential Zone, where an “Undefined Use” is identified as Impact Assessable.

In accordance with section 45 of the *Planning Act 2016*, an impact assessment is an assessment that-

- (a) *Must be carried out-*
 - i. *Against the assessment benchmarks in a categorising instrument for the development; and*
 - ii. *Having regard to any matters prescribed by regulation for this subparagraph; and*
- (b) *May be carried out against, or having regard to, any other relevant matter, other than a person’s personal circumstance, financial or otherwise.*

Assessment Benchmarks

The Assessment Benchmarks applicable to the development assessment are:

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

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

The Darling Downs Regional Plan

The *Darling Downs Regional Plan* was adopted in October 2013 and covers the local government areas of Balonne, Goondiwindi, Maranoa, Southern Downs, Toowoomba and Western Downs.

The Maranoa Planning Scheme appropriately integrates all relevant aspects of the Darling Downs Regional Plan. Despite this, the Planning Regulation 2017 requires that Impact assessable applications be assessed against the relevant regional plan (irrespective of whether the planning scheme appropriately reflects the regional plan).

The subject site is located within the Mitchell Priority Living Area (PLA). The proposed development is not a resource related development and maintains the liveability of the Mitchell town centre. The proposal is not considered to conflict with the outcomes of the Regional Plan.

State Planning Policy

Council is required to consider the State Planning Policy to the extent that the applicable sections have not been appropriately integrated in the Maranoa Planning Scheme. As the Maranoa Planning Scheme appropriately integrates all relevant aspects of the State Planning Policy, a separate assessment of the application is not required.

The Maranoa Planning Scheme 2017

- Part 3 Strategic Framework
- Part 5 Tables of Assessment
- Part 6 Zone
 - 6.2.3 General Residential Zone Code
- Part 8 Overlays
 - 8.2.5 Flood Hazard Overlay Code

Part 3-Strategic Framework

The Strategic Framework sets the policy direction for the Planning Scheme and forms the basis for ensuring appropriate development occurs within the planning scheme area for the life of the planning scheme.

An assessment of the proposed development against the strategic themes of the Planning Scheme is provided in the table below

Theme	Response
Liveable Communities and Housing	The proposed shed will not impact the role of Mitchell as a Major Centre within the Maranoa Region. The location of the shed maintains the useability of the balance of the site for a future residential dwelling.
Economic Growth	The proposed development is located within the General Residential Zone and does not impact the viability of the residential area. The orientation and placement of the structure onsite still provides adequate area to construct a dwelling on the subject premises. Conditions can be applied to ensure the site does not generate adverse air, soil, or water quality impacts during construction of the shed.
Environment and Heritage	The proposed site is not mapped as containing any significant environmental or heritage areas. The construction of the structure can be conditioned to ensure no increase in erosion, or adverse impact on the water quality or the fauna and flora found within the surrounding area.
Hazards and Safety	The proposed development does not introduce an inappropriate use into the zone. The structure is located outside of high and extreme flood hazard areas and conditions can be applied to ensure the materials and finishes of the shed meet flood resistant standards.
Infrastructure	Due to the nature of the proposed development, there is minimal impact on the region's infrastructure services. The development will also not adversely impact in the surrounding road infrastructure as the use is limited to domestic storage.

Part 5-Tables of Assessment

The Tables of Assessment identify the category of development, the category of assessment and the assessment benchmarks for assessable development in the planning scheme area. The Tables of Assessment identify the level of assessment for the proposed use in the proposed location as "Impact Assessment".

Part 6-Zones

6.2.3 General Residential Zone Code

The purpose of the General residential zone is to:

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

The overall outcomes sought for the General Residential Zone code are as follows:

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

The development complies with the Purpose and Overall Outcomes of the General Residential Zone Code as:

- The proposed structure will not impact the amenity of the General Residential Zone.
- The proposed structure provides adequate area for the future construction of a Dwelling House.
- The proposed structure is appropriately positioned on the site with no impact to the privacy to adjoining lots.
- The proposed structure is located outside of high and extreme flood hazard areas.

PERFORMANCEOUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
PLANNING		
Use, density and built form		

