

MINUTES OF THE ORDINARY MEETING OF MARANOA REGIONAL COUNCIL HELD AT ROMA ADMINISTRATION CENTRE ON 12 FEBRUARY 2026 SCHEDULED TO COMMENCE AT 9:00 AM

ATTENDANCE

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

AS REQUIRED

Deputy CEO - Strategic Roads, Airports & Major Projects – Cameron Hoffmann, Director Corporate Services – Brett Exelby, Director Regional Development, Environment and Planning – Jamie Gorry, Manager - Facility & Property Services – Leah Cooper, Manager - Tourism & Community Development – Tony Klein, Manager - Waste & Environmental Health Services – Bob Campbell, Coordinator - Building & Planning (Acting) – Danielle Pearn, Regional Economic Development Specialist – Amber Gilbert, Planning Officer – Logan Connell, , Executive Assistant - Regional Development, Environment & Planning – Lucy Pulsford, Support Officer - Tourism & Community Development – Tennielle Limpus

WELCOME

The Mayor welcomed all present and declared the meeting open at 9:02am.

CONFIRMATION OF MINUTES

Resolution No. OM/02.2026/01	
Moved Cr Davis	Seconded Cr Brumpton
That the minutes of the Ordinary Meeting held on 29 January 2026 be confirmed.	
CARRIED	9/0

BUSINESS

OFFICE OF THE CEO

Item Number: 10.1 **File Number:** D26/9563

SUBJECT HEADING: **CONSIDERATION OF ELECTED MEMBER ATTENDANCE - 2026 LGAQ CIVIC LEADERS SUMMIT**

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

Executive Summary:

Formalisation of elected member attendance at an upcoming conference as part of advocacy activities and/or enhancing strategy and policy development for Maranoa Regional Council.

Resolution No. OM/02.2026/02	
Moved Cr Davis	Seconded Cr Brumpton
That Council:	
<ol style="list-style-type: none"> 1. Endorse the attendance of Mayor Wendy Taylor and Cr Cameron O’Neil at the LGAQ Civic Leaders Summit on 25 – 26 March in Brisbane. 2. Draw the required funds from attending individual Councillor Conference budgets. 	
CARRIED	9/0

Responsible Officer	Coordinator - Executive & Elected Member Support Services
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Item Number: 10.2 **File Number:** D26/9997

SUBJECT HEADING: PROPOSED ADJUSTMENT TO 2026 MEETING SCHEDULE | DATE CHANGE FOR THE 2ND ORDINARY MEETING IN MARCH

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

Executive Summary:
Proposed amendment to the date of the second ordinary meeting in March 2026 to allow for Councillor attendance at the LGAQ Civic Leaders Summit in Brisbane on 25 – 26 March 2026.

Resolution No. OM/02.2026/03	
Moved Cr Brumpton	Seconded Cr Hancock
That Council:	
<ol style="list-style-type: none"> 1. Amend the second ordinary meeting date in March - from Thursday 26 March to Tuesday 24 March 2026, noting a commencement time of 9am. 2. Publish the updated meeting schedule on Council’s website reflecting this change. 	
CARRIED	9/0

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

Item Number: 11.1 **File Number:** D26/7216

SUBJECT HEADING: QUEENSLAND AUDIT OFFICE FINAL MANAGEMENT LETTER 2024/25

Officer’s Title: Manager - Financial Operations

Executive Summary:
The 2024/25 financial audit was completed by the Queensland Audit Office (QAO) in October 2025 with the auditor-general’s observation report, about the annual audit of a Council’s financial statements, including observations and suggestions, being received later that same month. In accordance with the Local Government Regulation 2012, this Final Management Report from the Queensland Auditor-General required presentation to Council.

Resolution No. OM/02.2026/04

Moved Cr Brumpton

Seconded Cr Davis

That Council receive and note the Queensland Auditor-General's Final Management Report on the 2024/25 Financial Statements.

CARRIED

9/0

REGIONAL DEVELOPMENT, ENVIRONMENT & PLANNING

Item Number:

13.1

File Number: D26/8485

SUBJECT HEADING:

DEVELOPMENT APPLICATION - MATERIAL CHANGE OF USE - "TRANSPORT DEPOT" - 19 SILO LANE, HODGSON (REF:2025/21596)

Officer's Title:

Planning Officer

Executive Summary:

Ryley and Sara Schreiber owners of Schreiber Contracting submitted a development application for a Material Change of Use for a "Transport Depot". The proposal is located at 19 Silo Lane, Hodgson properly described as Lot 12 on H1495. 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 2025 ('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 was one submission received during this period.

