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**MINUTES OF THE ORDINARY MEETING OF MARANOA REGIONAL COUNCIL HELD AT ROMA ADMINISTRATION CENTRE ON 23 APRIL 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, 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, Cr J R Vincent, Chief Executive Officer – Robert Hayward and Kelly Rogers Minutes Officer in attendance.

**AS REQUIRED**

Deputy CEO - Strategic Roads, Airports & Major Projects – Cameron Hoffmann, Director Corporate Services – Brett Exelby, Director Regional Development, Environment and Planning – Jamie Gorry, Manager Facility & Property Services – Leah Cooper, Manager Community, Economic & Tourism Development – Tony Klein, Coordinator - Local & Community Development – Georgie Adams-Woodall, Local Development Officer Mitchell – Jane Fenton, Senior Town Planner – Kate Swepson, Planning Officer – Logan Connell, Support Officer - Tourism & Community Development – Tennielle Limpus, Regional Arts and Culture Officer – Kim Johnson.

**WELCOME**

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

**CONFIRMATION OF MINUTES**

<b>Resolution No. OM/04.2026/16</b>	
<b>Moved Cr Brumpton</b>	<b>Seconded Cr Vincent</b>
<b>That the minutes of the Ordinary Meeting held on 9 April 2026 be confirmed.</b>	
<b>CARRIED</b>	<b>9/0</b>

**BUSINESS**

**OFFICE OF THE CEO**

**Item Number:** 10.1 **File Number:** D26/30312

**SUBJECT HEADING:** **PROPOSED ADJUSTMENT TO 2026 MEETING SCHEDULE | DATE CHANGE MAY AND AUGUST**

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

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***Executive Summary:***

*Proposed amendment to the date of the second ordinary meeting in May and August 2026.*

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**Resolution No. OM/04.2026/17**

**Moved Cr O'Neil**

**Seconded Cr Seawright**

**That Council:**

1. Amend the second ordinary meeting date in May - from Thursday 21 May to Wednesday 20 May 2026.
2. Amend the second ordinary meeting date in August - from Thursday 27 August Tuesday 25 August.
3. Publish the updated meeting schedule on Council's website reflecting these changes.

CARRIED

9/0

**Responsible Officer**

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

**Item Number:**

**10.2**

**File Number: D26/32166**

**SUBJECT HEADING:**

**LOCAL GOVERNMENT REMUNERATION COMMISSION SCHEDULE - COMMENCING 1 JULY 2026**

**Officer's Title:**

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

***Executive Summary:***

*On 28 November 2025, the Local Government Remuneration Commission concluded its review of remuneration for Mayors, Deputy Mayors and Councillors of Local Governments as required by Section 177(c) of the Local Government Act 2009 and Chapter 8, Division 1 of the Local Government Regulation 2012 (the Regulation).*

*This report formally tabled a copy of the Commission's remuneration determination.*

**Resolution No. OM/04.2026/18**

**Moved Cr O'Neil**

**Seconded Cr Brumpton**

**That Council receive and note the findings of the Local Government Remuneration Commission's review.**

CARRIED

9/0

**Responsible Officer**

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

**Item Number:** 10.3 **File Number:** D26/38726  
**SUBJECT HEADING:** UPCOMING DEPUTATIONS AND BRIEFING TOPICS | COUNCILLOR BRIEFINGS MAY 2026  
**Officer's Title:** Coordinator - Executive & Elected Member Support Services

**Executive Summary:**

*This report provided a summary of proposed topics scheduled for Councillor Briefings during the month of May 2026.*

<b>Resolution No. OM/04.2026/19</b>	
<b>Moved Cr Brumpton</b>	<b>Seconded Cr Davis</b>
<p>That Council receive and note the report, noting an additional budget briefing date of Friday 15 May, and that Thursday 14 May is a budget briefing.</p>	
CARRIED	9/0

<b>Responsible Officer</b>	<b>Coordinator - Executive &amp; Elected Member Support Services</b>
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**CORPORATE SERVICES**

**Item Number:** 11.1 **File Number:** D26/27663  
**SUBJECT HEADING:** AUDIT & RISK COMMITTEE MEETING REPORT | 16 FEBRUARY 2026  
**Officer's Title:** Director - Corporate Services