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
<p>PO 1 Scale Uses other than <i>Accommodation activities</i>:</p> <ul style="list-style-type: none"> (a) are of a small-scale and low intensity; (b) directly support the day-to-day needs of the immediate residential community; (c) do not prejudice the operation and viability of other uses or activities in the General Residential Zone or other zones; (d) have all car parking needs met on site; (e) may occur on residential zoned lots contiguous with land that is not zoned residential, where the use is similar to the non-residential land use on the contiguous parcel; (f) include mitigation measures such as acoustic fencing, landscaping and appropriate setbacks in instances where there is a potential for land use conflict between the use and adjoining and nearby accommodation activities; and (g) have access to reticulated sewer, water and stormwater. 		<p>Complies The scale of the shed is consistent with surrounding outbuildings on adjoining lots. The proposal is not expected to impact the amenity of the area.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
<p>PO 2 Location</p> <p>Residential living is conveniently connected to the principal, major or district centres.</p> <p>Uses other than <i>accommodation activities (general residential)</i> are located so as:</p> <ul style="list-style-type: none"> (a) not to prejudice the consolidation of like non-residential uses in other more appropriate areas; (b) to be co-located with other non-residential uses wherever possible; (c) to be accessible for, and provide a service to, the immediate local population; and (d) to be located on the major road network rather than local residential streets. <p>Note: Non-residential uses are any uses that are not associated with a Dwelling use.</p>		<p>Complies</p> <p>The proposed structure is for the purpose of domestic storage and is located at the rear of the site to allow for the construction of a Class 1a building in future years.</p> <p>The proposal is a domestic storage shed only and does not prejudice the consolidation of commercial uses in more appropriate zones.</p>
<p>PO 3 Density and site coverage</p> <p>Development provides for an attractive, open and relatively low-density form of urban residential settlement that maintains a high level of residential amenity.</p>	<p>AO 3.1</p> <p>Site coverage, not including paths, residential outbuildings and carports shall not exceed 60% of the premises.</p>	<p>Complies</p> <p>The proposed structure covers approximately 20% of the total site area.</p>
<p>PO 4 Setbacks Building setbacks:</p> <ul style="list-style-type: none"> (a) enhance the appearance and character of streets and buildings; (b) are appropriate to the scale of the development and the intended character of the General Residential Zone; (c) provide for adequate 	<p>For Dwelling house:</p> <p>AO 4.1</p> <p>Boundary setbacks are provided in accordance with the Queensland Development Code MP 1.2.</p> <p>For uses other than Dwelling house:</p> <p>AO 4.2</p> <p>Buildings and car parking areas are setback a minimum of 6 m from the primary street frontage, 3 m from any secondary frontage and 3 m from side and rear boundaries.</p> <p>For development on a corner</p>	<p>Complies</p> <p>The proposed shed meets all setback requirements. With the shed being located more than 6m from both the eastern and southern road boundaries as well as 5m from the western boundary and 3m from the northern boundary.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
<p>daylight for habitable rooms and open space areas on and adjoining the site;</p> <p>(d) are sufficient to minimise loss of privacy, overshadowing and overlooking of adjoining premises; and</p> <p>(e) provide adequate separation and buffering between residential and non-residential premises.</p>	<p>allotment:</p> <p>AO 4.3</p> <p>No structure exceeding 2 m in height is to be built within a 9 m by 9 m truncation at the corner of the two road frontages.</p>	
<p>PO 5 Height</p> <p>The height of buildings is compatible with and complementary to the character of the residential environment and does not unduly reduce privacy or access to sunlight on adjoining land.</p>		<p>Complies</p> <p>The proposed height of the shed is compatible with and complementary to the character of the residential environment and does not unduly reduce privacy or access to sunlight on adjoining land.</p>
<p>PO 6 Outbuildings</p> <p>Residential amenity is to be maintained and outbuildings are not to be used for ancillary non-residential uses.</p> <p>Residential amenity is not compromised by the storage of domestic goods.</p> <p>Note: Ancillary non-residential uses are any uses that are not ancillary to the</p>	<p>AO 6.1</p> <p>Boundary setbacks are provided in accordance with the <i>Queensland Development Code</i> MP 1.2.</p> <p>AO 6.2</p> <p>The size of outbuildings is restricted to structures with a maximum of 4.2 m in height and a maximum of 82 m² floor area.</p> <p>Note: The maximum floor area of the outbuilding can be exceeded if it includes an attached carport open on three sides to a maximum of 36 m² floor area (118 m² total area).</p> <p>AO 6.3</p> <p>The combined site coverage of all outbuildings, including shipping containers and other forms of permanent private storage structures, is not to exceed 15% of the remaining site area available without buildings already constructed upon it.</p> <p>AO 6.4</p> <p>The use of shipping containers for permanent private storage is limited to:</p> <p>(a) allotments with a minimum area of 800 m²; and</p> <p>(b) one shipping container per allotment.</p> <p>AO 6.5</p>	<p>AO 6.1 Complies</p> <p>While the proposed structure is a shed, as there is no Dwelling on the lot, the structure is not defined as a Domestic Outbuilding. Notwithstanding, the siting of the shed complies with AO6.1.</p> <p>AO 6.2 Does Not Comply</p> <p>While the proposed structure is a shed, as there is no Dwelling on the lot, the structure is not defined as a Domestic Outbuilding. However, the proposed shed is to have a gross floor area of 182m² featuring a 56m² open portion and a 126m² enclosed portion. With a height of 4.5m the shed does not comply with AO 6.2, however the structure is compatible with similar structures within the area.</p> <p>AO 6.3 Complies</p> <p>The proposed shed covers 20% of the development site, leaving 80% of the site</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
activities within a Dwelling.	<p>The use of shipping containers for permanent private storage is permitted only in circumstances where the shipping container:</p> <ul style="list-style-type: none"> (a) is incidental to the primary use of the site and occurs only on a lot where a principal building exists; (b) is located in the rear yard and is/are screened from any road frontage and adjoining property through the use of landscaping or other suitable screening structures (ie. lattice); (c) includes a stormwater discharge system in accordance with the <i>Building Code of Australia</i> and Council requirements to prevent rainwater ponding on the roof or nuisance to adjoining properties; (d) is in good repair with no visual rust marks; (e) is not used as fencing or screening; (f) is not used as an advertising device or as a commercial storage facility; and (g) is 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 domestic storage</p>	<p>to construct and associate class 1a building.</p> <p>AO 6.4 & AO 6.5 Not Applicable The proposed development does not include the introduction of shipping containers to the development site.</p>
<p>PO 7 Separation from incompatible land uses Adequate separation distances are provided between uses in the General Residential zone (and also uses outside the zone) to ensure:</p> <ul style="list-style-type: none"> (a) the future viability of surrounding uses; (b) infrastructure items are protected from incompatible development; (c) an appropriate standard of amenity and public safety; and (d) conflict arising from incompatible uses is minimised. 		<p>Complies The proposed development is for domestic storage, and it is not considered to introduce incompatible land uses to the premises.</p>
<p>PO 8 Buffers Adequate buffers are provided to protect general residential uses from agricultural, transport and industrial activities.</p>		<p>Not Applicable The development site does not adjoin agricultural, transport or industrial activities.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
<p>Note: A 'general residential use' has a level of assessment other than Impact Assessable in the General Residential zone.</p> <p>Note: Refer to <i>SC6.2 Planning scheme policy – Landscaping</i> for guidance on designing and establishing landscape buffers.</p>		
Amenity		
<i>Advertising signage – refer to the Operational works advertising devices code</i>		
<i>Heritage places – in addition, refer to the Heritage overlay code where mapped in the SPP Cultural heritage mapping or listed in the Heritage and character policy</i>		
<p>PO 9 General amenity</p> <p>Uses other than <i>Accommodation activities</i> established in the General Residential Zone:</p> <p>(a) do not impact adversely on the residential amenity of the General Residential Zone; and</p> <p>(b) do not prejudice the landscape values of the town.</p>		<p>Complies</p> <p>The proposed development is for domestic storage, and it is not considered to impact adversely on the residential amenity of the General Residential Zone and does not prejudice the landscape values of the town.</p>
<p>PO 10 Building appearance</p> <p>Buildings are designed to a high aesthetic standard.</p> <p>Service spaces and facilities are designed and sited in an unobtrusive and convenient manner.</p>	<p>AO 10.1</p> <p>Mechanical equipment and water tanks, material or equipment storage areas, and areas where work takes place are located or screened so as not to be visible from the road or public open space.</p> <p>Note: Mechanical equipment includes air conditioners and other plant equipment. It does not include solar panels for electricity generation or water heating and does not include antennas.</p>	<p>Complies</p> <p>The proposal is for a domestic shed, and conditions will be applied to ensure any future mechanical equipment or water tanks are appropriately screened.</p>
<p>PO 11 Neighbourhood character</p> <p>The design of development recognises and responds to the surrounding area or neighbourhood.</p>	<p>AO 11.1</p> <p>The development reflects the predominant elements of the surrounding urban area, including the positioning of buildings on their site, and the general form and materials of the surrounding buildings.</p> <p>Note: where it is proposed that the development will substantially deviate from the predominant surrounding urban fabric, sufficient justification shall be given to explain the deviation. The Heritage and character policy give guidelines for integrating new development into the existing streetscape and surroundings.</p>	<p>Complies</p> <p>The proposal plans indicate the structure will be set on the back of the lot away from adjoining dwellings. The design of the shed is considered to be consistent with the surrounding general residential character.</p>
<p>PO 12 Footpaths</p> <p>Footpaths are provided for pedestrian comfort.</p>	<p>AO 12.1</p> <p>Footpaths are provided for the full length of the site frontage where there is a footpath fronting an adjoining property on the same road; and,</p> <p>AO 12.2</p> <p>In the Central living precinct, footpaths are provided for the full length of the site frontage.</p>	<p>Not Applicable</p> <p>As the development area currently does not feature footpaths and the development is for a domestic shed there is no requirement for the construction of a footpath.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
<p>PO 13 Streetscape</p> <p>Buildings in the General Residential Zone:</p> <ul style="list-style-type: none"> (a) address the street frontage; (b) have a clearly defined front entry or entry path that is visible from the street; and (c) provide opportunities for informal surveillance of streets and other public spaces from habitable rooms. 		<p>Complies</p> <p>The proposed shed is located at the rear of the site orientated toward the street frontage. The positioning of the shed allows a dwelling to be added to the site without impacting the entry to the site or the informal surveillance of the streets.</p>
<p>PO 14 Cultural heritage</p> <p>The physical integrity and significance of cultural heritage discovered during development are retained.</p> <p>Note: Cultural heritage refers to indigenous and non- indigenous cultural heritage.</p>	<p>AO 14.1</p> <p>Protection of cultural heritage is achieved by demonstrated agreement with the appropriate aboriginal or cultural heritage body responsible for the care of that heritage.</p>	<p>Not Applicable</p> <p>The subject site is not identified as containing any cultural heritage items. The landowner has an ongoing duty of care under the <i>Aboriginal Cultural Heritage Act 2003</i> to protect any identified cultural heritage matters.</p>
Landscaping, privacy and fencing		
Landscaping – refer to the Operational works landscaping code		
<p>PO 15 Landscaping</p> <p>Street trees and landscaping at the site shall:</p> <ul style="list-style-type: none"> (a) contribute positively to the built form and the street; (b) be visually pleasing and create an attractive environment; (c) be located to take account of the direction of the breezes and sun; (d) be located to give privacy and buffering from or for any incompatible uses; (e) be located to avoid interference with electricity lines and other infrastructure; and (f) maintain sight lines at intersections for traffic. 	<p>For all uses other than Dwelling house:</p> <p>AO 15.1</p> <p>Landscaping is to be provided with a minimum width of 1.5 m along the front boundary and 1 m along the side and rear boundaries shared with an accommodation activity.</p> <p>AO 15.2</p> <p>A minimum 2 m wide vegetated buffer is provided to any vehicle movement and parking area that adjoins a boundary with an accommodation activity; and</p> <p>AO 15.3</p> <p>Shade trees are to be planted on the edges of car parks and are to reach a mature height of at least 3 m within 4 years of planting.</p> <p>Note: Refer to <i>SC6.2 Planning scheme policy – Landscaping</i> for guidance on designing and establishing landscape works.</p> <p>Note: Landscape works within, or directly adjacent to, a State-controlled road corridor require approval from Department of Transport and Main Roads in accordance with the <i>Transport Infrastructure Act 1994</i> and the Department of Transport and Main Roads Road Landscape Manual</p>	<p>Alternative Solution</p> <p>While the proposal is for an Undefined Use, the use is for a domestic storage shed consistent with the expectations in the General Residential Zone. No conditions for landscaping are considered to be required.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
<p>PO 16 Privacy and screening Non-accommodation activities provide adequate screening for adjoining residential premises so that the privacy and amenity of residential use is protected.</p>	<p>AO 16.1 Windows and openings of buildings and structures housing non-accommodation activities do not overlook the living areas, (including outdoor living areas) of adjoining dwellings.</p>	<p>Complies The proposal plans indicate the structure will be set on the back of the lot away from adjoining dwellings. As a result, windows and openings do not overlook the living areas of adjoining dwellings.</p>
<p>PO 17 Fencing Where uses other than Accommodation activities adjoin Accommodation activities, fencing provides separation for privacy.</p>	<p><i>For uses other than Accommodation activities:</i> AO 17.1 Fencing is provided along all boundaries shared with an Accommodation activity. AO 17.2 The constructed fence is to consist of a 1.8 m high solid structure.</p>	<p>Not Applicable Due to the nature of the proposed development, fencing is not required onsite.</p>
Avoiding Nuisance		
<p>PO 18 Operating hours Uses are operated in a manner that ensures the local amenity is protected.</p>	<p><i>For Community activities::</i> AO 18.1 Uses are operated between the hours of 7:00am and 8:00pm. <i>For Business activities:</i> AO 18.2 Uses are operated between the hours of 7:00 am and 8:00 pm Monday to Saturday only and not including public holidays. <i>For all other non-accommodation activities:</i> AO 18.3 Uses are operated between the hours of 7:00 am and 6:00 pm Monday to Saturday only and not including public holidays.</p>	<p>Not Applicable The proposal does not include business, entertainment or industry activities.</p>
<p>PO 19 Delivery of goods The loading and unloading of goods occur at the appropriate times to protect the amenity of the area and surrounding areas.</p>	<p>AO 19.1 Loading and unloading of goods occur:</p> <ul style="list-style-type: none"> • 7:00 am to 6:00 pm Monday to Friday, • 8:00 am to 5:00 pm Saturday <p>AO 19.2 No loading or unloading occurs on Sundays or Public Holidays.</p> <p>AO 19.3 The use does not generate: (a) more than two truck movements per week of trucks with a gross vehicle</p>	<p>Not Applicable The proposal does not include business, entertainment or industry activities and does not require loading and unloading of goods.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
	<p>mass of 10 tonnes or less; and</p> <p>(b) does not generate any truck movements of trucks with a gross vehicle mass of greater than 10 tonnes.</p>	
<p>PO 20 Noise emissions</p> <p>Noise emissions from premises do not cause a nuisance to adjoining properties or sensitive land uses.</p>	<p>Note: Sensitive land uses are defined in the State Planning Policy.</p>	<p>Conditioned to Comply</p> <p>Conditions will be applied to ensure noise emissions from the construction on the premises does not cause a nuisance to adjoining properties and sensitive land uses.</p>
<p>PO 21 Lighting</p> <p>Lighting is designed in a manner that ensures ongoing amenity and safety in the activity area, whilst ensuring surrounding areas are protected from undue glare or lighting overspill.</p>	<p>AO 21.1</p> <p>All lighting does not exceed 8 lux at 1.5 m beyond any site boundary adjoining sensitive land uses.</p> <p>Note: Sensitive land uses are defined in the State Planning Policy.</p>	<p>Conditioned to Comply</p> <p>Conditions will be applied to ensure lighting from the development site does not cause nuisance to the adjoining properties.</p>
<p>PO 22 Refuse storage</p> <p>Refuse storage areas are:</p> <p>(a) located in convenient and unobtrusive positions;</p> <p>(b) screened from the street and adjoining uses; and</p> <p>(c) capable of being serviced by a waste collector if required to be emptied on site.</p>	<p>AO 22.1</p> <p>Refuse storage areas are located behind the front building line and are screened from view from the street and any adjoining residential uses by a 1.8 m high screen fence of maximum transparency of 50%.</p> <p>For developments comprising eight or more dwelling units, and uses other than accommodation activities:</p> <p>AO 22.2</p> <p>Service vehicle access and manoeuvring areas are to be provided on-site in accordance with the <i>Capricorn Municipal Development Guidelines</i>, to enable waste collection.</p>	<p>AO 22.1 Complies</p> <p>Due to the nature of the proposed development a refuse storage area is not required onsite. Conditions will be applied to ensure any bins onsite are stored outside of street view.</p> <p>AO 22.2 Not Applicable</p> <p>The proposed development does not include multiple dwellings.</p>
ENGINEERING		
<i>Earthworks – refer to the Operational works excavation or filling code</i>		
<i>Infrastructure – refer to the Operational works infrastructure code</i>		
Erosion Control		
<p>PO 23 Construction activities</p> <p>Both erosion control and silt collection measures are undertaken to ensure the protection of environmental values during construction.</p>	<p>AO 23.1</p> <p>During construction, soil erosion and sediment are managed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p>	<p>Conditioned to Comply</p> <p>Conditions will be applied to ensure during construction soil erosion and sediment are managed in accordance with the CMD Guidelines.</p>
Provision of services		

