

# NOTICE OF MEETING & AGENDA

## Ordinary Meeting

**Thursday 7 May 2026**

Roma Administration Centre

### NOTICE OF MEETING

Date: 30 April 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 **7 May, 2026 at 9:00 AM.**



Robert Hayward  
**Chief Executive Officer**



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## 14 Strategic Roads, Airports & Major Projects

### Status Reports

#### Next General Meeting

- To be held at the Roma Administration Centre on 20 May 2026.

### Confidential Items

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

#### C Confidential Items

##### C.1 Roma Saleyards Contract Services Agreement - Option to Extend Classification: Closed Access

Local Government Regulation 2012 Section 254J(3)(g) negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.

### Councillor Business

#### 15 Councillor Business

#### Closure

**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.*

<b>Resolution No. OM/04.2026/22</b>	
<b>Moved Cr O'Neil</b>	<b>Seconded Cr Hancock</b>
<b>That Council:</b>	
<ol style="list-style-type: none"> <li>1. Receive and note the 2025/26 Quarter 3 Operational Plan Report.</li> <li>2. Endorse the Quarter 3 Report as presented, in accordance with Section 104 (7) of the <i>Local Government Act 2009</i>.</li> </ol>	
CARRIED	9/0

<b>Responsible Officer</b>	<b>Governance Officer</b>
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**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.*

<b>Resolution No. OM/04.2026/23</b>	
<b>Moved Cr Brumpton</b>	<b>Seconded Cr Davis</b>
<b>That Council note the Monthly Financial Report for the period ended 31 March 2026.</b>	
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.*

**Resolution No. OM/04.2026/30**

**Moved Cr Vincent**

**Seconded Cr Davis**

**That Council receive and note the Officer's report including the Community Support Service Plan as presented.**

CARRIED

9/0

**Responsible Officer**

**Support Officer - Tourism & Community Development**

**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**

**Item Number:** 14.1 **File Number:** D25/120476

**SUBJECT HEADING:** HIGH LEVEL ROUTE ASSESSMENT | BIG RIG TO LAKE NEVERFILL SHARED PATHWAY

**Officer's Title:** Deputy CEO - Strategic Roads, Airports & Major Projects  
 Senior Project Engineer - Capital Program Delivery  
 Project Administration Officer

**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.**

**OFFICER REPORT**

**Meeting:** Ordinary 7 May 2026

**Date:** 21 April 2026

**Item Number:** 10.1

**File Number:** D26/40993

**SUBJECT HEADING:** Consideration of Elected Member Attendance - 2026 LGAQ Resource Councils Forum

**Classification:** Open Access

**Officer's Title:** Lead Officer - Elected Members & Community Engagement

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**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.

**Officer's Recommendation:**

That Council:

1. Endorse the attendance of \_\_\_\_\_ at the 2026 LGAQ Resource Councils Forum on 8 – 9 June in Mackay.
2. Draw the required funds from attending individual Councillor Conference budgets.

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

For endorsement of Councillor attendance at the LGAQ Resource Councils Forum.

**Background (*Including any previous Council decisions*):**

2026 LGAQ Resource Councils Forum

This year's Forum is all about getting ahead of what's next, from the energy transition to critical minerals and what it means for regional Queensland communities.

Attendees will hear directly from key decision-makers, including:

- Senator Anthony Chisholm, Federal Assistant Minister for Resources
- Minister Dale Last, Queensland Minister for Resources

It also presents an opportunity to connect with council leaders, government and industry to share insights, tackle challenges and strengthen collaboration across the sector. Practical discussions and insights into regulatory and social licence frameworks are included, as is scenario planning for major projects and impacts.

# Resource Councils Forum

Resources Centre of Excellence  
Mackay – 8-9 June 2026



Every Queensland  
community deserves  
to be a liveable one

## Day one – Monday, 8 June 2026

**12:00pm** Registration and light lunch

**1:00pm** **Session 1:** Facilitated workshop – Review of Regulatory and Social Licence Frameworks for Major Energy and Resource Projects

**3:15pm** **Session 2:** Scenario Planning for Major Energy and Resource Projects – Quantifying Cumulative Impacts

**5:00pm** **Day One – Close**

**6:30pm** **Optional Dinner:** Details to come

## Day Two – Tuesday, 9 June 2026

**7:30am** Resource Centre of Excellence and Infrastructure Association of Queensland Event – Industry Breakfast **(Optional)**

**9:00am** LGAQ Event – Registration

**9:45am** Keynote speaker: Minister Dale Last

**10:20am** Keynote speaker: Senator the Hon Anthony Chisholm

**11:00am** Tour of the Resource Centre of Excellence

**11:30am** **Session 3:** The Energy Transition – Lessons from renewables

**12:45pm** Summation, recap of key discussions and next steps

**1:00pm** **Day Two – Close**

Above are details of the preliminary agenda, and two complimentary tickets available to each Council. Cr Hancock has confirmed an interest in attending this upcoming industry summit.

**Options Considered:**

1. Attendance at this event
2. Non attendance at this event

**Recommendation:**

That Council:

1. Endorse the attendance of \_\_\_\_\_ at the 2026 LGAQ Resource Councils Forum on 8 – 9 June in Mackay.
2. Draw the required funds from attending individual Councillor Conference budgets.

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**Risks:**

<b>Risk</b>	<b>Description of likelihood &amp; consequences</b>
Mitigated	The act requires that elected Councillor's attendance at conferences and deputations be permitted by the local government. Unauthorised Councillor attendance at conferences could compromise insurance entitlements should circumstances arise that lead to the submission of an insurance claim.
Potential missed opportunity to represent the interests of Maranoa Regional Council	Through non-attendance at these key industry event. This is mitigated by attendance.

**Policy and Legislative Compliance:**

Expenses Reimbursement Policy (Councillors)

**Budget / Funding (Current and future):**

2026 LGAQ Resource Councils Forum

Item	Estimated Cost (per person)
Registration	Complimentary
Industry breakfast and networking dinner	TBC but estimated at \$230
Accommodation	3 nights \$370
Incidentals estimate	\$150
Travel – Mileage (approx.. 1400km return trip)	\$1,232
<b>Total estimate</b>	<b>\$1,980 per person</b>

**Timelines / Deadlines:**

Attendances need to be endorsed prior to conference / meeting date.

**Consultation (Internal / External):**

Councillors of Maranoa Regional Council.

**Strategic Asset Management Implications:**

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

N/a

**Acronyms:**

Acronym	Description
LGAQ	Local Government Association of Queensland Ltd

**Addition to Operational or Corporate Plan:**

Plan Description	Yes / No
Operational	No
Corporate	No

**Link to Corporate Plan:**

Corporate Plan 2023-2028  
 Corporate Plan Pillar 4: Accountability  
 4.3 Leadership development program

**Supporting Documentation:**

Nil.

**Report authorised by:**

Chief Executive Officer

**OFFICER REPORT**

**Meeting:** Ordinary 7 May 2026

**Date:** 19 March 2026

**Item Number:** 13.1

**File Number:** D26/28903

**SUBJECT HEADING:** Endorsement of the Community Grants round two 2025/2026

**Classification:** Open Access

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

**Executive Summary:**

This report seeks Council's endorsement of the recommendations from the assessment panel for Round 2 of the Community Grants Program, which closed on 27 March 2026.

**Officer's Recommendation:**

That Council:

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

**Senex Small Grants**

Benderoo Bulls	Purchase of Canteen equipment	\$2,000.00
WOW dance studio	Air conditioning the dance hall	\$5,000.00
Life Christian Church	Invade the Show	\$2,649.00
Roma Bush Gardens	Ring Tank Pathway, Track and Carpark repairs	\$4,943.00
Mitchell and District Garden Group	2026 Garden days	\$2,690.00
Teelba State School P & C Association	Teelba State School 60 Year Celebration	\$5,000.00
Roma Touch Football	Purchase of a whipper snipper	\$1,299.00
Surat Golf Club	Sand for golf club	\$3,025.00
Cultural Heritage Injune Preservation Society (CHIPS)	Upgrade laptop and printer	\$1,548.00
Roma Debutante Ball Committee	Debutante ball 2026	\$900.00
Surat Aboriginal Corporation	Surat State School Breakfast Club	\$999.00
Roma Polocrosse Club Inc	Roma Polocrosse Horse Stall Upgrades	\$4,900
		<b>TOTAL: \$34,953</b>

Major Grants

Roma Butter Factory	Roma Butter factory air conditioning project	\$17,837
Injune Tennis Club	Replacement of Lighting Units	\$7,500.00
Step into Dance Inc	Maranoa Costume Library	\$8,495.00
Heart Church Inc	Property Upgrades	\$8,776.00
Dunkeld Pony Club	Workshop	\$8,495.00
		<b>TOTAL: \$51,103</b>

2. Draw associated funds from **GL 2887.2244.2001 (Community Grants)**.

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

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

**Background (Including any previous Council decisions):**

A total of 22 applications were received in Round 2, with 17 recommended for funding under the policy criteria.