**Executive Summary:**

*In accordance with section 211(1)(c) of the Local Government Regulation 2012, this report provides an update to Council on the matters reviewed and the key actions arising from the Audit and Risk Committee meeting held on 16 February 2026*

<b>Resolution No. OM/04.2026/20</b>	
<b>Moved Cr Brumpton</b>	<b>Seconded Cr Vincent</b>
<p>That Council receive and note the update from the Audit &amp; Risk Committee Meeting held on 16 February 2026.</p>	
CARRIED	9/0

<b>Responsible Officer</b>	<b>Director - Corporate Services</b>
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**Item Number:** 11.2 **File Number:** D26/35375  
**SUBJECT HEADING:** 2026-2027 COUNCIL FEES AND CHARGES  
**Officer's Title:** Director - Corporate Services  
 Manager - Financial Operations  
 Chief Financial Officer

**Executive Summary:**

*As part of Council's annual budget cycle, Fees and Charges are reviewed and adjusted and have been developed in consultation with officers, management and Councillors. The Fees and Charges are proposed to commence from 1 July 2026.*

**Resolution No. OM/04.2026/21**

**Moved Cr Brumpton**

**Seconded Cr Davis**

**That Council:**

- 1. Adopt the Fees and Commercial Charges with a commencement date of 1 July 2026.**
- 2. Resolve that, in relation to those cost-recovery fees to which Section 97 of the *Local Government Act 2009* applies:**
  - (i) the applicant is the person liable to pay these fees; and**
  - (ii) the fee must be paid at or before the time the application is lodged.**
- 3. Delegate to the Chief Executive Officer the power to amend fees and charges to which section 262 (3) (c) of the *Local Government Act 2009* applies.**

CARRIED

9/0

**Responsible Officer**

**Director - Corporate Services**

**Item Number:** 11.3 **File Number:** D26/20978  
**SUBJECT HEADING:** 2025/26 QUARTER 3 PROGRESS REPORT |  
 OPERATIONAL PLAN TO 31 MARCH 2026  
**Officer's Title:** Governance Officer

**Executive Summary:**

*Under the Local Government Act 2009, the Chief Executive Officer is required to provide to Council a written assessment of progress towards implementing the annual operational plan at intervals not exceeding three months.*

*This report provided Council with an overview of progress of the Operational Plan for Quarter 3 of 2025/26 in support of Council's implementation of the current Corporate Plan.*

**Resolution No. OM/04.2026/22**

**Moved Cr O'Neil**

**Seconded Cr Hancock**

**That Council:**

1. Receive and note the 2025/26 Quarter 3 Operational Plan Report.
2. Endorse the Quarter 3 Report as presented, in accordance with Section 104 (7) of the *Local Government Act 2009*.

CARRIED

9/0

**Responsible Officer**

**Governance Officer**

**Item Number:**

11.4

**File Number: D26/35549**

**SUBJECT HEADING:**

**MONTHLY FINANCIAL REPORT AS AT 31 MARCH 2026**

**Officer's Title:**

**Chief Financial Officer  
 Director - Corporate Services  
 Management Accountant  
 Coordinator - Financial Planning & Performance**

***Executive Summary:***

*The purpose of this report is to present the monthly financial report to Council in accordance with section 204 of the Local Government Regulation 2012 for the period ended 31 March 2026.*

**Resolution No. OM/04.2026/23**

**Moved Cr Brumpton**

**Seconded Cr Davis**

**That Council note the Monthly Financial Report for the period ended 31 March 2026.**

CARRIED

9/0

**Item Number:**

11.5

**File Number: D26/21069**

**SUBJECT HEADING:**

**LEASE OVER LOT 2 ON SP309872 - OPTION TO RENEW**

**Location:**

Roma

**Officer's Title:**

**Property & Tenure Officer**

***Executive Summary:***

*Council has been advised by the Lessee of Lot 2 on SP309872, that they wish to exercise the option to renew for a further five (5) year term as provided for in the Lease.*

<b>Resolution No. OM/04.2026/24</b>	
<b>Moved Cr Seawright</b>	<b>Seconded Cr Birkett</b>
<b>That Council:</b>	
<ol style="list-style-type: none"> <li>1. Approve the extension of the Lease over Lot 2 on SP309872 for a further five (5) year term utilising the option to renew, expiring 31 October 2031 with Brent and Nardia Zollener.</li> <li>2. Authorise the Chief Executive Officer (or delegate), to execute documentation relating to the renewal of the Lease.</li> </ol>	
CARRIED	9/0