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
<p>PO 24 Electricity supply Premises are provided with a supply of electricity adequate for the activity.</p>	<p>AO 24.1 Premises are connected to the reticulated electricity infrastructure. The connection is to be approved by the relevant energy regulatory authority; and/or</p> <p>AO 24.2 Renewable energy systems contribute to the supply and use of electricity to and from the grid.</p>	<p>Conditioned to Comply Conditions will be applied to ensure the premises is connected to electricity, if and when required.</p>
<p>PO 25 Gas supply Where a reticulated gas supply is available: (a) premises are provided with a supply of reticulated gas adequate for the activity; and (b) access to reticulated infrastructure is to be maintained for maintenance and replacement purposes.</p>	<p>AO 25.1 Where available, premises are connected to Council's reticulated gas system.</p>	<p>Not Applicable The proposed development site is not connected to Council's reticulated gas system.</p>
<p>PO 26 Water supply To ensure the provision of a potable and fire- fighting water supply: (a) premises are provided with a supply and volume of water adequate for the activity; and (b) access to reticulated water infrastructure is to be maintained for maintenance and replacement purposes.</p>	<p>AO 26.1 Premises are connected to Council's reticulated water system.</p> <p>AO 26.2 No buildings are constructed over water supply infrastructure including trunk mains and manholes.</p> <p>AO 26.3 A clear level area of a minimum of 2.5 m radius is to be maintained around existing water supply infrastructure including trunk mains and manholes for maintenance and upgrade purposes.</p>	<p>AO 26.1 Complies The development site is a pre-established lot connected to Council's reticulated water system.</p> <p>AO 26.2 & AO 26.3 Complies The development site does not feature any water supply infrastructure.</p>
<p>PO 27 Effluent disposal To ensure that public health and environmental values are preserved: (a) all premises provide for the effective treatment and disposal of effluent and other waste water; and (b) access to reticulated infrastructure is to be maintained for maintenance and</p>	<p>AO 27.1 Premises are connected to Council's reticulated sewerage system; or</p> <p>AO 27.2 Premises located within the General residential zone of Yuleba and Wallumbilla are connected to an on-site effluent disposal system in accordance with AS/NZS 1547:2012.</p> <p>AO 27.3 No buildings are constructed over sewerage infrastructure including trunk</p>	<p>AO 27.1 Complies The development site is a pre-established lot connected to Council's reticulated water system.</p> <p>AO 27.2 Not Applicable The proposed development site is not located within Yuleba or Wallumbilla.</p> <p>AO 27.3 Complies The proposed development is not constructed over sewerage infrastructure on</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
replacement purposes.	mains and manholes; and AO 27.4 A clear level area of a minimum of 2.5 m radius is to be maintained around existing sewerage infrastructure including trunk mains and manholes for maintenance and upgrade purposes.	the development site. AO 27.3 Complies The proposed development is not located within 2.5m of existing sewerage infrastructure.
Stormwater and drainage		
PO 28 Stormwater and inter-allotment drainage Stormwater is collected and discharged to: (a) protect the stability of buildings and the use of adjacent land; (b) prevent water-logging of nearby land; (c) protect and maintain environmental values; and (d) maintain access to reticulated infrastructure for maintenance and replacement purposes	AO 28.1 Stormwater and inter-allotment drainage is collected and discharged in accordance with the <i>Capricorn Municipal Development Guidelines</i> . Note: Refer to <i>Queensland Development Code (QDC) MP1.4</i> – Building over or near relevant infrastructure.	Conditioned to Comply Conditions will be applied to ensure stormwater and inter allotment drainage is collected and discharged in accordance with the CMD Guidelines.
Roads and rail		
Infrastructure – refer to the Infrastructure overlay code for development in the proximity of, or potentially affecting State infrastructure.		
PO 29 Protection of State-controlled roads Development adjacent to State-controlled roads is located to ensure safe and efficient use of the highway, and maintain and enhance the integrity of the highway as a link between centres.	AO 29.1 Lots with primary access to a State-controlled road have a single access only. Vehicles must always enter and exit the site in a forward direction. AO 29.2 Where access is available to a road other than a State-controlled road from the lot, access shall be from the local road.	Not Applicable The proposed development site does not have access to a State-controlled road.
PO 30 Roads A sealed road is provided between the premises and the existing sealed road network.	AO 30.1 Roads are designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i> . AO 30.2 Premises have approved access to the existing road network.	AO 30.1 Not Applicable The proposed development does not include the construction of a new road. AO 30.2 Complies The development site is a pre-established lot that is connected to Short Street within the existing road network.
Access, parking and		

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
manoeuvring		
<p>PO 31 Vehicle access Vehicle access is provided to a standard appropriate for the use.</p>	<p>AO 31.1 Access roads are to be sealed and connect to the existing road network via a crossover designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p> <p>AO 31.2 Where existing, kerb and channelling 5 m either side of new crossovers is to be renewed and/or reinstated to match the existing infrastructure profile.</p> <p>AO 31.3 Access is to be designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i>. Note: An 'all-weather' road is a road that remains accessible during all normal weather events but exclude continued functioning during natural hazard events such as fire and flood.</p>	<p>AO 31.1 Conditioned to Comply Conditions will be applied to ensure the development site is connected to the existing road network via a crossover designed and constructed in accordance with the CMD Guidelines.</p> <p>AO 31.2 Conditioned to Comply Conditions will be applied to ensure any damage to kerb and channel as kerb and channelling 5m either side of new crossovers are renewed and reinstated to match the existing infrastructure profile.</p> <p>AO 31.3 Conditioned to Comply Conditions will be applied to ensure access is designed and constructed in accordance with the CMD Guidelines.</p>
<p>PO 32 Parking and manoeuvring Vehicle parking and service vehicle provision is adequate for the activity and ensures both safety and functionality for motorists and pedestrians.</p>	<p>AO 32.1 Where the existing floor area is redeveloped for an alternate use listed as accepted development subject to requirements or code assessable in the General Residential Zone, there are nil car parking number requirements for that existing portion of floor area.</p> <p>AO 32.2 All uses provide vehicle parking in accordance with Schedule 7, Parking standards.</p> <p>AO 32.3 All uses provide for vehicle manoeuvring in accordance with Australian Standard AS 2890.</p> <p>For all uses other than Dwelling House:</p> <p>AO 32.4 The number of on-site car parking spaces required to be provided in conjunction with any non-accommodation activity use in accordance with Schedule 7 Parking standards, does not exceed ten; and</p> <p>AO 32.5</p>	<p>AO 32.1 & AO 32.2 Not Applicable Given the proposed structure is an Undefined Use for a domestic shed, no vehicle parking rate is specified in Schedule 7. Conditions in regard to vehicle parking may be added to any future development on the premises.</p> <p>AO 32.3 Complies The shed is positioned to enable vehicles to exit the site in forward gear.</p> <p>AO 32.4 Not Applicable Given the proposed structure is an Undefined Use for a domestic shed, no vehicle parking rate is specified in Schedule 7. Conditions in regard to vehicle parking may be added to any future development on the</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
	<p>All car parking, access and manoeuvring areas are to be sealed with an impervious surface; and</p> <p>AO 32.6 All vehicles drive forward when entering and exiting the site.</p>	<p>premises.</p> <p>AO 32.5 Not Applicable Given the residential nature and low intensity of the use being for domestic storage, sealing of the site is not considered necessary.</p> <p>AO 32.1 Complies The proposed shed is located at the rear of the site providing ample space to allow for forward entry and exiting.</p>
ENVIRONMENTAL		
Biodiversity – in addition, refer to the Biodiversity areas overlay code where mapped in the SPP mapping as MSES.		
<p>PO 33 Air emissions Air emissions including odour do not cause environmental harm or nuisance to adjoining properties or sensitive land uses.</p>	<p>Note: Sensitive land uses are defined in the State Planning Policy.</p>	<p>Conditioned to Comply Conditions will be applied to ensure air emissions from the construction of the shed do not cause environmental harm or nuisance to adjoining properties.</p>
<p>PO 34 Energy use Non-renewable energy use is minimised through efficient design and the adoption of alternative energy sources.</p>	<p>AO 34.1 Passive solar design principles are adopted in buildings to maximise energy efficiency.</p> <p>AO 34.2 Building design and orientation provide opportunities for the incorporation of alternative energy technologies.</p>	<p>Complies The alignment of the shed provides opportunities for incorporation of future alternative energy technologies.</p>
<p>PO 35 Water quality The standard of effluent and/or stormwater runoff from premises ensures the quality of surface water is suitable for:</p> <ul style="list-style-type: none"> (a) the biological integrity of aquatic ecosystems; (b) recreational use; (c) supply as drinking water after minimal treatment; (d) agricultural use or industrial use; and (e) minimises nuisance or harm to adjoining land owners. 		<p>Conditioned to Comply Conditions will be applied to ensure stormwater systems are designed and constructed in accordance with the CMD guidelines.</p>