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

Resolution No. OM/02.2026/05

Moved Cr Flynn

Seconded Cr Vincent

That the development application for a Material Change of Use – "Transport Depot" located at 19 Silo Lane, Hodgson, described as Lot 12 on H1495, be approved subject to the listed conditions and general advice -

Development details

- 1. The approved development is a Material change of use – "Transport Depot" as defined in the Planning Scheme and as shown on the approved plans.**

Use

- 2. The approved development is for the storage of Harvesting and Farm Equipment as shown on the approved plans and documents.**

- 3. The use is limited to the storage, servicing and maintenance of:**

- 1 x Prime Mover/Trailer**
- 3 x Headers/Harvesters**
- 2 x Canola Attachments; and**
- 3 x Combs**

4. All equipment is to be stored within the approved shed. No external storage of equipment and machinery is permitted.

Compliance inspection

5. All conditions relating to the establishment of the approved development must be fulfilled prior to the commencement of use, unless noted in these conditions or otherwise permitted by Council.
6. Prior to the commencement of use, the applicant shall contact Council to arrange a development compliance inspection.

Approved plans and documents

7. 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
	Shed Layout	
2025-0083-OMB-04-01 SHEET 01 REV P2	Site Plan	20.10.2025
2025-0083-OMB-04-02 SHEET 02REV P2	Vehicle Paths 1	20.10.2025
2025-0083-OMB-04-03 SHEET 03 REV P2	Vehicle Paths 2	20.10.2025
CMDG-R-040 REV G	Rural Property Access	09.2025
Schre044820/03 REV 00	Elevations 1	11.07.2025
Schre044820/04 REV 00	Elevations 2	11.07.2025
Schre044820/05 REV 00	Floor Plan	11.07.2025

Development works

8. 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.
9. 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).

Applicable standards

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

Works in road reserve

- 11. A Works in a Road Reserve Permit will be required from Council for any works associated with the development that are undertaken within the Council road reserve by private contractor/entity. Works include, but are not limited to, cutting work, kerb and channel, site access/crossovers and footpaths. All works on or near roadways shall be adequately signed in accordance with the "Manual for Uniform Traffic Control Devices – Part 3, Works on Roads".**

Avoiding nuisance

- 12. No unreasonable nuisance is to be caused to adjoining properties and occupiers by the way of noise, smoke, dust, rubbish, contaminant, stormwater discharge or siltation at any time during or after the establishment of the approved development.**
- 13. 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.**
- 14. All lighting shall be directed or shielded so as to ensure that no glare directly affects nearby properties.**

Note: The Queensland Government Environmental Protection Act 1994 includes controls for light nuisances.

- 15. The area and its surrounds shall be kept in an orderly fashion, free of rubbish and clear of weeds and long grasses. The approved development and the premises are to be maintained in a clean and tidy condition and not to pose any health and safety risks to the community.**
- 16. Dust emanating as a result of operations carried out onsite must be continually monitored and suppressed in order to prevent any dust drifting onto road networks, nearby properties and sensitive land uses.**

Refuse storage and collection

- 17. At all times while use continues, waste containers shall be provided on the site and maintained in a clean and tidy state and shall be emptied and the waste removed from the site on a regular basis. All waste containers are to be shielded from the view of travelling public on adjoining roadways and from neighbouring properties.**
- 18. Convenient access to the bulk refuse storage areas must be provided at all times for service vehicles.**
- 19. Refuse collection from the site must not occur before 7:00am or after 6:00 pm, or on Sundays or public holidays.**

Access

- 20. Vehicle access to and from the development site shall be provided from Silo Lane generally in the location shown on approved drawing 2025-0083-OMB-04-01-Shet 01-Rev P2, Site Plan. The vehicle crossover is to be constructed generally in accordance with CMDG Drawing - CMDG-R-040 Rev G, dated 09/2025 and must be designed to cater for the maximum vehicle size accessing the site, ensuring no damage to the roadway. The grade of the vehicle crossover must not exceed the specifications of the CMDG.**
- 21. The landowner is responsible for the construction and maintenance of vehicle crossovers from the property boundary to the external road network, and for obtaining any approvals that may be required and for complying with the applicable designs and standards.**