The assessment panel consisted of Trevor Robertson from Senex, Deputy Mayor Cameron O'Neil, Councillor Meryl Bumpton, Councillor Peter Flynn, Tourism and Community Development Support Officer, Local and Community Development Coordinator and the Injune Local Development Officer. Trevor Roberson participated only in the assessment of the Senex small grants and did not take part in evaluating the major grant applications. Additionally, Councillor Flynn abstained from assessing the Roma and District Junior Soccer Association Inc and Step into Dance Inc applications due to a conflict of interest.

**Options Considered:**

No other options were considered.

**Recommendation:**

As above

**Risks:**

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

**Policy and Legislative Compliance:**

Local Government Regulation 2012 states that:

**Section 194 – Grants to community organisations**

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

- (a) if the local government is satisfied—
  - (i) the grant will be used for a purpose that is in the public interest; and
  - (ii) the community organisation meets the criteria stated in the local government’s community grants policy; and
- (b) in a way that is consistent with the local government’s community grants policy.

**Budget / Funding (Current and future):**

Total Maranoa Community Grants Budgets (2025/26)	\$170,000
Allocation for Round 2	\$83,897
Remaining Budget for Round 2	<b>\$86,103</b>
Total of approved applications in Round 2	<b>\$86,056</b>

**Timelines / Deadlines:**

As soon as possible

**Consultation (Internal / External):**

- Trevor Roberson (Senex) – Assessed Senex small grants only.
- Deputy Mayor Cameron O’Neil
- Councillor Meryl Bampton
- Councillor Peter Flynn – Did not assess Roma and District Junior Soccer Association Inc and Step into Dance Inc applications due to a conflict of interest.
- Tourism and Community Development Support Officer
- Injune Local Development Officer
- Local and Community Development Coordinator

**2023 Strategic Asset Management Implications:**

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

n/a

**Acronyms:**

Acronym	Description
CHIPS	Cultural Heritage Injune Preservation Society

**Addition to Operational or Corporate Plan:**

Plan Description	Yes / No
Operational	no
Corporate	no

**Link to Corporate Plan:**

Corporate Plan 2023-2028

Corporate Plan Pillar 5: Inclusivity

5.4 Community pride

**Supporting Documentation:**

[1](#) Summary of Community Grant applicants Round 2 25 26 D26/38740

**Report authorised by:**

Manager - Tourism & Community Development

Director - Regional Development, Environment & Planning

## Community Grant Program Round 2 2025/2026

Organisation	Project Title	Amount requested	Approved amount	Assessment panel Notes
<b>Senex Small Grants</b>				
Benderoo Bulls	Purchase of Canteen equipment	\$2,000.00	\$2,000.00	
WOW dance studio	Air conditioning the dance hall	\$5,000.00	\$5,000.00	
Life Christian Church	Invade the Show	\$2,649.00	\$2,649.00	
Roma Bush Gardens	Ring Tank Pathway, Track and Carpark repairs	\$4,943.00	\$4,943.00	
Mitchell and District Garden Group	2026 Garden days	\$2,690.00	\$2,690.00	
Teelba State School P & C Association	Teelba State School 60 Year Celebration	\$5,000.00	\$5,000.00	
Roma Touch Football	Purchase of a whipper snipper	\$1,299.00	\$1,299.00	
Surat Golf Club	Sand for golf club	\$3,025.00	\$3,025.00	
Cultural Heritage Injune Preservation Society	Upgrade laptop and printer	\$1,548.00	\$1,548.00	
Roma Debutante ball Committee	Debutante ball 2026	\$900.00	\$900.00	
Surat Aboriginal Corporation	Surat State School Breakfast Club	\$999.00	\$999.00	
Roma Polocrosse Club In	Roma Polocrosse Horse Stall Upgrades	\$4,900.00	\$4,900.00	
Gunggari Aboriginal Property Association	Gunggari Weavers	\$5,000.00	\$0.00	The panel determined that the project does not demonstrate a clear community benefit at its current stage of development
Roma and District Junior Soccer Association Inc	RDJSA Continued growth project	\$4,878.80	\$0.00	Not approved as the program is oversubscribed
<b>TOTALS:</b>		<b>\$44,831.80</b>	<b>\$34,953</b>	

<b>Major Grants</b>				
Roma Butter Factory	Roma Butter factory Air conditioning project	\$17,837.07	\$17,837.00	
Injune Tennis Club	Replacement of Lighting Units	\$7,500.00	\$7,500.00	
Step into Dance Inc	Maranoa Costume Library	\$10,716.00	\$8,495.00	Part funded due to the program being oversubscribed.
Heart Church Inc	Property Upgrades	\$13,606.00	\$8,776.00	Part funded due to the program being oversubscribed. Pannel approved the cost of the fencing and materials.
Dunkeld Pony Club	Workshop	\$14,500.00	\$8,495.00	Part funded due to the program being oversubscribed.
Roma Neighbourhood centre	RNC180 - Coffee Van	\$10,000.00	\$0.00	Not approved, as the project could be perceived as a start-up business and may be seen as competition to other local businesses.
Second Act Arts Inc	Chronicle: Maranoa Community Storytelling Project	\$16,000.00	\$0.00	The application was deemed ineligible under the policy criteria as it involved events or activities run solely for commercial profit and included requests for funding wages or staff salaries
Injune State School P and C	Injune State School Water Fountain Upgrade	\$10,500.00	\$0.00	The application was not approved due to the program being oversubscribed and the panel's assessment that the project does not demonstrate sufficient benefit to the broader community. However, as it involves improvements to a State School, it may be more appropriate to seek support from Education Queensland.
<b>TOTALS</b>		<b>\$100,659.07</b>	<b>\$51,103</b>	

**PLANNING & BUILDING DEVELOPMENT REPORT**

**Meeting:** Ordinary 7 May 2026

**Date:** 20 April 2026

**Item Number:** 13.2

**File Number:** D26/40247

**SUBJECT HEADING:** Development Application - Material Change of Use - "Dwelling House" (Domestic Outbuilding) 40 Taylor Street, Roma (Ref:2026/21739)

**Classification:** Open Access

**Officer's Title:** Planning Officer

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**Executive Summary:**

Bradley Pearce has submitted a development application for a Material Change of Use to establish a "Dwelling House" (Domestic Outbuilding) at 40 Taylor Street, Roma, properly described as **Lot 10 on RP88406**. The development application is subject to **Code Assessment** and must be assessed only against the assessment benchmarks (to the extent relevant) provided by Section 45 of the *Planning Act 2016*.

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

**Officer's Recommendation:**

The development application for a Material Change of Use – "Dwelling House" (Domestic Outbuilding) located at 40 Taylor Street, Roma, properly described as **Lot 10 on RP88406**, 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 residential storage purposes only. Parking or storage of vehicles or equipment associated with a commercial or industrial activity is not an approved use.
3. A development permit for building works must be obtained prior to commencing construction of the outbuilding.

**Approved plans and documents**

- 4. 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.

<b>Plan/Document Number</b>	<b>Plan/Document Name</b>	<b>Date</b>
	Site Plan	N.D
P20509Q1	Floor Plan	26.02.2026
P20509Q1	Front & Back Elevation	26.02.2026
P20509Q1	Left & Right Elevation	26.02.2026

**Development works**

- 5. 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.
- 6. 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**

- 7. 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.
- 8. Prior to the commencement of the use, the applicant shall contact Council to arrange a development compliance inspection.

### **Building size**

9. The approved development is limited to a maximum combined floor area of **180m<sup>2</sup>** consisting of a **75m<sup>2</sup> open** and **105m<sup>2</sup> enclosed portion**.