8.2.5 Flood Hazard Overlay Code

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
PLANNING		
<i>Use, density and built form</i>		
<p>PO 1 Scale The scale of development within the Defined flood area does not increase.</p>		<p>Complies The development proposes to erect a class 10a building onsite and has minimal impact on development within the defined flood area.</p>
<p>PO 2 Location Premises are located to:</p> <ul style="list-style-type: none"> (a) avoid flooding; (b) protect life and property; and (c) avoid changing the extent and magnitude of flooding. 	<p>AO 2.1 Where the development site is in any part, within the defined flood area: Development is sited on areas within the site that would not be subject to flooding during a Defined flood event; or</p>	<p>Alternative Solution While the proposed development is located within a defined flood area it is a non-habitable structure that will be designed to withstand flooding. The development site is affected by low velocity floodwater in an extreme and rare event and therefore the proposed shed is unlikely to create afflux on adjoining properties. The low flow water cuts across the south eastern corner of the lot (away from the shed site) and any potential afflux is therefore likely to be limited to the roadway.</p>
<p>Note: Where no local flood hazard map is available, assessment of potential flooding impacts will take account of the Level 1 Flood hazard area in the Queensland floodplain mapping in the SPP interactive mapping system online (plan making).</p>	<p>AO 2.2 Development conforms to the Performance Outcomes within this code.</p> <p>AO 2.3 Where outside the Defined flood area, but mapped as flood prone in the SPP online mapping: Development maintains personal safety at all times, and is resilient to flood events by avoiding the potential risk of flooding.</p>	<p>AO 2.2 Complies</p> <p>AO 2.3 Complies The development proposes a non-habitable class 10a structure on site, that will be conditioned to ensure the structure is resilient to flood events to maintain personal safety at all times.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
<p>PO 3 Density and site coverage</p> <p>The number of people requiring assistance during flood events is minimised.</p>	<p>AO 3.1</p> <p>There is no increase in people living or working within the significant, high and extreme flood hazard areas.</p> <p>AO 3.2</p> <p>Within the low flood hazard areas, increases in population are minimal, and uses are of a low density, and</p> <p>AO 3.3</p> <p>In rural areas subject to flooding, occupied uses are located outside flood affected areas.</p> <p>Note: The Reconfiguring a Lot Code also prevents any additional lots being created within the Defined flood area.</p>	<p>AO 3.1 Complies</p> <p>The development proposes a non-habitable class 10a structure on site and does not increase the number of people living on the site.</p> <p>AO 3.2 Not Applicable</p> <p>The development site is located within the significant flood hazard category and does not propose an increase in population in the locality as part of this development application</p> <p>AO 3.3 Not Applicable</p> <p>The development site is not located within a rural area.</p>
Amenity		
<p>PO 4 General amenity</p> <p>Surrounding land does not suffer a reduction in usevalue as a result of development within the floodplain.</p>	<p>AO 4.1</p> <p>For rural areas:</p> <p>Areas mapped as flood areas within this scheme, or by the SPP online mapping, may not be physically altered by any works, including vegetation clearing.</p> <p>AO 4.2</p> <p>For urban areas:</p> <p>Works do not involve any physical alteration to a watercourse or floodway, including vegetation clearing, and involve no net filling exceeding 50 m³ of fill; or</p> <p>AO 4.3</p> <p>For urban areas:</p> <p>The development complies with any applicable development criteria set out in a floodplain management plan; or</p> <p>AO 4.4</p> <p>For urban areas:</p> <p>If a floodplain management plan does not exist, the proposed works either:</p> <p>(a) avoid any reductions of on-site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of</p>	<p>AO 4.1 Not Applicable</p> <p>The development site is not located within a rural area.</p> <p>AO 4.2 Complies</p> <p>The proposed development does not involve any physical alteration to a watercourse or floodway.</p> <p>AO 4.3 & AO 4.4 Complies</p> <p>The proposed development proposes a non-habitable class 10a structure that does not allow people to live within the flood area. Conditions will be applied to ensure building standards are met to ensure the building is resilient to flooding.</p>
<p>Note: Where any alteration of patterns of flooding is expected, a flood assessment report will be necessary to demonstrate</p>		

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
compliance to the satisfaction of the assessment manager. This flood assessment report should include an assessment of the proposal against these outcomes and may require specific hydraulic and hydrologic investigation to be undertaken by a suitably qualified professional engineer.	<p>floodwaters of all floods up to and including a Defined flood event; or</p> <p>(b) do not change the flood characteristic at the Defined flood event flood level outside the subject site in ways that would result in:</p> <p>(i) loss of flood storage;</p> <p>(ii) loss of or changes to flow paths;</p> <p>(iii) acceleration or retardation of flows; or</p> <p>(iv) any reduction in flood warning times.</p>	
<p>PO 5 Building standards Buildings are designed to be resilient to flooding.</p> <p>Note: The relevant building assessment provisions under the <i>Building Act 1975</i>, including QDC MP 3.5 – Construction of buildings in flood hazard areas, apply to building work within a flood hazard area.</p>	<p>AO 5.1 Buildings meet the requirements of <i>Queensland Development Code MP 3.5 – Construction of buildings in flood hazard areas</i>.</p> <p>AO 5.2 Dwellings are sited so that the base of the bearers of floors of all habitable rooms can be located at least 300 mm above the defined flood event; or</p> <p>AO 5.3 Where involving an extension to an existing dwelling house with a finished floor level below the Defined flood event flood level:</p> <p>(a) the extension must not be for the purpose of adding a secondary dwelling; and</p> <p>(b) the extension must not have a finished floor level that is lower than the finished floor level of the existing dwelling.</p>	<p>AO 5.1 Conditioned to Comply Conditions will be applied to ensure the shed meets all requirements of the QDC MP 3.5.</p> <p>AO 5.2 Not Applicable The development does not propose a dwelling .</p> <p>AO 5.2 Not Applicable The development does not propose an extension to a dwelling.</p>
<p>PO 6 Building materials and techniques Where construction is below the Defined flood level, materials and building techniques are used that minimise the need for repair after a flood event.</p>	<p>AO 6.1 Building materials and surface treatments used under the Defined flood level are resistant to water damage and do not include wall cavities that would collect water and sediment during a flood event.</p>	<p>Conditioned to Comply Conditions will be applied to ensure the shed meets all requirements of the QDC MP 3.5.</p>
<p>PO 7 Essential community infrastructure Essential community infrastructure maintains functionality during and after a Defined flood event.</p>	<p>AO 7.1 Essential community infrastructure is not located within the Defined flood area.</p> <p>Note: Essential community infrastructure includes emergency services and emergency shelters, police facilities, and</p>	<p>Not Applicable The development is not essential community infrastructure.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
	hospitals and associated facilities.	
ENGINEERING		
Floodwater		
<p>PO 8 Flood storage capacity and the Defined flood area</p> <p>Development does not directly, indirectly or cumulatively change flood characteristics in a manner that may cause adverse impacts external to the development site.</p> <p>Note: Where any alteration of patterns of flooding is expected, a flood assessment report will be necessary to demonstrate compliance to the satisfaction of the assessment manager. This flood assessment report should include an assessment of the proposal against these outcomes and may require specific hydraulic and hydrologic investigation to be undertaken by a suitably qualified professional engineer.</p>	<p>AO 8.1</p> <p>Development within the Defined flood area does not result in a reduction in flood storage capacity.</p> <p>AO 8.2</p> <p>Development does not increase the duration of flooding or the depth and velocity of floodwaters external to the development site.</p>	<p>AO 8.1 Conditioned to comply</p> <p>Conditions will be applied to prevent any filling of the site beyond the building pad.</p> <p>AO 8.2 Complies</p> <p>The development is generally consistent with the expectations for development within the Significant flood hazard area in the General Residential Zone and therefore is not considered to substantially increase the duration of flooding or the depth and velocity of floodwaters external to the development site.</p>
Access and parking		
<p>PO 9 Access</p> <p>An escape/safety route is identified and maintained for all development within the Defined flood area.</p>	<p>AO 9.1</p> <p>For all development within the Defined flood area, a direct route passing only through areas of lower hazard ratings and suitable for the predicted warning time is defined and maintained.</p>	<p>AO 8.2 Complies</p> <p>The development site is located within a township that is largely identified as being within a defined flood area. The development does not increase the number of people living within the flood area and there is suitable warning time to evacuate the site via existing access.</p>
<p>PO 10 Parking and manoeuvring</p> <p>Vehicle parking and service vehicle provision may be provided within the Defined flood area where the vehicles can be removed before flooding occurs.</p>	<p>AO 10.1</p> <p>A direct access route suitable for the stored vehicles passing only through areas of lower hazard ratings and suitable for the predicted warning time is defined and maintained.</p> <p>AO 10.2</p> <p>All car parking, access and manoeuvring areas are to be sealed with an impervious surface.</p>	<p>AO 10.1 Complies</p> <p>The development site is located within a township that is largely identified as being within a defined flood area. The development does not increase the number of people living within the flood area and there is suitable warning time to evacuate the site.</p> <p>AO 10.2 Complies</p> <p>All car parking areas will be within the proposed outbuilding.</p>
ENVIRONMENTAL		
<p>PO 11 Water quality</p> <p>The environment and so too public safety are not affected by the detrimental impacts of hazardous materials released to</p>	<p>AO 11.1</p> <p>The manufacture, storage and use of hazardous materials: (a) takes place above the</p>	<p>Conditioned to Comply</p> <p>Conditions will be applied to ensure the storage of hazardous material takes place above the defined flood level.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
the environment during a flood event.	Defined flood level; or (b) takes place in a structure that is designed to exclude floodwater intrusion.	
SAFETY AND RESILIENCE TO HAZARDS		
<p>PO 12 Personal safety Development maintains the safety of people during all floods up to and including a Defined Flood Event.</p> <p>Note: Where no local flood hazard map is available, assessment of potential flooding impacts will take account of the Level 1 Flood hazard area in the Queensland floodplain mapping in the SPP interactive mapping system online (plan making).</p>		<p>Complies The development proposes a non-habitable class 10a structure on site and does not increase the number of people living on the site.</p>
<p>PO 13 Temporary or movable structures For development involving temporary or movable residential structures, clear escape from flooding is available, identified and maintained.</p>	<p>AO 13.1 There is at least one evacuation route that remains passable for emergency evacuations during all floods up to and including a Defined flood event; and</p> <p>AO 13.2 A flood evacuation management plan is made available to all occupants of the site; and</p> <p>AO 13.3 The premises are located in an area where there is sufficient flood warning time to enable safe evacuation or safe refuge is available within the site.</p>	<p>Not Applicable The development does not involve temporary or movable structures. Items stored within the outbuilding will be required to be secured or otherwise moveable to relocate them offsite during a major flood event.</p>
<p>PO 14 Protection of essential services Essential services infrastructure maintains functionality during and after a Defined flood event.</p> <p>Note: Essential services infrastructure includes, but is not limited to, on-site electricity, gas, water supply, sewerage and telecommunications services.</p>	<p>AO 14.1 Components of infrastructure that are likely to fail to function or may result in contamination when inundated by floodwater (eg. electrical switchgear and motors, water supply pipeline airvalves) are: (a) located above the Defined flood level; or designed and constructed to exclude flood water intrusion and/or infiltration, and to resist hydrostatic and hydrodynamic forces as a result of inundation by a Defined flood event.</p>	<p>Conditioned to Comply Conditions will be applied to ensure all components of infrastructure that are likely to fail are located above the defined flood level.</p>