22. All internal access roads are to be constructed of a dust suppressive all-weather gravel surface.

Parking

23. Car parking spaces are to be provided within the development site area. Parking spaces for persons with disabilities (PWD) are to be provided in accordance with the National Construction Code.
24. Car park design, including car parking spaces (widths and lengths), vehicle access lanes and manoeuvring areas are to comply with Australian Standard AS/NZS 2890.1:2004 Part 1: Off-street car parking.
25. Disabled car parking bays are to comply with Australian Standard AS/NZS 2890.6:2009 - Parking Facilities Part 6: Off-street parking for people with disabilities.
26. Onsite service vehicle access, parking and manoeuvring is to be designed in accordance with Australian Standard AS/NZS 2890.2:2004 - Parking facilities Part 2: Off-street commercial vehicle facilities requirements.
27. Vehicle movements within the site are to be clear of proposed parking areas, buildings, and landscape treatments.
28. Vehicle parking bays must not encroach into swept paths for vehicle movements.
29. Vehicles accessing the site and designated onsite parking areas must be able to enter and leave the site in forward direction. All vehicle manoeuvres to and from the onsite parking spaces must be totally contained within the development site boundaries and must not encroach onto the adjacent roadway.
30. All onsite parking and manoeuvring areas are to be constructed of a dust suppressive all-weather gravel surface (minimum standard).

Services

31. The approved development must be provided with an adequate supply of potable water to service the use, including sufficient water supply for dust suppression and sufficient water supply for firefighting purposes, in the form of an approved water allocation or onsite water storage.
32. Connection of the development site to any on-site effluent disposal system is to be in accordance with AS/NZS 1547:2012.
33. The development must be connected to an electricity reticulation service in accordance with the relevant service provider's requirements and specifications along with relevant building standards, requirements and specifications.

Note: Any renewable energy systems integrated into the development are to contribute to the supply and use of electricity to and from the grid.

34. All services installation, including sewer, water, electricity and telecommunications connections to the respective networks (where applicable), must comply with (i) the development approval conditions, (ii) any relevant provisions in the planning scheme for the area, (iii) Council's standard designs for such work where such designs exist (iv) the Capricorn Municipal Development Guidelines (CMDG) where it applies (v) any relevant Australian Standard that applies to that type of work and (vi) any alternative specifications that Council has agreed to in writing and which the developer must ensure do not conflict with any requirements imposed by any applicable laws and standards.

35. Any conflicts associated with proposed and existing services shall be forwarded by the developer to the appropriate controlling authority for approval for any proposed changes.

Signage

36. Any proposed advertising signage is subject to further development approval unless compliant with the requirements for “Accepted development” or “Accepted development subject to requirements” identified in the planning scheme in force at the time.
37. Any advertising signage associated with the approved use must be fully contained within the development site boundaries and must not encroach into adjoining properties or roads.

Stormwater and drainage

38. Stormwater runoff from roofs and impervious surfaces is to be collected internally and discharged in accordance with the CMDG D-5 ‘Stormwater Drainage Design’.
39. Stormwater must not be discharged to adjoining properties and must not pond on the property being developed, or adjoining properties during the development process or after the development has been completed.
40. There must be no increases in any silt loads or contaminants in any overland flow from the property being developed during the development process and after the development has been completed.
41. The stormwater disposal system must be designed to include appropriate pollution control devices or methods to ensure no contamination or silting of creeks or other waterways.

Construction activities and erosion control

42. During the course of any construction activities, soil erosion and sediment must be managed in accordance with CMDG Design Guidelines D-7 ‘Erosion Control and Stormwater Management’.
43. If there is a possibility of erosion or silt or other materials being washed off the property during the development process or after the development is completed, the developer must document and implement a management plan that prevents this from occurring.
44. Stockpiles of topsoil, sand, aggregate, spoil, or other material capable of being moved by the action of running water shall be stored clear of drainage paths and be prevented from entering the road and/or drainage system.
45. Should it be necessary for the road and/or drainage system to be reinstated or cleaned up due to erosion and/or sedimentation from the site, then such works shall be at no cost to Council. Such works shall be undertaken immediately.

Operating hours

46. Routine operations (excluding seasonal peak harvesting operations) including servicing and maintenance activities are restricted to 6:00am–6:00pm.

Deliveries

47. The delivery, loading and unloading of equipment and machinery to the site must be undertaken within the subject site and must not occur on adjoining properties or roads.

No cost to Council

48. Services and infrastructure required in connection with the establishment of the approved development must be provided at the developer's cost.
49. 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.
50. All rates and charges of any description and all arrears of such rates and charges, together with interest outstanding thereon, on the land, due to Council shall be paid prior to the commencement of use.