### **Building design and siting**

10. The approved outbuilding must be located a **minimum distance of 3.0m from the eastern property boundary**.
11. All setbacks on the approved plans are to be measured to the outermost projection of the approved building.
12. The approved development must **not exceed 4.2m in height** (measured to the highest point i.e. roof pitch) above the building pad/s. The height of the building pad shall be no more than what is reasonably required to prevent stormwater from ponding and must not exceed 300mm above existing ground level.

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

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

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

### **Applicable Standards**

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

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

16. The landowner is responsible for providing and maintaining vehicle access to the site from the road carriageway to the property boundary. Should any

damage be caused to Hunter Street at the existing access location, it is the landowner's responsibility to ensure this is reinstated. Any repair works are to be undertaken in consultation with Council and at the landowner's expense.

### **Avoiding nuisance**

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

### **Stormwater and drainage**

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

### **Erosion control**

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

### **No cost to Council**

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

### **Latest versions**

24. Where another condition refers to a specific published standard, manual or guideline, including specifications, drawings, provisions and criteria within

those documents, that condition shall be deemed as referring to the latest versions of those publications that are publicly available at the commencement of the development works, unless a regulation or law requires otherwise.

### Application documentation

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

### GENERAL ADVICE

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

- g) 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.

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**Context:**

In accordance with Item 1(a) of **Resolution No. OM/08.2025/15, made on 25 August 2025, a decision on the application is required to be made at an Ordinary Meeting of Council because the proposed shed *exceeds 150m<sup>2</sup> on a General Residential Allotment.***

**Background:**

Site History

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

Proposal

The application is a Development Permit for a Material Change of Use to establish a "Dwelling House" (Domestic Outbuilding). The shed is proposed to be 15m long and 12m wide with a total area of **180m<sup>2</sup>**, consisting of a **105m<sup>2</sup> enclosed** portion and a **75m<sup>2</sup> open** portion. The shed will have a height of **4.085m** from ground level.

The structure is proposed to be setback 4m from the western (side) boundary, 1.5m from the southern (rear) boundary and 3m from the eastern (road frontage) boundary. The proposed site plan is included below as Figure 1.



Figure 1 – Proposed Site Plan

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

**Options Considered:**

N/A

**Recommendation:**

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

**Risks:**

Risk	Description of likelihood & consequences
See Below.	

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

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

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

### **Policy and Legislative Compliance:**

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

The site is in the General Residential Zone, where a Domestic Outbuilding, ancillary to a Dwelling House, is classified as accepted development subject to requirements. As the proposed outbuilding does not meet all relevant assessment benchmarks, the application becomes Code assessable.

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

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

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

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

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

### **Budget / Funding:**

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



**Timelines / Deadlines:**

Timelines

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

Deadlines

In accordance with the Development Assessment Rules, Council's Decision-Making Period ends on 10 June 2026.

**Consultation:**

The application is Code Assessable and does not require Public Notification

**Acronyms:**

Acronym	Description
QDC	Queensland Development Code

**Addition to Operational or Corporate Plan:**

**Link to Corporate Plan:**

Corporate Plan 2023-2028  
Corporate Plan Pillar 1: Prosperity  
1.5 Sustainable urban and industrial development