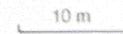
Assessment Summary

The proposed development is generally consistent with the relevant assessment benchmarks of the Maranoa Planning Scheme 2017. Any non-compliance with the planning scheme can be appropriately addressed by the way of conditions of development approval. It is recommended that the development application for the Development Permit for a Material Change of Use for an Undefined Use (Domestic Shed) be approved subject to reasonable and relevant conditions.



Disclaimer

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Statement of Reason | 5 Short Street, Mitchell

The use of the shed is:

- to store our caravan out of the weather, in a lockable & secure structure
- storage of our car/s out of the weather, in a lockable & secure structure
- storage of odds and ends such as mowing equipment, toolboxes & caravan accessories/spare parts

My partner & I are employed with a leading Australian company with a portfolio of over 50's land lease communities, holiday parks and mixed-use caravan parks. With over 120+ parks, our work locations/assignments are anywhere in Australia.

We are interstate till mid 2026 managing a property & have been provided a self-contained cabin. For our next assignment, cabin accommodation may not be available, therefore we utilise our caravan. A shed onsite provides us with peace of mind knowing that the van is stored out of the weather thus taking the pressure off us to find storage facilities and reduce costs.

Our vision was to secure land in Mitchell with a view to building. We have met with builders and discussed options both in terms of design and placement of a livable dwelling on our block. We have chosen to build the shed first as it meets our needs to store items out of the weather and in a lockable structure.

OFFICER REPORT

Meeting: Ordinary 12 February 2026

Date: 3 September 2025

Item Number: L.2

File Number: D25/89761

SUBJECT HEADING: Adoption of the Community and Not-for-Profit Groups' Use of the Dianne Gibson Artwork

Classification: Open Access

Officer's Title: Project and Administration Officer

Executive Summary:

The Council owns the copyright to *The Drive Trail Artwork by Dianne Gibson*, primarily used for promotional materials and souvenirs at Visitor Information Centres (VIC).

This policy streamlines delegate-level approval for community and not-for-profit groups in the Maranoa region to use the artwork for similar purposes.

Officer's Recommendation:

That Council adopts the *Community and Not-for-Profit Groups' Use of the Dianne Gibson Artwork* policy.

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

There has been a recent increase in requests from community groups and not-for-profit organisations to use the 'Dianne Gibson artwork' for various projects. In response, it was identified that a policy is needed to provide a clear framework for these groups to request the artwork. This policy will streamline the approval process, whilst ensuring that permissions are granted under specified conditions of use.

Background (*Including any previous Council decisions*):

In 2014, Council commissioned artist Dianne Gibson to create a series of artworks representing the Maranoa Region, with all copyrights formally assigned to the Maranoa Regional Council. The artwork is currently used for souvenirs sold at Visitor Information Centres and promotional materials.

Council has previously granted community groups permission to use the artwork for souvenirs and special projects, such as the Western District Rifle Association Inc. – Muckadilla Rifle Club, which used it to develop competition prizes.

To streamline the approval process for such requests, this policy has been developed, allowing Council to efficiently assess and respond to applications.

Options Considered:

N/A

Recommendation:

That Council adopts the *Community and Not-for-Profit Groups' Use of the Dianne Gibson Artwork* policy.

Risks:

Risk	Description of likelihood & consequences
Not approving a policy	Council will continue to receive these requests, but the process will be as it has been in the past, where a Council report is presented for resolution slowing down the approval process for an operational matter.

Policy and Legislative Compliance:

D14/93551 – Agreement for assignment of Copyright Drive Trail Artwork Dianne Gibson

Budget / Funding (*Current and future*):

N/A

Timelines / Deadlines:

N/A

Consultation (*Internal / External*):

Executive Leadership team

Strategic Asset Management Implications:

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

n/a

Acronyms:

Acronym	Description
VIC	Visitor Information Centre

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

5.5 Cultural heritage and arts promotion

Supporting Documentation:

1 [↓](#) Council Policy -Community and Not For Profit Groups
Use of Dianne Gibson Artwork -Draft

P25/16

Report authorised by:

Manager - Tourism & Community Development

Director - Regional Development, Environment & Planning

COUNCIL POLICY



Document Control	
Policy Title	Community and Not-for-Profit Groups' Use of Dianne Gibson Artwork
Policy Number	P25/16
Function	Economic & Community Development
Responsible Position	Regional Arts and Culture officer
Supersedes	
Review Date	[Proposed Review Date (no longer than 3 years)]

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

1. Purpose

This policy outlines the conditions under which community groups and not-for-profit organisations who operate within the Maranoa may access and use artwork by Dianne Gibson, for which the Council holds copyright, to create items for sale as souvenirs, gifts at events they organise, or for display purposes for the public to view. The policy aims to balance the promotion of local art and culture with the protection of intellectual property rights.

2. Scope

The policy applies to all community groups and not-for-profit organisations who operate within the Maranoa Regional Councils jurisdiction seeking to use Dianne Gibson's artwork for the purposes outlined above.

3. Policy Statement

Maranoa Regional Council supports the use of Dianne Gibson's artwork by community and not-for-profit groups to promote local culture, enhance public engagement, and raise funds for community initiatives. Access to and use of the artwork will be granted under specific conditions to ensure proper use, respect for copyright, and alignment with Council values.

4. Conditions of Use

Community groups and not-for-profit organisations who operate within the Maranoa region may use Dianne Gibson's artwork under the following conditions:

4.1. Application Process

Date Adopted: <Insert Date>
Resolution No: <Insert Number>
Document Reference No: <Insert Number>

UNCONTROLLED DOCUMENT WHEN PRINTED

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COUNCIL POLICY



- Groups must submit a formal application to the Council, including:
 - Details of the organisation and its not-for-profit status.
 - A description of the intended use of the artwork (e.g. type of items to be produced, event details, or display plans).
 - Identification of the specific pieces of artwork they wish to use.
 - A clear statement specifying that the artwork will be exclusively used within the Maranoa region.
 - Estimated quantities of items to be produced, if applicable.
 - Acknowledgement of adherence to this policy.

4.2 Approval

- Council delegates authority to the Chief Executive Officer (or their delegate) to grant permission for community and not-for-profit groups to use the artwork.
- Council reserves the right to refuse any application that does not meet the objectives of this policy or align with Council's values.

4.3 Permitted Uses

- Approved groups may use the artwork for:
 - Souvenirs (e.g., mugs, tote bags, postcards) to be sold at:
 - Events
 - Visitor Information Centres
 - Visitor destinations
 - Gifts for event attendees
 - Public displays to promote local art and culture
- Community groups and not for profit groups who operate across multiple regions can only use the artwork within the Maranoa Region.