Latest versions

51. Where another condition refers to a specific published standard, manual or guideline, including specifications, drawings, provisions and criteria within those documents, that condition shall be deemed as referring to the latest versions of those publications that are publicly available at the time the first operational works or compliance approval is lodged with the assessment manager or approval agency for those types of works to be performed or approved, unless a regulation or law requires otherwise.

Application documentation

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

GENERAL ADVICE

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

"Transport Depot" means the use of premises for:
 - a) Storing vehicles, or machinery, that are used for a commercial or public purpose; or
 - b) Cleaning, repairing, or servicing vehicles or machinery, if the use is ancillary to the use in paragraph (a).
- e) The Environmental Protection Act 1994 states that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Environmental harm includes environmental nuisance. In this regard, persons and entities involved in the operation of the approved development are to adhere to their 'general environmental duty' to minimise the risk of causing environmental harm to adjoining premises.
- f) The land use rating category may change upon commencement of any new use on the approved lot(s). Council's current Revenue Statement, which includes the minimum

general rate levy for the approved use/s, can be viewed on the Council Website: www.maranoa.qld.gov.au.

- g) All Aboriginal Cultural Heritage in Queensland is protected under the Aboriginal Cultural Heritage Act 2003 and penalty provisions apply for any unauthorised harm. Under the legislation a person carrying out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage. This applies whether or not such places are recorded in an official register and whether or not they are located in, on or under private land. The developer is responsible for implementing reasonable and practical measures to ensure the Cultural Heritage Duty of Care Guidelines are met and for obtaining any clearances required from the responsible entity.
- h) It is the responsibility of the developer to obtain all necessary permits and submit all necessary plans and policies to the relevant authorities for the approved use.
- i) An operational works application will be required to be submitted to and approved by Council for any cut and/or filling works that exceed 100m³.
- j) All persons involved in the development, operation or use of the site have an obligation to take all reasonable and practical measures to prevent or minimise any biosecurity risk under the Biosecurity Act 2014.
- k) Refer to attached Adopted Infrastructure Charges Notice for infrastructure charges levied for the approved development.
- l) In completing an assessment of the proposed development, Council has relied on the information submitted in support of the development application as true and correct. Any change to the approved plans and documents may require a new or changed development approval. It is recommended to contact Council for advice in the event of any potential change in circumstances.

CARRIED

9/0

Responsible Officer	Planning Officer
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LATE ITEMS

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)

Officer's Title: Planning Officer

Executive Summary:

Langos Construction Pty Ltd on behalf of the property owners 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.

Resolution No. OM/02.2026/06

Moved Cr Flynn

Seconded Cr Birkett

That 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:
- a) protect the stability of buildings and the use of adjacent land;
 - b) prevent waterlogging of nearby land;
 - c) protect and maintain environmental values; and
 - d) maintain access to reticulated infrastructure for maintenance and replacement purposes.
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.

<p>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.</p> <p>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.</p> <p>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.</p>	9/0
CARRIED	

Responsible Officer	Planning Officer
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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**

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

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.

Resolution No. OM/02.2026/07	
Moved Cr Brumpton	Seconded Cr Hancock
That Council adopt the Community and Not-for-Profit Groups' Use of the Dianne Gibson Artwork policy.	
CARRIED	
9/0	

Responsible Officer	Support Officer - Tourism & Community Development
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Declaration of Interest

Item	L.3
Description	Business Excellence Program – Updated Terms of Reference
Declaring Councillor	Cr Cameron O’Neil
Person with the interest Related party / close associate / other relationship	Myself
Particulars of Interest	Roma Commerce and Tourism General Manager (Debbie Joppich) is a friend.
Type of conflict	Declarable conflict of interest
Action	Although I have a declarable conflict of interest, I do not believe a reasonable person could have a perception of bias. Therefore, I will choose to remain in the meeting. However, I will respect the decision of the meeting on whether I can remain and participate in the decision.

Resolution No. OM/02.2026/08	
Moved Cr Hancock	Seconded Cr Davis
That it is in the public interest that Councillor Cameron O’Neil participates and votes on agenda item L.3 because a reasonable person would trust that the decision is made in the public interest.	
CARRIED	8/0

Item Number: L.3 **File Number:** D26/11542
SUBJECT HEADING: **BUSINES EXCELLENCE PROGRAM - UPDATED TERMS OF REFERENCE**
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 Business Excellence Program (BEP), which clearly outlines the roles and responsibilities of all parties.