<b>Responsible Officer</b>	<b>Property &amp; Tenure Officer</b>
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<b>Item Number:</b>	11.6	<b>File Number:</b> D26/31354
<b>SUBJECT HEADING:</b>	<b>MARANOA CRECHE AND KINDERGARTEN - OPTION TO RENEW LEASE</b>	
<b>Location:</b>	Roma	
<b>Officer's Title:</b>	<b>Property &amp; Tenure Officer</b>	

**Executive Summary:**  
 Council received correspondence from The Creche and Kindergarten Association Limited (C&K), wishing to exercise their option to renew their Lease over Lot 13 on R8613, being 49 Bungil Street, Roma. The renewal will enable the continued operation of the C&K Maranoa Community Kindergarten from the premises.

<b>Resolution No. OM/04.2026/25</b>	
<b>Moved Cr Davis</b>	<b>Seconded Cr Hancock</b>
<b>That Council:</b>	
<ol style="list-style-type: none"> <li>1. Approve the extension of the Lease over Lot 13 on R8613, with The Creche and Kindergarten Association Limited, for a further three (3) year term in accordance with the existing lease provisions.</li> <li>2. Authorise the Chief Executive Officer (or delegate) to execute the necessary documentation.</li> </ol>	
CARRIED	9/0

<b>Responsible Officer</b>	<b>Property &amp; Tenure Officer</b>
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**REGIONAL DEVELOPMENT, ENVIRONMENT & PLANNING**

**Item Number:** 13.1 **File Number:** D26/16008  
**SUBJECT HEADING:** COMMUNITY BOOK EXCHANGE  
**Location:** Regional  
**Officer's Title:** Local Development Officer - Mitchell

**Executive Summary:**

*Council previously endorsed the concept of a pilot Community Book Exchange program across the Maranoa region.*

*This report was provided to confirm the proposed locations and community partners that will assist with construction and installation of the book exchanges. Subject to Council receiving and noting the report, Local Development Officers (LDOs) will commence implementation in partnership with local organisations.*

**Resolution No. OM/04.2026/26**
**Moved Cr O'Neil**
**Seconded Cr Hancock**
**That Council:**

1. Receive and note the report and give in principle support to the locations with final sign off by the CEO (or delegate).
2. Confirm the community partners for the Community Book Exchange program across the Maranoa region.
3. Approve up to \$8,000 for implementation from Tourism and Community Development Management and Support Materials and Services GL 2880.2001.2001.
4. Undertake a review on the community book exchange at the 12 month anniversary, and a report be presented to Council at that time.

CARRIED

9/0

**Responsible Officer**
**Local Development Officer - Mitchell**

Item Number: 13.2 File Number: D26/34487

**SUBJECT HEADING: DEVELOPMENT APPLICATION - MATERIAL CHANGE OF USE - "UNDEFINED USE" (DOMESTIC OUTBUILDING) 45 WHEELER DRIVE, ROMA (REF:2026/21680)**

**Officer's Title: Planning Officer**

**Executive Summary:**

*T & K Woodgate on behalf of the property owner 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 45-Wheeler Drive, Roma, properly described as Lot 21 on SP257148. 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 generally in accordance with Part 4 of the Development Assessment Rules ('DA Rules'. There were no properly made submissions during this period.*

*The procedural requirements set out by the DA Rules to enable Council to decide the 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/04.2026/27**

**Moved Cr Flynn**

**Seconded Cr Birkett**

**That the development application for a Material Change of Use – "Undefined Use" (Domestic Shed) located at 45 Wheeler Drive, Roma, described as Lot 21 on SP257148 be approved subject to the listed Conditions and General Advice:-**

**Conditions**

**Use**

- 1. The approved development is a Material Change of Use - "Dwelling house" (Domestic outbuilding) 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, goods 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
	45-Wheeler Drive Site Plan	16.02.2026
MTOOW04_264033 – Drawing 1 – REV 1	Elevation Multiview	26.11.2025
MTOOW04_264033 – Drawing 3 – REV 1	Foundation Columns Plan View	26.11.2025

#### Development works

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

#### Compliance inspection

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

#### Building size

10. The approved development is limited to a maximum floor area of 99m<sup>2</sup>.

#### 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 4.6 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.
13. The outbuilding must be maintained in good repair and have no visual rust marks.
14. Building materials and surface finishes must be predominantly within the colour range and style of the surrounding built and natural environment to blend with the local landscape and surrounding residential development.