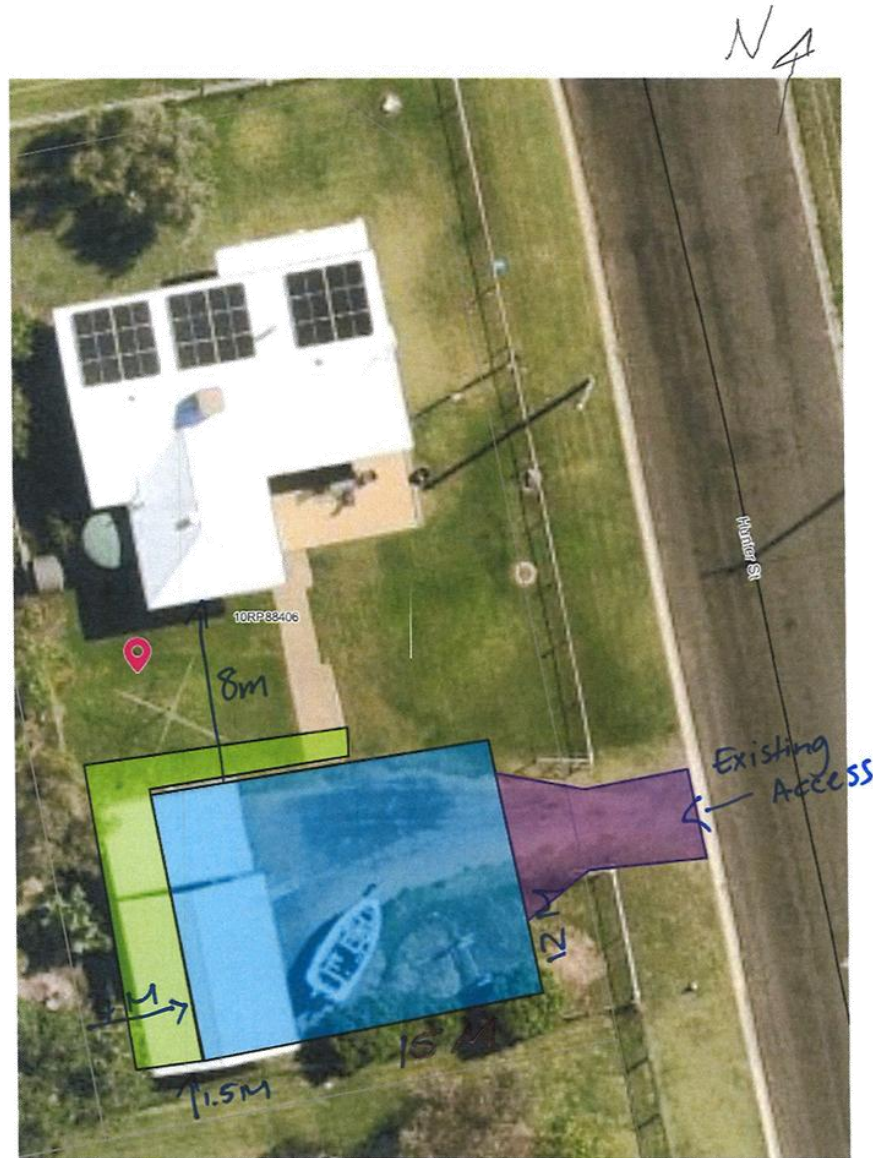
**Supporting Documentation:**

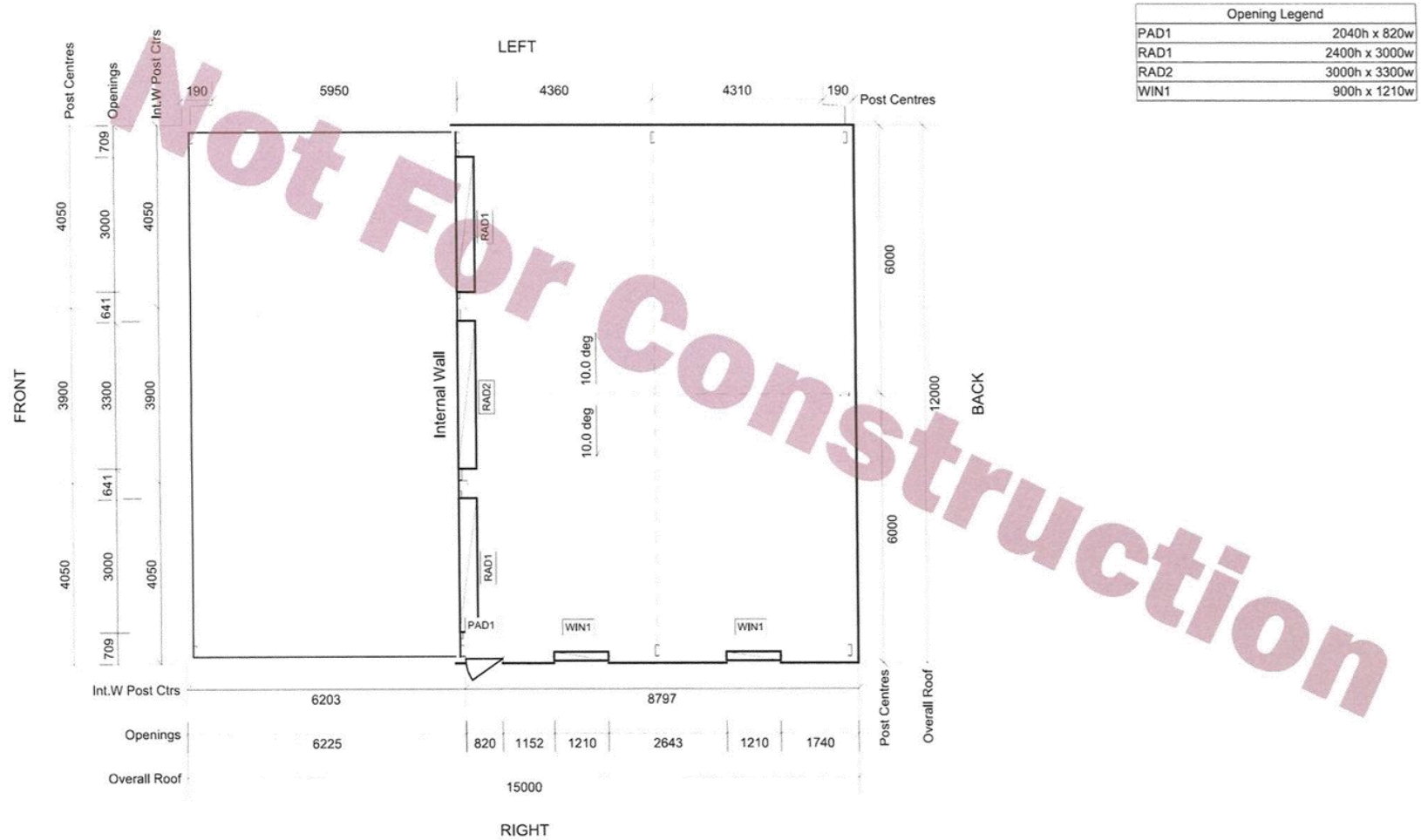
- 1 [↓](#) 2026/21739 - MCU - "Dwelling House" (Domestic Outbuilding) - 40 Taylor Street ROMA - Lot: 10 RP: 88406- Site Plan and Eng Drawings D26/39781
- 2 [↓](#) 2026/21739 - MCU - "Dwelling House" (Domestic Outbuilding) - 40 Taylor Street ROMA - Lot: 10 RP: 88406 - Mr B J Pearce - Planning Assessment Report D26/42833

**Report authorised by:**


Senior Town Planner  
Director - Regional Development, Environment & Planning

Shed Specs	Meters	Number of
Height - Floor to Bottom of gutter.		3
Width of Shed		12
Length of Shed		9
Garaport Length		6
Roller door (as wide as possible)	3.5	3
PA Door		1
Window (900mm H x 1200mm W)		2
Whirly Bird		2
Insulated Roof		
Concrete	m2 (approx)	
Shed & Garaport (Blue)		180
Tank Pad (Green)		42
Footpath (Green)		23.25
Driveway (Purple)		54
<b>Total</b>		<b>299.25</b>

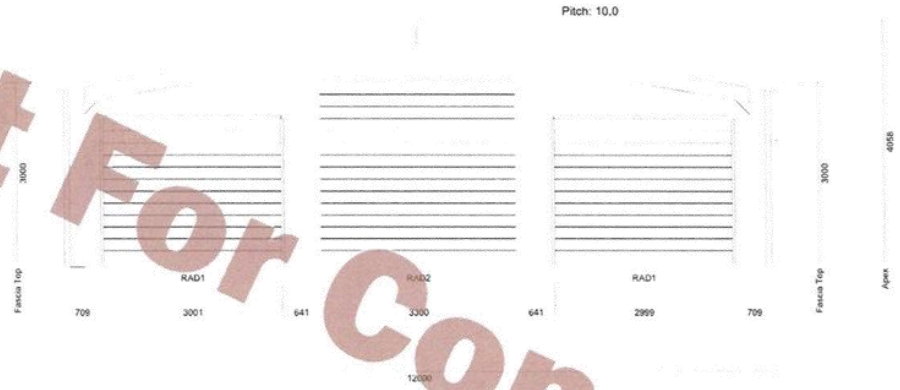




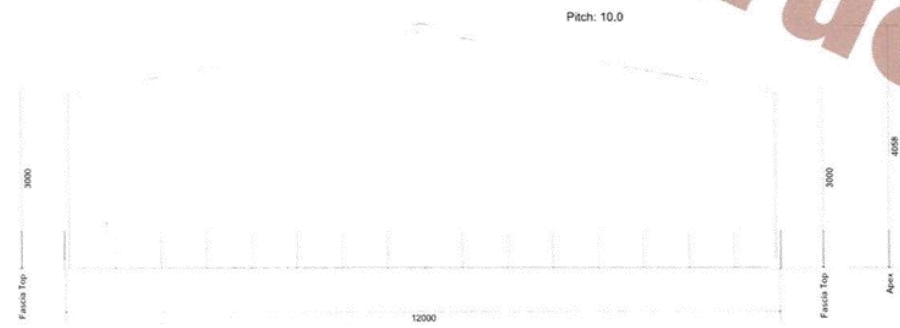
Floor Plan

 R&F Steel Buildings Roma ABN: 51 542 291 549	PROJECT NO: P20509Q1	CUSTOMER:	SITE: 40 Taylor St Roma, QLD 4455	DATE: 26/02/2026
	PROJECT NAME:		LOT: 10 RP/SP: RP88406	ULT WIND SPEED: 38.9 m/s SERVICEABILITY: 31.99 m/s
	JOB NAME:		DRAWING No:	


Not For Construction



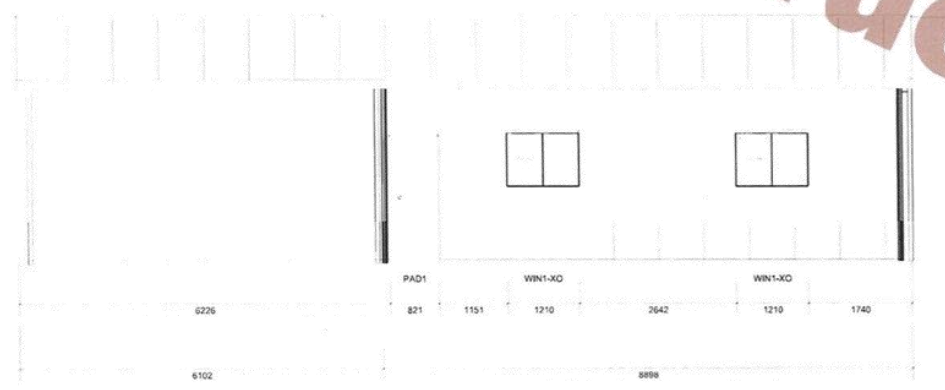
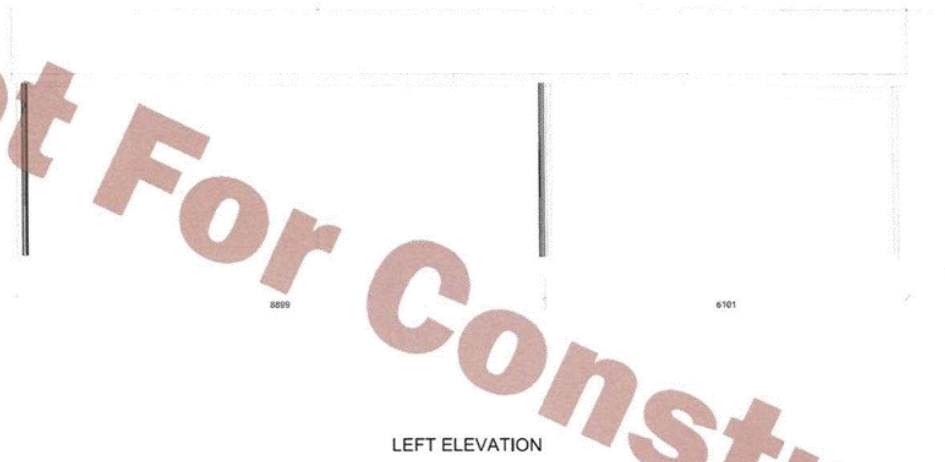
FRONT ELEVATION