Resolution No. OM/02.2026/09

Moved Cr Brumpton

Seconded Cr Hancock

That Council:

1. **Endorse the updated Terms of Reference.**
2. **Nominate MRC's Regional Economic Development Specialist as Council's primary representative on the BEP Steering Committee.**
3. **Nominate Cr. Amber Davis as MRC's Councillor Representative.**
4. **Authorise the Chief Executive Officer (or delegate) to execute the Terms of Reference on Council's behalf.**

CARRIED

9/0

Responsible Officer

**Director - Regional Development,
Environment & Planning**

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

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

Name of each eligible councillor who voted on the matter:

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

How each eligible councillors voted:

Each councillor voted in favour of the motion.

Item Number: L.4 **File Number:** D26/13013

SUBJECT HEADING: APPLICATION FOR RESOURCE RECOVERY GRANT - STREAM 2

Officer's Title: Regional Economic Development Specialist

Executive Summary:

Consideration of a proposal to establish 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.

Resolution No. OM/02.2026/10	
Moved Cr Vincent	Seconded Cr Birkett
That Council:	
<ol style="list-style-type: none"> 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. If successful, Council approve submission of the full application. 	
CARRIED	9/0

Responsible Officer	Regional Economic Development Specialist
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CONFIDENTIAL ITEMS

Resolution No. OM/02.2026/11	
Moved Cr Vincent	Seconded Cr Davis
<p>In accordance with the provisions of section 254J(3) of the <i>Local Government Regulation 2012</i>, that Council resolve to close the meeting to the public at [9:33am] to discuss confidential items that its Councillors consider is necessary to close the meeting.</p> <p>In accordance with Section 254J(5) of the <i>Local Government Regulation 2012</i>, the following table provides:</p> <ul style="list-style-type: none"> • The matters to be discussed; • An overview of what is to be discussed while the meeting is closed. 	

Agenda Item	Matters to be discussed (Reasons to close the meeting under the <i>Local Government Regulation 2012</i>)	Overview
C.1 – Application for Permit to Occupy - Lot 15 CP EG 68	Section 254J(3)(i) a matter the local government is required to keep confidential under a law of, or formal arrangement with, the Commonwealth or a State.	Council has received an application for a permit to occupy over land described as Lot 15 CP EG68, for purpose of grazing livestock.
LC.1 – Consideration of Project nominations Queensland Government 2026 – 27 Active Transport Grants Program	Section 254J(3)(i) a matter the local government is required to keep confidential under a law of, or formal arrangement with, the Commonwealth or a State.	<p>The Department of Transport and Main Roads (TMR) has announced the opening of the 2026-27 funding round for the Active Transport Grants Program (ATGP).</p> <p>The ATGP supports Queensland councils to plan, design and construct high quality and safe active transport infrastructure on the local transport network.</p> <p>Council consideration and endorsement is now sought to proceed with the preparation and submission of an application under the ATGP.</p>
LC.2 – Leachate & Stormwater Management Tender – Award Recommendation	Section 254J(3)(g) negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.	<p>Council released Tender 26026 – Installation of Leachate and Stormwater Management Systems to the market between 25 November 2025 and 16 December 2025.</p> <p>This report provides a summary of the evaluation process, analysis, and a recommendation for tender award.</p>
LC.3 - Waste Bin Collection Contract Renewal – Contract	Section 254J(3)(g) negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.	Council’s existing domestic waste collection contracts expire on the 30th June 2026. This report recommends the proposed scope of the new contract, and process for transition and tender.
CARRIED		9/0

Cr Flynn left the meeting at 10:18am and returned at 10:22am.

Resolution No. OM/02.2026/12

Moved Cr Hancock

Seconded Cr Birkett

That Council opened the meeting to the public at 10:38am.

CARRIED

9/0

Item Number:

C.1

File Number: D26/9132

SUBJECT HEADING:

**APPLICATION FOR PERMIT TO OCCUPY - LOT 15 CP
EG 68**

Officer's Title:

Coordinator - Property & Tenure Services

Executive Summary:

Council received an application for a permit to occupy over land described as Lot 15 CP EG68, for purpose of grazing livestock.

Resolution No. OM/02.2026/13

Moved Cr Hancock

Seconded Cr Birkett

That Council:

1. Offer no objection to the application for a Permit to Occupy over land described as Lot 15 CP EG68 for the purpose of grazing, on the condition that the application is submitted to the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development within twelve (12) months of the applicant receiving Council's response.