**Note:** Suitable materials include Colorbond or similar.

#### Applicable Standards

15. All works must comply with:
  - a) the development approval conditions;
  - b) any relevant provisions in the Planning Scheme and the Capricorn Municipal Development Guidelines;
  - c) any relevant Australian Standard that applies to that type of work; and

- d) any alternative specifications that Council has agreed to in writing and which the developer must ensure do not conflict with any requirements imposed by any applicable laws and standards.

#### **Access, parking and manoeuvring**

16. The landowner is responsible for providing and maintaining vehicle access to the site from the road carriageway to the property boundary. New crossovers to the development site are to comply with CMDG Standard Drawing CMDG-R-041 Rev E. Should any damage be caused to Wheeler Drive at any existing access location, it is the landowner's responsibility to ensure this is reinstated. Kerb and channelling 5 metres either side of new crossovers is to be renewed and reinstated to match the existing infrastructure profile. Any repair works are to be undertaken in consultation with Council and at the landowner's expense.

#### **Avoiding nuisance**

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

#### **Stormwater and drainage**

20. Stormwater from the building is to be collected and discharged so as to:
- 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.
21. The development must not result in any ponding of stormwater on the property during construction or after the development has been completed.

#### **Waste storage**

22. 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 when stored on the premises.

#### **Erosion control**

23. 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**

24. 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

25. 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

26. 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 the above 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) 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](http://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) 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.

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 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

<b>Responsible Officer</b>	<b>Planning Officer</b>
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**Item Number:**

13.3

**File Number:** D26/36632

**SUBJECT HEADING:**

**DEVELOPMENT APPLICATION - MATERIAL CHANGE OF USE - "DWELLING HOUSE" (DOMESTIC OUTBUILDING) 483C CORFE ROAD, ROMA (REF:2026/21718)**

**Officer's Title:**

**Planning Officer**

**Executive Summary:**

*Darren and Emma Humphreys have submitted a development application for a Material Change of Use to establish a "Dwelling House" (Domestic Outbuilding) at 483c Corfe Road, Roma, properly described as Lot 271 on SP271326. The development application is subject to Code Assessment and must be assessed only against the assessment benchmarks (to the extent relevant) provided by Section 45 of the Planning Act 2016.*

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

**Resolution No. OM/04.2026/28**

**Moved Cr Flynn**

**Seconded Cr Seawright**

**That the development application for a Material Change of Use – "Dwelling House" (Domestic Outbuilding) located at 483c Corfe Road, Roma, properly described as Lot 271 on SP271326, be approved subject to the listed conditions and general advice:-**

**Conditions**

**Use**

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

#### Approved plans and documents

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

Plan/Document Number	Plan/Document Name	Date
	Site Plan	N. D
Humph047263/03 Rev No.00	Elevations 1	26.02.2026
Humph047263/04 Rev No.00	Elevations 2	26.02.2026

#### Development works

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

#### Compliance inspection

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

#### Building size

10. The approved development is limited to a maximum floor area of 216m<sup>2</sup>.

#### Building design and siting

11. All setbacks on the approved plans are to be measured to the outer most projection of the approved building.
12. The approved development must not exceed 6.1 metres in height (measured to the highest point i.e. roof pitch) above the building pad. The height of the building pad shall be no more than what is reasonably required to prevent stormwater from ponding.
13. The outbuilding must be maintained in good repair and have no visual rust marks.
14. Building materials and surface finishes must be predominantly within the colour range and style of the surrounding built and natural environment to blend with the local landscape and surrounding residential development.