4.4 Quality Standards

- The artwork must be reproduced to a high standard, maintaining the integrity and quality of the original work.

COUNCIL POLICY



4.5 Prohibited Uses

- The artwork may not be used in a manner that:
 - Misrepresents the artist or the Council.
 - Contravenes any laws or regulations.
 - Promotes offensive, discriminatory, or inappropriate content.

5. Monitoring and Compliance

- The Council reserves the right to monitor the use of the artwork to ensure compliance with this policy.
- Non-compliance may result in the withdrawal of permission to use the artwork and potential legal action.

6. Conclusion:

The policy ensures that community and not-for-profit groups can benefit from the use of Dianne Gibson's artwork for souvenirs, gifts, or public displays while respecting copyright laws and maintaining the integrity of the artist's work.

7. Definitions

Not for Profit Groups	Groups who operate within the Maranoa Region
Community groups	Groups who operate within the Maranoa Region
Visitor destinations	Places of interest for tourists within the Maranoa, operated by community or not-for-profit groups, such as landmarks, attractions, parks, or cultural sites.

8. Related Policies and Legislation

COUNCIL POLICY



This policy refers to:

- Copyright Act 1968 (Cth)
- Agreement for assignment of copyright (D14/93551)

DRAFT

OFFICER REPORT

Meeting: Ordinary 12 February 2026

Date: 6 February 2026

Item Number: L.3

File Number: D26/11542

SUBJECT HEADING: Business Excellence Program - Updated Terms of Reference

Classification: Open Access

Officer's Title: Director - Regional Development, Environment & Planning

Executive Summary:

Maranoa Regional Council (MRC), in collaboration with Department of State Development Infrastructure and Planning, Santos Ltd and Roma Commerce and Tourism (RCAT), will continue to provide support and training to businesses that operate in the Maranoa region, through the Business Excellence Program (BEP).

The Terms of Reference (ToR) has been revised to ensure an effective governance framework for the BEP, which clearly outlines the roles and responsibilities of all parties. Council's approval is for the recommendations below:

Officer's Recommendation:

That Council:

1. Endorse the updated Terms of Reference; and
2. Nominate MRC's Regional Economic Development Specialist (Amber Gilbert) as Council's primary representative on the BEP Steering Committee; with the Director - Regional Development, Environment & Planning (Jamie Gorry) as Council's secondary/proxy member.
3. Nominate Cr. Amber Davis and Cr Joh Hancock as MRC's Councillor Representatives, to attend on an 'as-needs' basis.
4. Authorise the Chief Executive Officer (or delegate) to execute the Terms of Reference on Council's behalf.

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

Maranoa Regional Council, in collaboration with Department of State Development Infrastructure and Planning, Santos Ltd and Roma Commerce and Tourism, will continue to provide support and training to businesses that operate in the Maranoa region through the Business Excellence Program.

Council has supported this program for the past sixteen (16) years, providing a financial contribution of **\$15,000.00 per annum** in recent years. The allocation and use of these funds have been managed at the discretion of the BEP Steering

Committee. RCAT acts as the auspicing body for the group and its activities, maintaining a dedicated chart of accounts for BEP within its accounting framework.

Background (Including any previous Council decisions):

Discussions were held on **12th December 2025** between the existing BEP steering committee members to review amendments to the ToR, and determine membership of the steering committee for 2026, and beyond.

Subsequently, a briefing was held with Council on **21st January 2026** to discuss the proposed amendments to the ToR and determine the make-up of Council representation on the Steering Committee. The outcomes of the briefing are listed in this report for adoption of Council, by way of resolution.

Options Considered:

Not applicable.

Recommendation:

That Council:

1. Endorse the updated Terms of Reference; and
2. Nominate MRC's Regional Economic Development Specialist (Amber Gilbert) as Council's primary representative on the BEP Steering Committee; with the Director - Regional Development, Environment & Planning (Jamie Gorry) as Council's secondary/proxy member.
3. Nominate Cr. Amber Davis and Cr Joh Hancock as MRC's Councillor Representatives, to attend on an 'as-needs' basis.
4. Authorise the Chief Executive Officer (or delegate) to execute the Terms of Reference on Council's behalf.

Risks:

Risk	Description of likelihood & consequences
Lack of Engagement by Council in the BEP	Possible reputational damage to Council, and lack of accountability of Council resources, if inadequate representation is forthcoming – Risk is unlikely, consequence moderate.

Policy and Legislative Compliance:

Nil

Budget / Funding (Current and future):

\$15,000 has been budgeted for in the Economic Development Budget.

Timelines / Deadlines:

Endorsement is required before the next BEP meeting in late February 2026

Consultation (Internal / External):

Internal:

Council Elected Members

Executive Members (CEO, Director – RDEP)

Regional Economic Development Specialist

External:

Business Excellence Program Steering Committee –

Department of State Development Infrastructure and Planning,

Santos and

Roma Commerce and Tourism

Strategic Asset Management Implications:

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

N/a

Acronyms:

Acronym	Description
MRC	Maranoa Regional Council
RCAT	Roma Commerce and Tourism
ToR	Terms of Reference
BEP	Business Excellence Program

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

1.8 Build local business capability (micro & macro opportunities)

Supporting Documentation:

1 [↓](#) RCAT - Terms of Reference for the Business Excellence Program - December 2025 D26/958

Report authorised by:

Director - Regional Development, Environment & Planning

Terms of Reference for the Business Excellence Program

1.0 Introduction

The Business Excellence Program (BEP) is an initiative of Maranoa Regional Council, Department of State Development Infrastructure and Planning (DSDIP), Roma Commerce and Tourism (RCAT) and Santos. It has been developed to provide support and training to businesses that operate in the Maranoa region.

BEP was established to encourage collaboration, avoid duplication and act as a adjunct amongst partners to deliver meaningful programs.

2.0 Agents and representatives

2.1 Members

The BEP Steering Committee is comprised of the following representatives:

- Maranoa Regional Council
- DSDILGP
- Roma Commerce and Tourism
- Santos

2.2 Event sponsors

BEP will offer event sponsorship opportunities to interested parties. All financial contributions must be paid in full prior to the event.

3.0 Term

This document will continue in full force and effect until one of the partnering organisations advising the steering committee (in writing) that they seek cessation or amendment of this ToR.

4.0 Objective

4.1 The Parties will work collaboratively to implement a series of support workshops and initiatives to build capacity within the local business community.

Key elements – promoting business systems and processes, meeting the demands and needs by our business community, promote innovation, promote entrepreneurship,

The deliverables of the Business Excellence Program will be developed each calendar year and will be agreed to by all parties. The deliverables will form Attachment 1.

4.2 The Parties intend that the objective will be pursued in accordance with the contents of this ToR; however, nothing prevents the parties from pursuing additional initiatives that are not outlined in Attachment 1.

Version Amendment – 12 December 2025

4.3 All parties will nurture the spirit of the agreement and will recognise each other as mutually beneficial partners of BEP at all times.

4.4 Without limiting the effect of this ToR, all parties agree that they are not carrying on a business in common with a view of profit and that:

- this ToR does not constitute a partnership between the parties;
- no party is an agent for the other;
- no party may bind or commit the other party to the performance of any obligations in respect of any third party;
- no party is jointly liable with the other for any debts or obligations of the other party; and
- no party is liable for the wrongful acts or omissions of the other party.

4.5 Each party agrees to bear its own costs associated with the preparation, negotiation and execution of this ToR.

5.0 Framework and Contributions

5.1 The Deliverables of the Program are outlined in a schedule developed annually (see Attachment 1).

5.2 Amendments to the program deliverables (as outlined by section 5.1) must receive unanimous support from the BEP Steering Committee. Each member (regardless of the participants at the meeting) will receive one vote at committee meetings and via electronic communication.

5.3 Unless otherwise agreed, the Parties will contribute the following financial and in-kind contributions to the BEP:

5.3.1 Council financial support of BEP will continue annually subject to business approval. This funding is provided once business approval has been gained, upon the receipt of invoice from RCAT (as the auspicing body) at the beginning of every financial year.

5.3.2 Santos' financial support of BEP will continue annually subject to business approval. This funding is provided once business approval has been gained, upon the receipt of invoice from RCAT (as the auspicing body) at the beginning of every calendar year.

5.3.3 Should any portion of Santos or MRC's financial contribution be unspent/uncommitted at the end of the calendar year, RCAT will rollover the amount for future BEP events unless partners provide a written request to return any surplus to Santos and/or MRC before the end of January the next calendar year (based on a pro-rata basis of their financial contribution to BEP for that calendar year).

5.3.4 RCAT will act as the auspicing body for BEP activity. Accordingly, RCAT will:

Version Amendment – 12 December 2025

- Develop a budget for project deliverables and RCAT will take responsibility for reporting actuals and acquittals against the BEP budget.
- Provide budget updates (actual incomes and expenses) at BEP meetings; and
- Make all bookings, including but not limited to room/venue hire, guest presenters/speakers, market stalls etc. This is to ensure that BEP operates under RCAT's public liability and indemnity insurance. Any event held by BEP will be considered as a RCAT events and as such RCAT insurance will apply.
- Procure goods & services required for the operation of BEP events. Unless otherwise agreed, approved expenditure for BEP funding will be limited to the following:
 - Event catering
 - Promotional collateral
 - Hire of consultants/guest speakers
 - Venue hire (if applicable)

5.3.5 In addition to performing the role of auspicing body for BEP activity, RCAT will provide administrative support for the BEP, encompassing the following tasks:

- Release invitations to BEP events as required.

5.3.6 DSDIP representatives will:

- Provide facilitation of logistics for deliverables and
- Mentoring and consultation as required.