Subject to the following conditions:

- a) State and Trustee reserve the right to cancel the permit at any stage, without compensation to the occupier;
- b) Installation of signage advising that the area is a Permit to Occupy and the Permit Holders contact details;

- c) Flow of traffic on roads in the area not to be impeded;
 - d) The area is managed to ensure that it is not overgrazed and there is no decline in natural resource condition.
2. As Trustee of the Reserve, authorise the use of the land be dealt with under the Land Act 1994 by the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development.
 3. Authorise the Chief Executive Officer, or delegate, to sign Part C 'Statement in relation to an application under the Land Act 1994 over State Land'.

CARRIED

9/0

Responsible Officer	Coordinator - Property & Tenure Services
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Item Number: LC.1 **File Number:** D26/3383

SUBJECT HEADING: **CONSIDERATION OF PROJECT NOMINATIONS | QUEENSLAND GOVERNMENT 2026-27 ACTIVE TRANSPORT GRANTS PROGRAM**

Officer's Title: **Manager – Roads Strategy**

Executive Summary:

The Department of Transport and Main Roads (TMR) has announced the opening of the 2026-27 funding round for the Active Transport Grants Program (ATGP).

The ATGP supports Queensland councils to plan, design and construct high quality and safe active transport infrastructure on the local transport network.

Council consideration and endorsement was sought to proceed with the preparation and submission of an application under the ATGP.

Resolution No. OM/02.2026/14

Moved Cr Vincent

Seconded Cr Hancock

That Council:

1. Apply for funding under the Queensland Government's 2026-27 Active Transport Grants Program (ATGP) for three projects:

Design Stream

- a. Bungil Street Dedicated Footpath – from Adungadoo to Sports Ovals

Construction Stream

- a. Stage 1, Miscamble St – Carnarvon Highway to Arthur Street Priority 1.
- b. Pathway from Surat Hospital to School Priority 2.

2. Provide in-principle approval for Council to co-fund the above projects up to a total value of \$800,000 (excluding GST) in the 2026–27 financial year, subject to the success of the funding applications

3. Authorise the Chief Executive Officer (or delegate) to sign the funding agreement(s).

CARRIED

9/0

Responsible Officer

Manager – Roads Strategy

Item Number:

LC.2

File Number: D26/10661

SUBJECT HEADING:

**LEACHATE & STORMWATER MANAGEMENT TENDER
- AWARD RECOMMENDATION**

Officer's Title:

Manager - Waste & Environmental Health Services

Executive Summary:

Council released Tender 26026 – Installation of Leachate and Stormwater Management Systems to the market between 25 November 2025 and 16 December 2025.

A total of two (2) submissions were received, being from Durack Civil Pty Ltd and Summacon Group Pty Ltd. This report provided a summary of the evaluation process, analysis, and a recommendation for tender award.

Resolution No. OM/02.2026/15

Moved Cr Vincent

Seconded Cr Brumpton

That Council:

- 1. Accept Durack Civil Pty Ltd as the successful tenderer for Tender 26026 Leachate & Stormwater Management Project, for an estimated contract sum of \$938,458 excluding GST.**
- 2. Authorise the Chief Executive Officer (or delegate) to enter final negotiations with the tenderer, noting the anticipated contract sum value above, and execute the contract if the final terms are acceptable.**
- 3. Authorise the nominated Superintendent (for Council) the delegation to order variations up to the value of the approved project budgets, noting the schedule of rates, nature of contract, and the requirement to use variations to achieve project goals.**

CARRIED

9/0

Responsible Officer

Manager - Waste & Environmental Health Services

Item Number:

LC.3

File Number: D26/12890

SUBJECT HEADING:

Waste Bin Collection Contract Renewal – Contract Approach

Councillor's Title:

Executive Assistant – Regional Development, Environment & Planning

Executive Summary:

Council's existing domestic waste collection contracts expire on the 30th June 2026. This report recommended the proposed scope of the new contract, and process for transition and tender.

Resolution No. OM/02.2026/16

Moved Cr Brumpton

Seconded Cr Davis

That Council:

That we defer this matter to a special meeting on Wednesday 18 February 2026.

CARRIED

9/0

Responsible Officer

**Manager - Waste & Environmental Health
Services**

CLOSURE

There being no further business, the Mayor thanked Council for their attendance and declared the meeting closed at 10:46am.

These Minutes are to be confirmed at the next Ordinary Meeting of Council to be held on 26 February 2026, at Roma Administration Centre.