BACK ELEVATION

 R&F Steel Buildings Roma ABN: 51 542 291 549	PROJECT NO: <b>P20509Q1</b>	CUSTOMER:	SITE: <b>40 Taylor St Roma, QLD 4455</b>	DATE: <b>26/02/2026</b>
	PROJECT NAME:		LOT: <b>10</b> RP/SP: <b>RP88406</b>	ULT WIND SPEED: <b>38.9 m/s</b> SERVICEABILITY: <b>31.99 m/s</b>
	JOB NAME:		DRAWING No:	

Not For Construction



 R&F Steel Buildings Roma ABN: 51 542 291 549	PROJECT NO: <b>P20509Q1</b>	CUSTOMER:	SITE: <b>40 Taylor St Roma, QLD 4455</b>	DATE: <b>26/02/2026</b>
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	JOB NAME:	DRAWING No:		

**Planning Assessment Report- 2026/21739**

<u>Application Number:</u>	2026/21739
<u>Proposal:</u>	Material Change of Use "Dwelling House" (Domestic Outbuilding)
<u>Applicant:</u>	Bradley Pearce
<u>Street Address:</u>	40 Taylor Street, Roma
<u>Real Property Description:</u>	Lot 10 on RP88406
<u>Officer</u>	Planning Officer

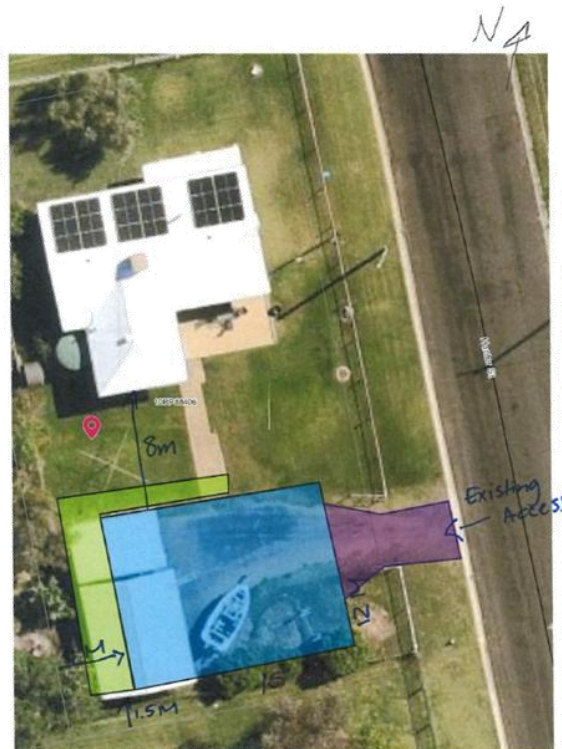
**Proposed Land Use**

Bradley Pearce has submitted an application to erect a shed at 40 Taylor Street, Roma described as Lot 10 on RP88406. The proposed new structure will replace the existing outbuildings on the premises.

**Details of Proposed Development**

The application is a Development Permit For a Material Change of Use "Domestic Outbuilding". Proposing to erect a **180m<sup>2</sup>** shed, the structure consists of a **105m<sup>2</sup>** enclosed and **75m<sup>2</sup>** open portion, with a height of **4.085m**. Setback 4m from the western side boundary and 1.5m from the southern rear boundary. The only non-compliance with the setback requirements is the 3m setback from the road frontage (Hunter Street).

The proposed shed is sketched as per below Figure 1:



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

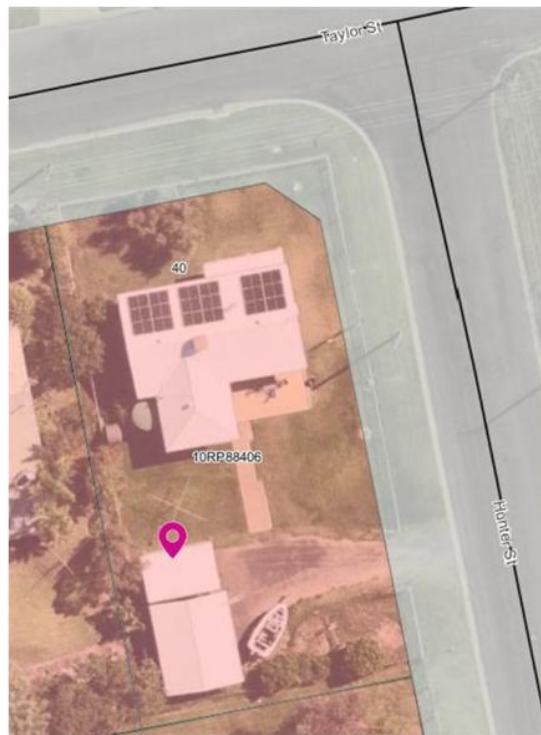
The applicant's justification for the proposed structure states that:

*"The use of this shed is solely for personal storage of my boat & trailer, 2x personal vehicles, 1x hobby vehicle and trailer, ride on mower and power tools, powered gardening equipment and general household storage."*

It is noted the application and provided Statement of Reason indicated no indication the structure is proposed to be used as a home-based business or commercial/industry use.

**Characteristics of the Site**

Situated on the northern side of Roma, the subject premises is a regular shaped corner allotment with a total site area of 996m<sup>2</sup>. Having frontage and access via both Taylor Street (North) and Hunter Street (East), the site currently features an existing Dwelling House and Outbuilding. As noted above, the existing outbuilding will be demolished and replaced with the proposed structure. Located within the General Residential Zone of the Maranoa Planning Scheme 2017, the site zoning is shown below in Figure 2.



**Figure 2: Zoning (Source: Spectrum Spatial)**

**Assessment Benchmarks against the Planning Scheme**

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

The site is in the General Residential Zone, where a Domestic Outbuilding, ancillary to a Dwelling House, is classified as accepted development subject to requirements. As the proposed shed does not meet all relevant assessment benchmarks, the application becomes Code assessable.

Pursuant to Section 45 of the *Planning Act 2016*, a Code Assessable application is an assessment that must be carried out only:

- (a) *against the assessment benchmarks in a categorising instrument for the development; and*
- (b) *having regard to any matters prescribed by regulation for this paragraph.*

#### Assessment Benchmarks

The Assessment Benchmarks applicable to the development assessment are:

- the Regional Plan (*Darling Downs Regional Plan*).
- the *State Planning Policy*; and
- the *Maranoa Planning Scheme 2017*.

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

#### The Darling Downs Regional Plan & State Planning Policy

Council is required to consider the Regional Plan and State Planning Policy to the extent that the applicable sections have not been appropriately integrated in the Maranoa Planning Scheme. As the Maranoa Planning Scheme appropriately integrates all relevant aspects of the Regional Plan and State Planning Policy a separate assessment of the application against these documents is not required for a Code Assessable application.

#### The Maranoa Planning Scheme 2017

The relevant sections of the Maranoa Planning Scheme 2017 are:

- Part 5 Tables of assessment
- Part 6 Zones
  - 6.2.3 General Residential Zone Code

In addition, Part 6 of the Planning Scheme identifies the Queensland Development Code (Mandatory Part MP1.2) as a relevant assessment benchmark.

#### Part 6-Zones

Zones organise the Planning Scheme area in a way that facilitates the location of preferred or acceptable land uses. The premises is in the General Residential Zone.