5.3.7 All Parties to provide:

- Input into the strategic direction of BEP
- Input into the annual calendar of events including (initiatives, budget allocation, organisational priorities, delivering member.); and
- Event setup and additional support as required.

5.3.8 Event sponsors (excluding BEP Parties):

- Event sponsors are entities that support BEP initiatives however are not incorporated into this ToR
- All event sponsors are to agree and align with the intent and objectives of this ToR.
- The sponsor will be provided branding, promotional, speaking opportunities and acknowledgment at sponsored event
- Data around outcomes of these events will be provided upon request

5.4 Event Administration

5.4.1 RCAT or any other BEP approved organisation can charge at cost fees to deliver the annual calendar of event. This will include, but not limited to creation of marketing

collateral, advertising, event coordination and governance. This figure to be endorsed at the end of each calendar year.

5.4.2 BEP Workshops will be open to all businesses that are actively operating within the Maranoa Local Government Area boundary.

5.4.3 A nominal fee may be charged for workshops, or those that require the services of external consultant according to the needs to the deliverables in Attachment 1.

5.4.4 All parties noted on this ToR are entitled to two (2) free tickets to chargeable events.

5.4.5 BEP will provide RCAT members with a 50% discount (or otherwise agreed) on the value of chargeable tickets for each event.

6.0 BEP Promotion

6.1 Content for media releases and invitations is to be compiled by the BEP steering committee, and forwarded to RCAT's representative no later than 5 working days prior to the promotional collateral's expected release date.

6.2 All BEP promotional collateral, including invitations, is to use the approved template (Attachment 2) which has been approved by all partners.

6.3 Should any of the partners of BEP seek to release individual material relating to BEP activities approval from the full steering committee will be required prior to release.

7.0 BEP Spokespeople

7.1 Either the Mayor, other nominated portfolio holder of MRC or President of RCAT will speak on behalf of the BEP, and the Steering Committee. This is determined by the format of event. Other partners can elect to have a speaking spot at any of the events.

7.2 Should any of the above in 7.1 be unavailable for comment, the BEP steering committee shall nominate a representative to speak on behalf of the program.

7.3 Any BEP spokesperson will acknowledge all partners to the BEP at public engagements.

OFFICER REPORT

Meeting: Ordinary 12 February 2026

Date: 11 February 2026

Item Number: L.4

File Number: D26/13013

SUBJECT HEADING: Application for Resource Recovery Grant - Stream 2

Classification: Open Access

Officer's Title: Regional Economic Development Specialist

Executive Summary:

Maranoa Regional Council (MRC) proposes establishing a permanent, council-operated *Green Waste Resource Recovery and Composting Infrastructure Project* centered at the Roma Waste Management Facility. The project will deliver integrated processing infrastructure to convert green waste into reusable mulch and compost for use across council operations.

The project addresses a critical infrastructure gap in Regional Queensland, where limited access to organics processing results in green waste being stockpiled, or disposed of to landfills. By creating local processing capacity, the project will deliver a step-change improvement in organic waste diversion, reduce landfill reliance, and support closed-loop reuse of recovered materials. The project will deliver long-term environmental, financial, and community benefits aligned with Queensland's waste reduction and circular economy priorities.

Officer's Recommendation:

That Council:

1. Approve the submission of a Resource Recovery Boost Fund – Stream 2 application (EOI Stage) for the *Green Waste Resource Recovery and Composting Infrastructure Project*. Noting that no direct cash contribution is required, and that Council's contribution will be provided through existing operational, and in-kind resources.
2. Approve officers to progress the Expression of Interest and, if successful, Complete full application, subject to Council Approval of Resource Allocations.

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

Council is asked to endorse a funding application to the Queensland Government's *Resource Recovery Boost Fund – Stream 2 (Major Projects)* for a *Green Waste Resource Recovery and Composting Infrastructure Project*. The project responds to increasing green waste volumes, limited regional processing options, and pressure on landfill capacity, and seeks to deliver a long-term, sustainable waste management solution.

Council approval is required to authorise submission of the application and acknowledge Council's proposed in-kind contribution. No direct cash contribution is sought at this stage.

Background (Including any previous Council decisions):

Council has previously identified green waste management as an ongoing operational challenge due to limited access to local processing infrastructure. Officers have investigated infrastructure-based solutions to improve waste diversion and reduce landfill reliance. The Resource Recovery Boost Fund – Stream 2 provides an opportunity to seek external funding for a Green Waste Resource Recovery and Composting Infrastructure Project, and Council endorsement is now sought to progress the application.

Options Considered:

Council considered continuing current practices, engaging external contractors, and establishing council-owned green waste processing infrastructure.

Continuing current practices or relying on external processors would result in ongoing costs, limited diversion outcomes, and no long-term capability. Establishing council-owned infrastructure, supported by external funding, is the preferred option as it delivers permanent recovery capacity, cost certainty, and improved environmental and operational outcomes.

Recommendation:

Council is requested to endorse the submission of an application to the Queensland Government's Resource Recovery Boost Fund – Stream 2 (Major Projects) for the Green Waste Resource Recovery and Composting Infrastructure Project. The recommendation notes that no direct cash contribution is required from Council at this stage, with Council's contribution to be provided through in-kind support including land, infrastructure, staffing, governance and ongoing operational costs. Subject to funding approval, officers would be authorised to progress the application and undertake project delivery in accordance with grant conditions and Council policies.

Risks:

Risk	Description of likelihood & consequences
Funding risk	There is a risk that the funding application may not be successful. <i>Solution:</i> Council endorsement allows officers to pursue external funding without committing Council capital. If funding is not approved, Council will continue with current green waste management practices.
Procurement and delivery risk	Delays may occur due to procurement processes, supply chain constraints, or equipment availability.

	<i>Solution:</i> Council will use established procurement frameworks and conservative delivery timeframes, supported by internal project management experience.
Operational and workforce risk	The project requires additional operational capacity, including inexperienced staff roles, to ensure safe and compliant operation. <i>Solution:</i> Workforce requirements have been identified early, with employment costs to be absorbed into Council’s operational budgets as part of the in-kind contribution.
Operational ramp-up risk	Initial processing volumes may be lower than forecast during commissioning and early operation. <i>Solution:</i> Conservative ramp-up assumptions have been applied, with infrastructure designed to scale as volumes increase.
Environmental and compliance risk	Green waste processing activities must comply with environmental and workplace health and safety requirements. <i>Solution:</i> The project will be located at an existing waste management facility with established approvals, systems, and compliance frameworks.
Reputational risk	Failure to deliver anticipated outcomes could impact community confidence. <i>Solution:</i> The project builds proven technologies and existing council operations, reducing delivery risk.

Policy and Legislative Compliance:

The project aligns with Council’s Waste Management and Environmental objectives and supports Queensland’s waste reduction and resource recovery priorities under the *Waste Reduction and Recycling Act 2011*. It will be delivered in accordance with existing environmental approvals, workplace health and safety legislation, and Council policies, and does not require any changes to existing policy frameworks.

Budget / Funding (Current and future):

The project is proposed to be funded through **external grant funding**, with no Council cash contribution required for capital costs. Council will provide in-kind support and meet future operational costs through existing budgets. No financial impact will occur if funding is not approved.

Timelines / Deadlines:

The proposed project will introduce a new long-term asset into Council’s waste management portfolio, improving service capability by enabling local green waste processing and recovery. The project will be delivered over a **three-year period** from approval of grant funding, allowing for procurement, commissioning, and operational ramp-up.

While the project will result in ongoing operational and maintenance costs over the asset's life, these are expected to be partially offset through reduced landfill disposal costs, extended landfill life, and reduced reliance on externally sourced mulch and soil products. Overall, the project is expected to improve service levels, increase operational resilience, and support sustainable, cost-effective waste management in line with Council's asset management framework.

Consultation (Internal / External):

Manager – Waste and Environmental Health Services

Director – Regional Development, Environment and Planning

Chief Executive Officer

Council (Brief – 11/02/26)

Strategic Asset Management Implications:

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

The project will introduce a new long-term asset into Council's waste management portfolio, improving service capability by enabling local green waste processing and recovery. Delivered over a three-year period from grant approval, the asset will involve ongoing operational and maintenance costs, which are expected to be partially offset by reduced landfill disposal costs, extended landfill life, and reduced reliance on externally sourced materials. The project will improve service levels, operational resilience, and cost certainty, and aligns with Council's strategic asset management framework.

Acronyms:

Acronym	Description
MRC	Maranoa Regional Council

Addition to Operational or Corporate Plan:

Plan Description	Yes / No
Operational	<Provide details>
Corporate	<Provide details>

Link to Corporate Plan:

Corporate Plan 2023-2028

Corporate Plan Pillar 2: Environment

2.4 Waste management strategy and infrastructure

Supporting Documentation:

1 [↓](#) MRC Green Waste Resource Recovery & Composting D26/13050
Infrastructure Project AG

Report authorised by:

Director - Regional Development, Environment & Planning

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Project Title

Maranoa Regional Council – Green Waste Resource Recovery & Composting Infrastructure Project

Applicant

Maranoa Regional Council

Project Location

Roma Waste Management Facility, servicing green waste collected from across the Maranoa Regional Council area.

Funding Program

Resource Recovery Boost Fund – Stream 2 (Major Projects)

Project Value (Indicative)

\$3.5–\$5.5 million (ex GST)

Final scope subject to detailed design and procurement.

Project Duration

Up to 3 years from contract execution, including procurement, site preparation, commissioning and operational ramp-up.

Project Overview

Maranoa Regional Council proposes to establish a permanent green waste resource recovery and composting system for Maranoa Regional Council through the procurement of processing equipment, material handling plant, and supporting site infrastructure.