**Note:** Suitable materials include Colorbond or similar.

#### **Applicable Standards**

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

#### **Access, parking and manoeuvring**

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

#### **Avoiding nuisance**

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

#### **Stormwater and drainage**

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

#### **Erosion control**

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

#### **No cost to Council**

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

#### Latest versions

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

#### Application documentation

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

#### GENERAL ADVICE

- a) Refer to <http://www.cmdg.com.au/> for the Capricorn Municipal Development Guidelines (CMDG).
- b) Refer to <http://www.maranoa.qld.gov.au/council-policies> for Council Policies.
- c) The relevant planning scheme for this development is Maranoa Planning Scheme 2017. All references to the 'Planning Scheme' and 'Planning Scheme Schedules' within these conditions refer to this Planning Scheme.
- d) Under the Planning Scheme a "Dwelling house" means a residential use of premises involving –  
(i) 1 dwelling for a single household and any domestic outbuildings associated with the dwelling; or  
(ii) 1 dwelling for a single household, a secondary dwelling, and any domestic outbuildings associated with either dwelling.
- e) The Environmental Protection Act 1994 states that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Environmental harm includes environmental nuisance. In this regard, persons and entities involved in the operation of the approved development are to adhere to their 'general environmental duty' to minimise the risk of causing environmental harm to adjoining premises.
- f) All Aboriginal Cultural Heritage in Queensland is protected under the Aboriginal Cultural Heritage Act 2003 and penalty provisions apply for any unauthorised harm. Under the legislation a person carrying out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage. This applies whether or not such places are recorded in an official register and whether or not they are located in, on or under private land. The developer is responsible for implementing reasonable and practical measures to ensure the Cultural Heritage Duty of Care Guidelines are met and for obtaining any clearances required from the responsible entity.
- g) 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) 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

Item Number:

13.4

File Number: D26/36819

SUBJECT HEADING:

REQUEST FOR FEE WAIVER - PLANNING APPLICATION 2026/21735 (MATERIAL CHANGE OF USE "HOME BASED BUSINESS" (BEAUTY SHOP)

Officer's Title:

Planning Officer

**Executive Summary:**

*The applicant requested a waiver of the planning application fees for a Material Change of Use for a "Home Based Business" (Beauty Shop) application that is proposed to operate from the subject premises.*

Resolution No. OM/04.2026/29

Moved Cr Brumpton

Seconded Cr Davis

That Council:

1. Refuse to grant a waiver of the application fee of \$620 for the submitted Material Change of Use "Home-Based Business" (Beauty Shop) located in Roma (Reference: 2026/21735), and:
2. Issue a notice to the applicant stating the waiver of the application fee of \$620 has been denied and the payment of the application fee must be made to Council within 10 Business Days in order for the application to be deemed as Properly Made.

CARRIED

9/0

Responsible Officer

Planning Officer

**Item Number:** 13.5 **File Number:** D26/37824  
**SUBJECT HEADING:** COMMUNITY SUPPORT SERVICE PLAN  
**Officer's Title:** Support Officer - Tourism & Community Development

**Executive Summary:**

*The Community Support Service Plan aims to enhance wellbeing, resilience, and social connection in the Maranoa Region by addressing challenges like limited services and geographic isolation. Aligned with the Queensland Government's Neighbourhood Centres Initiative, it focuses on linking people with support, fostering social inclusion, coordinating services, and building personal capacity.*

*Key initiatives include community events, appeals, and wellbeing programs, supported by strong partnerships and regular evaluations to meet emerging needs and strengthen the community.*

<b>Resolution No. OM/04.2026/30</b>	
<b>Moved Cr Vincent</b>	<b>Seconded Cr Davis</b>
<b>That Council receive and note the Officer's report including the Community Support Service Plan as presented.</b>	
CARRIED	9/0

<b>Responsible Officer</b>	<b>Support Officer - Tourism &amp; Community Development</b>
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**Declaration of Interest**

<b>Item</b>	<b>13.6</b>
Description	Applications through Regional Arts Development Fund (RADF) Program 2025/2026
Declaring Councillor	Cr Brendan Seawright
Person with the interest Related party / close associate / other relationship	Myself
Particulars of Interest	I am the president of the Wallumbilla Agricultural & Pastoral Association who has made this application for funding to the RADF.
Type of conflict	Prescribed conflict of interest
Action	Leave the room while the matter is discussed and voted on.

Cr Seawright left at 9.56am.