#### **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 due to:

- The proposed gross floor area and height of the outbuilding is consistent with historically approved structures and is not expected to impact the amenity of the General Residential Zone.
- Despite the proposed structure being within the accepted road setback the development is not expected to impact the safety of traffic travelling along Hunter Street or Taylor Street.
- The proposed structure is appropriately positioned on the site, replacing the existing outbuilding and appropriately setback from all boundaries as to not impact to the privacy of adjoining lots.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
<b>PLANNING</b>		
<b>Use, density and built form</b>		
<p><b>PO 1 Scale</b>                      Uses other than <i>Accommodation activities</i>:</p> <ul style="list-style-type: none"> <li>(a) are of a small-scale and low intensity;</li> <li>(b) directly support the day-to-day needs of the immediate residential community;</li> <li>(c) do not prejudice the operation and viability of other uses or activities in the General Residential Zone or other zones;</li> <li>(d) have all car parking needs met on site;</li> <li>(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;</li> <li>(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</li> <li>(g) have access to reticulated sewer, water and stormwater.</li> </ul>		<p><b>Complies</b>                      The proposal is a domestic outbuilding ancillary to a Dwelling House. 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><b>PO 2 Location</b></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"> <li>(a) not to prejudice the consolidation of like non-residential uses in other more appropriate areas;</li> <li>(b) to be co-located with other non-residential uses wherever possible;</li> <li>(c) to be accessible for, and provide a service to, the immediate local population; and</li> <li>(d) to be located on the major road network rather than local residential streets.</li> </ul> <p>Note: Non-residential uses are any uses that are not associated with a Dwelling use.</p>		<p><b>Complies</b></p> <p>The proposed structure is a domestic storage shed used ancillary to an existing Dwelling House. The proposal is associated with an accommodation activity.</p> <p>The proposal for domestic storage only and does not prejudice the consolidation of commercial uses in more appropriate zones.</p>
<p><b>PO 3 Density and site coverage</b></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><b>AO 3.1</b></p> <p>Site coverage, not including paths, residential outbuildings and carports shall not exceed 60% of the premises.</p>	<p><b>Complies</b></p> <p>Site cover will equate to approximately 35%.</p>
<p><b>PO 4 Setbacks Building setbacks:</b></p> <ul style="list-style-type: none"> <li>(a) enhance the appearance and character of streets and buildings;</li> <li>(b) are appropriate to the scale of the development and the intended character of the General Residential Zone;</li> <li>(c) provide for adequate daylight for habitable rooms and open space areas on and adjoining the site;</li> <li>(d) are sufficient to minimise loss of privacy, overshadowing and</li> </ul>	<p><b>For Dwelling house:</b></p> <p><b>AO 4.1</b></p> <p>Boundary setbacks are provided in accordance with the Queensland Development Code MP 1.2.</p> <p><b>For uses other than Dwelling house:</b></p> <p><b>AO 4.2</b></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><b>For development on a corner allotment:</b></p> <p><b>AO 4.3</b></p> <p>No structure exceeding 2 m in height is to be</p>	<p><b>Alternative Solution</b></p> <p>Please refer to Queensland Development Code MP 1.2 Response.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
<p>overlooking of adjoining premises; and</p> <p>(e) provide adequate separation and buffering between residential and non-residential premises.</p>	<p>built within a 9 m by 9 m truncation at the corner of the two road frontages.</p>	
<p><b>PO 5 Height</b></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><b>Complies</b></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><b>PO 6 Outbuildings</b></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 activities within a Dwelling.</p>	<p><b>AO 6.1</b></p> <p>Boundary setbacks are provided in accordance with the <i>Queensland Development Code MP 1.2</i>.</p> <p><b>AO 6.2</b></p> <p>The size of outbuildings is restricted to structures with a maximum of 4.2 m in height and a maximum of 82 m<sup>2</sup> 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 m<sup>2</sup> floor area (118 m<sup>2</sup> total area).</p> <p><b>AO 6.3</b></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><b>AO 6.4</b></p> <p>The use of shipping containers for permanent private storage is limited to:</p> <p>(a) allotments with a minimum area of 800 m<sup>2</sup>; and</p> <p>(b) one shipping container per allotment.</p> <p><b>AO 6.5</b></p> <p>The use of shipping containers for permanent private storage is permitted only in circumstances where the shipping container:</p> <p>(a) is incidental to the primary use of the site and occurs only on a lot where a principal building exists;</p> <p>(b) is located in the rear yard and is/are screened from any road frontage and adjoining property through the</p>	<p><b>AO 6.1 Alternative Solution</b></p> <p>Please refer to Queensland Development Code MP 1.2 Response.</p> <p><b>AO 6.2 Alternative Solution</b></p> <p>The proposal has a height of 4.1m which complies with the Acceptable Outcome. However, the proposed shed has a floor area of 180m<sup>2</sup>, featuring 75m<sup>2</sup> open portion and a 105m<sup>2</sup> enclosed portion. The size of the structure is compatible with similar structures within the area. The scale of the building is not considered to compromise the amenity of the area.</p> <p><b>AO 6.3 Alternative Solution</b></p> <p>The proposed shed covers 21% of the remainder of the site. The proposed shed replaces an existing outbuilding on the premises and is in keeping with the scale of outbuildings in the locality.</p> <p><b>AO 6.4 &amp; AO 6.5 Not Applicable</b></p> <p>The proposed does not include any shipping containers.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
	<p>use of landscaping or other suitable screening structures (ie. lattice);</p> <p>(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;</p> <p>(d) is in good repair with no visual rust marks;</p> <p>(e) is not used as fencing or screening;</p> <p>(f) is not used as an advertising device or as a commercial storage facility; and</p> <p>(g) is not used for human habitation.</p> <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><b>PO 7 Separation from incompatible land uses</b></p> <p>Adequate separation distances are provided between uses in the General Residential zone (and also uses outside the zone) to ensure:</p> <p>(a) the future viability of surrounding uses;</p> <p>(b) infrastructure items are protected from incompatible development;</p> <p>(c) an appropriate standard of amenity and public safety; and</p> <p>(d) conflict arising from incompatible uses is minimised.</p>		<p><b>Complies</b></p> <p>The proposed development is for domestic storage, and it is not considered to introduce incompatible land use to the premises.</p>
<p><b>PO 8 Buffers</b></p> <p>Adequate buffers are provided to protect general residential uses from agricultural, transport and industrial activities.</p> <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 <b>SC6.2 Planning scheme policy – Landscaping</b> for guidance on designing and establishing landscape buffers.</p>		<p><b>Not Applicable</b></p> <p>The development site does not adjoin agricultural, transport or industrial activity.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
<b>Amenity</b>		
<i>Advertising signage – refer to the Operational works advertising devices code</i>		
<i>Heritage places – in addition, refer to the Heritage overlay code</i>		
where mapped in the SPP Cultural heritage mapping or listed in the Heritage and character policy		
<p><b>PO 9 General amenity</b>            Uses other than <b>Accommodation activities</b> established in the General Residential Zone:            (a) do not impact adversely on the residential amenity of the General Residential Zone; and            (b) do not prejudice the landscape values of the town.</p>		<p><b>Complies</b>            The proposed development is for domestic storage and is ancillary to an accommodation activity.</p>
<p><b>PO 10 Building appearance</b>            Buildings are designed to a high aesthetic standard.            Service spaces and facilities are designed and sited in an unobtrusive and convenient manner.</p>	<p><b>AO 10.1</b>            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.            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><b>Complies</b>            The proposal is for a domestic shed, and conditions will be applied to ensure any mechanical equipment or water tanks are appropriately screened.</p>
<p><b>PO 11 Neighbourhood character</b>            The design of development recognises and responds to the surrounding area or neighbourhood.</p>	<p><b>AO 11.1</b>            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.            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><b>Complies</b>            The proposal plans indicate the structure will replace the existing outbuilding on the development site and will be appropriately set back from adjoining dwellings. The design of the shed is considered to be consistent with the surrounding general residential character.</p>
<p><b>PO 12 Footpaths</b>            Footpaths are provided for pedestrian comfort.</p>	<p><b>AO 12.1</b>            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,  <b>AO 12.2</b>            In the Central living precinct, footpaths are provided for the full length of the site frontage.</p>	<p><b>Not Applicable</b>            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>
<p><b>PO 13 Streetscape</b>            Buildings in the General Residential Zone:            (a) address the street frontage;            (b) have a clearly defined front entry or entry</p>		<p><b>Complies</b>            The proposed shed is located at the rear of the site orientated toward the secondary street frontage.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
<p>path that is visible from the street; and</p> <p>(c) provide opportunities for informal surveillance of streets and other public spaces from habitable rooms.</p>		
<p><b>PO 14 Cultural heritage</b></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><b>AO 14.1</b></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><b>Not Applicable</b></p> <p>Site is not identified as heritage listed. The landowner has ongoing duty of care under the <i>Aboriginal Cultural Heritage Act 2003</i> to protect any identified cultural heritage matters</p>
<p><b>Landscaping, privacy and fencing</b></p>		
<p><b>Landscaping – refer to the Operational works landscaping code</b></p>		
<p><b>PO 15 Landscaping</b></p> <p>Street trees and landscaping at the site shall:</p> <p>(a) contribute positively to the built form and the street;</p> <p>(b) be visually pleasing and create an attractive environment;</p> <p>(c) be located to take account of the direction of the breezes and sun;</p> <p>(d) be located to give privacy and buffering from or for any incompatible uses;</p> <p>(e) be located to avoid interference with electricity lines and other infrastructure; and</p> <p>(f) maintain sight lines at intersections for traffic.</p>	<p><b>For all uses other than Dwelling house:</b></p> <p><b>AO 15.1</b></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><b>AO 15.2</b></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><b>AO 15.3</b></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><b>Not Applicable</b></p> <p>The development is for a domestic outbuilding ancillary to a Dwelling House.</p>
<p><b>PO 16 Privacy and screening</b></p> <p>Non-accommodation activities provide adequate screening for adjoining residential premises so that the privacy and amenity of residential use is protected.</p>	<p><b>AO 16.1</b></p> <p>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><b>Not Applicable</b></p> <p>The development is for a domestic outbuilding ancillary to a Dwelling House.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
<p><b>PO 17 Fencing</b> Where uses other than <i>Accommodation activities</i> adjoin <i>Accommodation activities</i>, fencing provides separation for privacy.</p>	<p><b>For uses other than Accommodation activities:</b> <b>AO 17.1</b> Fencing is provided along all boundaries shared with an <i>Accommodation activity</i>. <b>AO 17.2</b> The constructed fence is to consist of a 1.8 m high solid structure.</p>	<p><b>Not Applicable</b> The development is for a domestic outbuilding ancillary to a Dwelling House.</p>