The project will enable Council to process green waste into reusable mulch and compost products, supporting diversion from landfill and circular reuse across council operations. The infrastructure will support year-round processing of green waste, improve environmental outcomes, reduce operational costs, and deliver long-term benefits to regional communities.

The project aligns with Queensland's waste reduction and resource recovery priorities by providing critical regional infrastructure and enabling sustainable, locally managed organic waste recovery.

Problem Statement

Maranoa Regional Council manages significant volumes of green waste generated through household disposal, parks and gardens maintenance, storm events, and vegetation management activities. In a regional and remote context, limited access to commercial organics processing infrastructure results in green waste being stockpiled or disposed of to landfill, despite its recoverable value.

The absence of dedicated processing infrastructure limits Council's ability to divert organic waste at scale, increases operational and transport costs, and requires the ongoing purchase of mulch and soil conditioners for council works. Without investment in permanent processing capability, these inefficiencies will continue, constraining waste diversion outcomes and long-term sustainability.

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Proposed Solution

The project will establish a Roma-centric green waste processing hub, leveraging existing infrastructure, approvals and staffing, while receiving feedstock from transfer stations across the region. Infrastructure will include an industrial wood chipper, loaders and excavators with attachments, screening equipment, processing pads, windrow composting areas, stormwater and environmental controls, and monitoring systems. The system is designed to be scalable, enabling future regional expansion as volumes or partnerships increase.

The project will establish a fit-for-purpose green waste resource recovery system, enabling Council to:

- Receive, process, and manage green waste year-round
- Produce screened mulch and compost suitable for council applications
- Integrate recovered products into parks, gardens, landfill rehabilitation, roadsides, and erosion control works

The system is designed to be scalable, supporting future regional collaboration or expansion as volumes increase.

Infrastructure & Activities

The project includes:

- Industrial wood chipper (mobile or fixed)
- Loaders and excavators with attachments for material handling and processing
- Screening equipment for product sizing
- Site preparation (hardstand areas, windrows, drainage, stormwater controls)
- Monitoring systems for compost quality (temperature, moisture)
- Training, SOPs, and operational systems

This integrated approach ensures safe, compliant, and efficient processing of organic materials.

Expected Outcomes

Environmental

- Significant diversion of green waste from landfill
- Reduced methane emissions from decomposing organics
- Reduced demand for virgin mulch and soil products

Economic

- Reduced landfill disposal and transport costs
- Long-term savings through internal reuse of mulch/compost
- Improved cost certainty through asset ownership
- Employment and job diversification

Regional & Community

- Improved amenity in parks, streetscapes, and public facilities
- Strengthened regional waste resilience
- Infrastructure parity for regional Queensland

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Strategic Alignment

The project aligns with:

- Queensland Waste Management and Resource Recovery Strategy
- Resource Recovery Boost Fund objectives
- Circular economy principles
- Regional waste management priorities

Infrastructure & Cost Scoping

Equipment & Infrastructure (Indicative)

Component	Purpose	Indicative Cost (ex GST)
Industrial wood chipper	Primary size reduction	\$900k – \$1.3m
Front-end loaders (2)	Material handling, windrows	\$1.2m – \$1.6m
Excavator with attachments	Sorting, feeding, mulching	\$700k – \$1.0m
Screening plant	Product sizing & QA	\$400k – \$700k
Site works & hardstand	Drainage, pads, access	\$300k – \$600k
Environmental controls	Stormwater, dust, runoff	\$200k – \$400k
Training & commissioning	Safety & operations	\$100k – \$200k

Indicative Total: \$3.5m – \$5.5m (ex GST)

Delivery Timeframe

- Planning & procurement: 6–9 months
- Site preparation: 3–6 months
- Commissioning & ramp-up: 3 months
- Total delivery: up to 3 years (Stream 2 compliant)

Operating Model

- Council-owned assets
- Operated by existing waste staff (with training)
- Integrated into current landfill and transfer station workflows
- Capacity to scale volumes over time

Council In-Kind Contribution and Commitment (Green Waste)

While Maranoa Regional Council does not have a cash allocation specifically set aside for this project, Council will provide a substantial in-kind contribution to support the delivery, operation, and long-term sustainability of the green waste resource recovery and composting infrastructure. This in-kind contribution demonstrates Council's commitment to the project outcomes and ensures strong value for money for the Queensland Government.

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Council's in-kind contribution will include, but not be limited to:

• **Land and existing infrastructure (estimated value: \$250,000–\$400,000):**

Provision of the Roma Waste Management Facility as the primary green waste processing hub, including existing access roads, hardstand areas, utilities, fencing, traffic management infrastructure, stormwater systems, and secure site access.

• **Staffing and operational resources (estimated value: \$180,000–\$250,000 per annum):**

Allocation of existing waste facility staff to operate green waste processing equipment, manage feedstock intake and stockpiles, monitor composting processes, and undertake routine inspections and maintenance. This includes operators, supervisors, waste officers, and management oversight.

• **Project management and governance (estimated value: \$80,000–\$120,000):**

Internal project management, procurement support, contract administration, reporting, compliance oversight, and executive governance through Council's established project control and reporting frameworks.

• **Environmental management and compliance systems (estimated value: \$60,000–\$100,000):**

Use of existing Environmental Authority (EA) approvals, environmental management plans, stormwater and sediment controls, safety management systems, Safe Work Method Statements (SWMS), and routine monitoring and auditing processes to support compliant green waste processing and composting operations.

• **Ongoing operations and maintenance (estimated value: \$100,000–\$150,000 per annum):**

Council will absorb ongoing operational costs including fuel, servicing, insurance, training refreshers, utilities, consumables, and long-term asset management for the life of the green waste processing infrastructure.

• **Integration into council operations (strategic non-cash contribution):**

Guaranteed internal demand for recovered mulch and compost through use in parks and gardens, streetscapes, landfill rehabilitation, erosion control, roadsides, stormwater works, and other council maintenance and capital projects, ensuring continuous utilisation of recovered products.

Collectively, Council's in-kind contribution is conservatively estimated to represent approximately \$750,000–\$1.0 million in value over the initial delivery and operational period, ensuring shared responsibility, delivery certainty, and long-term sustainability despite the absence of a direct cash contribution.

Employment and Workforce Contribution (In-Kind)

Delivery and ongoing operation of the green waste resource recovery and composting infrastructure will require additional operational capacity. As part of its in-kind contribution, Maranoa Regional Council will create and resource approximately four to five new operational roles to support commissioning, processing, quality control, and ongoing site management.

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These roles are required to ensure the infrastructure operates safely, efficiently, and in compliance with environmental and workplace health and safety requirements. Positions will include a combination of plant operators, waste and resource recovery officers, and supervisory support, integrated into Council's existing waste services team.

Council will fund these positions on an ongoing basis as part of normal operations. Employment costs associated with these roles are not sought from the Resource Recovery Boost Fund and form part of Council's in-kind commitment to the project.

The creation of these roles will:

- Support reliable, year-round operation of the processing system
- Improve regional workforce capability in waste and resource recovery
- Provide stable local employment opportunities in Roma and the wider region
- Strengthen Council's long-term capacity to manage recovered materials sustainably

This workforce contribution underpins the deliverability and long-term sustainability of the project and ensures the funded infrastructure continues to generate value well beyond the grant period.

Stream 2 Outcomes & Metrics Table

Outcome Area	Outcome Description	Metric	Target	Measurement Method
Waste Diversion	Increase in green waste diverted from landfill	Tonnes of green waste processed annually	6,000–10,000 t/yr (ramp-up)	Weighbridge data and operational logs
Recycling & Recovery	Increase in material recovered and reused	Tonnes of mulch/compost produced	≥80% of feedstock	Screening and production records
Environmental	Reduction in landfill airspace consumption	Landfill volume avoided	Annual reduction (m ³)	Landfill survey data
Environmental	Reduction in transport-related emissions	Avoided haulage distances	km avoided per year	Transport task comparison
Financial	Reduction in external material purchases	Cost savings (\$)	≥\$300k–\$500k per year	Financial system comparison
Regional Benefit	Improved access to recycling infrastructure	Number of facilities serviced	All regional transfer stations	Internal service records
Capability	Improved operational resilience	Council-owned processing assets	Assets commissioned	Asset register

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Internal Briefing – CEO / Director / Councillors

Purpose

To seek endorsement to progress a Stream 2 application under the Queensland Government Resource Recovery Boost Fund for a major green waste processing and composting infrastructure project.

Background

Maranoa Regional Council has recently progressed infrastructure investment to recover construction and demolition waste, including concrete crushing to divert material from landfill and improve compliance and operational efficiency. Green waste represents the next largest recoverable waste stream and currently lacks permanent processing infrastructure within the region.

Proposed Project

Council proposes to establish a Roma-based green waste processing hub capable of receiving and processing organic material from across the region. The project includes procurement of a wood chipper, material handling plant, screening equipment and associated site works to produce mulch and compost for reuse in council operations.

Why Stream 2

The scale, integrated infrastructure requirements and regional impact of the project place it appropriately within Stream 2 (Major Projects). Estimated project value is \$3.5–\$5.5 million (ex GST).

Benefits

- Significant diversion of organic waste from landfill
- Reduced disposal and transport costs
- Reduced reliance on purchased mulch and soil products
- Improved landfill lifespan and reduced environmental impact
- Closed-loop reuse of materials in parks, roadsides, landfill rehabilitation and community spaces
- Long-term council-owned assets supporting regional waste resilience

Strategic Fit

The project represents Phase 2 of a staged resource recovery strategy, complementing existing C&D recovery infrastructure and demonstrating Council's maturity in waste system planning.

Next Steps

- Executive endorsement to proceed with Stream 2 application development
- Preliminary cost confirmation and scope refinement
- Early engagement with DETSI if required