**Item Number:** 13.6 **File Number:** D26/37854

**SUBJECT HEADING:** APPLICATIONS THROUGH REGIONAL ARTS DEVELOPMENT FUND (RADF) PROGRAM 2025/2026

**Officer's Title:** Regional Arts and Culture Officer

**Executive Summary:**

*The Maranoa Regional Council Regional Arts Development Fund (RADF) Committee has reviewed a funding application for an arts and culture project from the Wallumbilla Agriculture & Pastoral Association Inc.*

*The assessment has been completed, and the Committee recommends supporting the application for their Quirky Garden Art workshop with Raelene Bock.*

*Council's endorsement was sought for the Committee's recommendation and associated funding approved.*

**Resolution No. OM/04.2026/31**

**Moved Cr Brumpton**

**Seconded Cr Hancock**

**That Council endorse the RADF Committee's grant assessment recommendation, and approve funding from the RADF budget (GL 2885.2250) to support the Wallumbilla Agriculture & Pastoral Association Inc. workshop for \$2,140.**

CARRIED

8/0

**Responsible Officer**

**Regional Arts and Culture Officer**

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

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

**Name of each eligible councillor who voted on the matter:**

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

**How each eligible councillors voted:**

Each councillor voted in favour of the motion.

At cessation of discussion and decision on the abovementioned item, Cr Seawright returned to the meeting at 10.00am.

**STRATEGIC ROADS, AIRPORTS & MAJOR PROJECTS**

<b>Item Number:</b>	<b>14.1</b>	<b>File Number: D25/120476</b>
<b>SUBJECT HEADING:</b>	<b>HIGH LEVEL ROUTE ASSESSMENT   BIG RIG TO LAKE NEVERFILL SHARED PATHWAY</b>	
<b>Officer's Title:</b>	<b>Deputy CEO - Strategic Roads, Airports &amp; Major Projects</b> <b>Senior Project Engineer - Capital Program Delivery</b> <b>Project Administration Officer</b>	

**Executive Summary:**

*One of the priorities for Council is to improve pedestrian and cyclist connectivity, including footpath and shared pathway links, between key recreation and tourism destinations within Roma.*

*This includes strengthening connections between the Big Rig and the Lake Neverfill / Campbell Park precinct. This aligns with Council's broader Walking Network as well as the strategic intent of the Corporate Plan 2023–2028.*

*Funding under the Works for Queensland Program (Planning Component) has enabled Council to undertake a high-level route assessment to investigate feasible shared pathway alignments between these locations.*

*The assessment considered a range of factors, including alignment with strategic planning, user connectivity, land tenure, environmental constraints, flooding, and constructability. The options presented are conceptual in nature and represent indicative "desire lines," with further refinement to occur in future project stages, subject to funding.*

*This report seeks Council's consideration of the identified route options and endorsement of a preferred alignment to guide future planning. Endorsement at this stage will complete the current scope of works under the Works for Queensland funding and position the project for progression into future phases, including design development, stakeholder engagement, and potential funding opportunities.*

**Resolution No. OM/04.2026/32**
**Moved Cr O'Neil**
**Seconded Cr Vincent**
**That Council:**

- 1. Receive and note the report as an update on the route assessment project for a shared pathway connection between the Big Rig and Lake Neverfill / Campbell Park; and**
- 2. Endorses Option 4B as the preferred alignment in principle, subject to further refinement as the project progresses through preliminary and/or detailed design, including consideration of flood immunity, environmental constraints, and land tenure requirements.**
- 3. Be presented with a cost estimate for next phase of the project for consideration as part of the 2026/27 budget deliberations, including potential external funding opportunities.**

**CARRIED**
**9/0**
**Responsible Officer**
**Deputy CEO - Strategic Roads, Airports & Major Projects**

**LATE ITEM**

**Item Number:** L.1 **File Number:** D26/32069  
**SUBJECT HEADING:** MONTHLY REPORT | MEETING ACTIONS UPDATE - MARCH 2026 & OUTSTANDING ACTIONS  
**Officer's Title:** Coordinator - Executive & Elected Member Support Services

**Executive Summary:**

*The purpose of this report was to provide Council with an update on the status of Council meeting actions for the month of March 2026, and an update on outstanding actions in progress from the beginning of this term of Council.*

<b>Resolution No. OM/04.2026/33</b>	
<b>Moved Cr Hancock</b>	<b>Seconded Cr Davis</b>
<b>That Council receive and note the Officer's report as presented.</b>	
CARRIED	9/0

<b>Responsible Officer</b>	<b>Coordinator - Executive &amp; Elected Member Support Services</b>
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**CLOSURE**

There being no further business, the Mayor thanked Council for their attendance and declared the meeting closed at 10.21am.

**These Minutes are to be confirmed at the next Ordinary Meeting of Council to be held on 7 May 2026, at Roma Administration Centre.**