<b>Avoiding Nuisance</b>		
<p><b>PO 18 Operating hours</b> Uses are operated in a manner that ensures the local amenity is protected.</p>	<p><b>For Community activities::</b> <b>AO 18.1</b> Uses are operated between the hours of 7:00am and 8:00pm. <b>For Business activities:</b> <b>AO 18.2</b> Uses are operated between the hours of 7:00 am and 8:00 pm Monday to Saturday only and not including public holidays. <b>For all other non-accommodation activities:</b> <b>AO 18.3</b> 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><b>Not Applicable</b> The development is for a domestic outbuilding ancillary to a Dwelling House.</p>
<p><b>PO 19 Delivery of goods</b> The loading and unloading of goods occur at the appropriate times to protect the amenity of the area and surrounding areas.</p>	<p><b>AO 19.1</b> Loading and unloading of goods occur:</p> <ul style="list-style-type: none"> <li>• 7:00 am to 6:00 pm Monday to Friday,</li> <li>• 8:00 am to 5:00 pm Saturday</li> </ul> <p><b>AO 19.2</b> No loading or unloading occurs on Sundays or Public Holidays. <b>AO 19.3</b> The use does not generate:</p> <ol style="list-style-type: none"> <li>(a) more than two truck movements per week of trucks with a gross vehicle mass of 10 tonnes or less; and</li> <li>(b) does not generate any truck movements of trucks with a gross vehicle mass of greater than 10 tonnes.</li> </ol>	<p><b>Not Applicable</b> The development proposes the construction of an outbuilding with no delivery of goods.</p>
<p><b>PO 20 Noise emissions</b> 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><b>Conditioned to Comply</b> Conditions will be applied to ensure during construction noise emissions from the premises do not cause nuisance to adjoining properties.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
<p><b>PO 21 Lighting</b> 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><b>AO 21.1</b> All lighting does not exceed 8 lux at 1.5 m beyond any site boundary adjoining sensitive land uses. Note: Sensitive land uses are defined in the State Planning Policy.</p>	<p><b>Conditioned to Comply</b> Conditions will be applied to ensure lighting from the premises does not exceed 8 lux at 1.5m from beyond the site boundary.</p>
<p><b>PO 22 Refuse storage</b> Refuse storage areas are: (a) located in convenient and unobtrusive positions; (b) screened from the street and adjoining uses; and (c) capable of being serviced by a waste collector if required to be emptied on site.</p>	<p><b>AO 22.1</b> 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%.  <b>For developments comprising eight or more dwelling units, and uses other than accommodation activities:</b> <b>AO 22.2</b> 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><b>Complies</b> The development site is an established allotment featuring a residential dwelling and suitable refuse storage areas.</p>
<b>ENGINEERING</b>		
<i>Earthworks – refer to the Operational works excavation or filling code</i>		
<i>Infrastructure – refer to the Operational works infrastructure code</i>		
<b>Erosion Control</b>		
<p><b>PO 23 Construction activities</b> Both erosion control and silt collection measures are undertaken to ensure the protection of environmental values during construction.</p>	<p><b>AO 23.1</b> During construction, soil erosion and sediment are managed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p>	<p><b>Conditioned to Comply</b> Conditions will be applied to ensure during construction, soil erosion and sediment are managed in accordance with the CMD Guidelines.</p>
<b>Provision of services</b>		
<p><b>PO 24 Electricity supply</b> Premises are provided with a supply of electricity adequate for the activity.</p>	<p><b>AO 24.1</b> Premises are connected to the reticulated electricity infrastructure. The connection is to be approved by the relevant energy regulatory authority; and/or  <b>AO 24.2</b> Renewable energy systems contribute to the supply and use of electricity to and from the grid.</p>	<p><b>AO 24.1 Complies</b> The development allotment is an established site connected to the reticulated electricity infrastructure.  <b>AO 24.2 Complies</b> The proposed outbuilding allows for the incorporation of renewable energy systems.</p>
<p><b>PO 25 Gas supply</b> Where a reticulated gas supply is available: (a) premises are provided with a supply of</p>	<p><b>AO 25.1</b> Where available, premises are connected to Council's reticulated gas system.</p>	<p><b>Not Applicable</b> The development site is not connected to Council's reticulated gas system.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
reticulated gas adequate for the activity; and (b) access to reticulated infrastructure is to be maintained for maintenance and replacement purposes.		
<p><b>PO 26 Water supply</b> To ensure the provision of a potable and fire- fighting water supply:</p> <p>(a) premises are provided with a supply and volume of water adequate for the activity; and</p> <p>(b) access to reticulated water infrastructure is to be maintained for maintenance and replacement purposes.</p>	<p><b>AO 26.1</b> Premises are connected to Council's reticulated water system.</p> <p><b>AO 26.2</b> No buildings are constructed over water supply infrastructure including trunk mains and manholes.</p> <p><b>AO 26.3</b> 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><b>AO 26.1 Complies</b> The development allotment is an established site connected to Council's reticulated water system.</p> <p><b>AO 26.2 &amp; AO 26.3 Complies</b> The development plans indicated that the structure will not be constructed over or within a 2.5m radius of existing water infrastructure.</p>
<p><b>PO 27 Effluent disposal</b> To ensure that public health and environmental values are preserved:</p> <p>(a) all premises provide for the effective treatment and disposal of effluent and other waste water; and</p> <p>(b) access to reticulated infrastructure is to be maintained for maintenance and replacement purposes.</p>	<p><b>AO 27.1</b> Premises are connected to Council's reticulated sewerage system;</p> <p>or</p> <p><b>AO 27.2</b> Premises located within the General residential zone of Yuleba and Wallumbilla are connected to an on-site effluent disposal system in accordance with <i>AS/NZS 1547:2012</i>.</p> <p><b>AO 27.3</b> No buildings are constructed over sewerage infrastructure including trunk mains and manholes; and</p> <p><b>AO 27.4</b> 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.</p>	<p><b>AO 27.1 Complies</b> The development allotment is an established site connected to Council's reticulated sewerage system.</p> <p><b>AO 27.2 Not Applicable</b></p> <p><b>AO 27.3 &amp; AO 27.4 Complies</b> The development plans indicated the structure will not be constructed over or within a 2.5m radius of existing sewerage infrastructure.</p>
<b>Stormwater and drainage</b>		
<p><b>PO 28 Stormwater and inter-allotment drainage</b> Stormwater is collected and discharged to:</p> <p>(a) protect the stability of buildings and the use of adjacent land;</p> <p>(b) prevent water-logging</p>	<p><b>AO 28.1</b> Stormwater and inter-allotment drainage is collected and discharged in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p>	<p><b>Conditioned to Comply</b> Conditions will be applied to ensure stormwater and inter-allotment drainage is collected and discharged in accordance with the CMD Guidelines.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
<p>of nearby land;</p> <p>(c) protect and maintain environmental values; and</p> <p>(d) maintain access to reticulated infrastructure for maintenance and replacement purposes</p>	<p>Note: Refer to <i>Queensland Development Code</i> (QDC) MP1.4 – Building over or near relevant infrastructure.</p>	
<b>Roads and rail</b>		
<b>Infrastructure – refer to the Infrastructure overlay code</b>		
for development in the proximity of, or potentially affecting State infrastructure.		
<p><b>PO 29 Protection of State-controlled roads</b></p> <p>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.</p>	<p><b>AO 29.1</b></p> <p>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.</p> <p><b>AO 29.2</b></p> <p>Where access is available to a road other than a State-controlled road from the lot, access shall be from the local road.</p>	<p><b>Not Applicable</b></p> <p>The development site does not have direct access to a state-controlled road.</p>
<p><b>PO 30 Roads</b></p> <p>A sealed road is provided between the premises and the existing sealed road network.</p>	<p><b>AO 30.1</b></p> <p>Roads are designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p> <p><b>AO 30.2</b></p> <p>Premises have approved access to the existing road network.</p>	<p><b>AO 30.1 Not Applicable</b></p> <p>The development does not include the design and construction of a road.</p> <p><b>AO 30.2 Complies</b></p> <p>The development site has existing access to Hunter Street.</p>
<b>Access, parking and manoeuvring</b>		
<p><b>PO 31 Vehicle access</b></p> <p>Vehicle access is provided to a standard appropriate for the use.</p>	<p><b>AO 31.1</b></p> <p>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><b>AO 31.2</b></p> <p>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><b>AO 31.3</b></p> <p>Access is to be designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p> <p>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><b>AO 31.1 Complies</b></p> <p>The development site is an established allotment with existing access to Hunter Street.</p> <p><b>AO 31.2 Not Applicable</b></p> <p>No new crossover is proposed.</p> <p><b>AO 31.3 Conditioned to Comply</b></p> <p>Conditions will be applied to ensure access is maintained in accordance with CMD Guidelines.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
<p><b>PO 32 Parking and manoeuvring</b> Vehicle parking and service vehicle provision is adequate for the activity and ensures both safety and functionality for motorists and pedestrians.</p>	<p><b>AO 32.1</b> 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><b>AO 32.2</b> All uses provide vehicle parking in accordance with Schedule 7, Parking standards.</p> <p><b>AO 32.3</b> All uses provide for vehicle manoeuvring in accordance with Australian Standard AS 2890.</p> <p><i>For all uses other than Dwelling House:</i></p> <p><b>AO 32.4</b> 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><b>AO 32.5</b> All car parking, access and manoeuvring areas are to be sealed with an impervious surface; and</p> <p><b>AO 32.6</b> All vehicles drive forward when entering and exiting the site.</p>	<p><b>AO 32.1 &amp; 32.2 Not Applicable</b> The development proposes the construction of an outbuilding with no parking requirements.</p> <p><b>AO 32.2 Conditioned to Comply</b> Conditions will be applied to ensure all vehicle manoeuvring is provided in accordance relevant standards.</p> <p><b>AO 32.4 – 32.6 Not Applicable</b> The development proposes the construction of an outbuilding ancillary to the existing dwelling house.</p>
<b>ENVIRONMENTAL</b>		
<b>Biodiversity – in addition, refer to the Biodiversity areas overlay code</b> where mapped in the SPP mapping as MSES.		
<p><b>PO 33 Air emissions</b> 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><b>Conditioned to Comply</b> Conditions will be applied to ensure air emissions during the construction of the structure do not cause harm or nuisance to adjoining properties.</p>
<p><b>PO 34 Energy use</b> Non-renewable energy use is minimised through efficient design and the adoption of alternative energy sources.</p>	<p><b>AO 34.1</b> Passive solar design principles are adopted in buildings to maximise energy efficiency.</p> <p><b>AO 34.2</b> Building design and orientation provide opportunities for the incorporation of alternative energy technologies.</p>	<p><b>AO 34.1 Complies</b> The proposed outbuilding is a modern structure that can incorporate passive solar principles to maximise energy efficiency.</p> <p><b>AO 34.3 Complies</b> The proposed outbuilding is situated on the site that allows for the incorporation of alternative energy technologies.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
<p><b>PO 35 Water quality</b></p> <p>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"> <li>(a) the biological integrity of aquatic ecosystems;</li> <li>(b) recreational use;</li> <li>(c) supply as drinking water after minimal treatment;</li> <li>(d) agricultural use or industrial use; and</li> <li>(e) minimises nuisance or harm to adjoining land owners.</li> </ul>		<p><b>Conditioned to Comply</b></p> <p>Conditions will be applied to ensure stormwater runoff from the proposed structure does not cause nuisance or harm to adjoining land owners.</p>

**Queensland Development Code MP1.2**

Performance Criteria	Acceptable Solution	Response
<b>Buildings and Structures</b>		
<p><b>P1</b></p> <p>The location of a building or structure facilitates an acceptable streetscape, appropriate for –</p> <ul style="list-style-type: none"> <li>(a) the bulk of the building or structure; and</li> <li>(b) the road boundary setbacks of neighbouring buildings or structures; and</li> <li>(c) the outlook and views of neighbouring residents; and</li> <li>(d) nuisance and safety to the public</li> </ul>	<p><b>A1</b></p> <ul style="list-style-type: none"> <li>(a) For a detached dwelling, garage or a carport the minimum road setback is – <ul style="list-style-type: none"> <li>(i) 6m; or</li> <li>(ii) where there are existing detached dwellings on both adjoining lots and at least one of the detached dwellings is setback from the road between 3m and 6m, and the difference between their road setbacks is- <ul style="list-style-type: none"> <li>(A) not more than 2m - a distance between the two buildings (Figure 1); or</li> <li>(B) more than 2m - the average of the road setbacks of the adjacent buildings (Figure 2); and</li> </ul> </li> </ul> </li> <li>(b) For a corner lot, the minimum road setbacks are- <ul style="list-style-type: none"> <li>(i) as for A1(a)(i); or</li> </ul> </li> </ul>	<p><b>Alternative Solution</b></p> <p>Due to the location of the sewer mains on the development site and the allotment being a corner lot, the proposed outbuilding is proposed to be setback 3m from the Hunter Street frontage. Replacing the existing outbuilding on the development site and being located at the rear of the premises, the structure will also include a 75m<sup>2</sup> open portion. This results in the bulk of the building starting 9m from the road frontage. As a result, the portion of the structure within the setback is open and will not impact vehicle sight lines through the Hunter street and Taylor Street intersection or travelling along Hunter Street.</p> <p><b>Complies</b></p> <p>The proposed outbuilding is not built within the 9m-by-9m truncation.</p>



Performance Criteria	Acceptable Solution	Response
	<p>finished ground level is not more than 1.2m – 1.5m; or</p> <p>(B) where a solid wall or fence at least 1.8m high above finished ground level is constructed between the water and the road frontage and the top of the wall or fence is at least 1.0m above the top of the coping of the pool – no requirement; and</p> <p>(ii) screens, fences, retaining walls or a combination of screens, fences or retaining walls not more than 2m in height; and</p> <p>(iii) roofed gatehouses and arches having –</p> <p>(A) a maximum area of 4m<sup>2</sup>; and</p> <p>(B) not more than 2m wide elevation to street; and</p> <p>(C) not more than 3m in height.</p>	

Assessment Summary

While the proposed development does not comply with certain acceptable outcomes of the General Residential Zone specifically relating to the outbuilding size and setbacks, the proposal is considered appropriate in the context of the site and locality. Consisting of a 105m<sup>2</sup> enclosed portion, the additional 75m<sup>2</sup> open portion reduces the visual bulk of the overall structure. Further, the shed is being placed in the same location as the existing outbuilding. This ensures minimal amenity impacts for the adjoining residents. Its scale, height and design are consistent with other outbuilding commonly found within the General Residential Zone, where larger sheds have been historically approved.

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