



NOTICE OF MEETING & AGENDA

Ordinary Meeting

Wednesday 20 May 2026

Roma Administration Centre

NOTICE OF MEETING

Date: 14 May 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 **20 May 2026 at 9:00 AM.**

Robert Hayward
Chief Executive Officer

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Closure

MINUTES OF THE ORDINARY MEETING OF MARANOA REGIONAL COUNCIL HELD AT ROMA ADMINISTRATION CENTRE ON 7 MAY 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 (by Microsoft Teams), Cr M K Brumpton, Cr A K Davis, Cr P J Flynn, Cr J M Hancock, Cr B R Seawright (by Microsoft Teams), Cr J R Vincent, Chief Executive Officer – Robert Hayward and Kelly Rogers Minutes Officer in attendance.

AS REQUIRED

Deputy CEO - Strategic Roads, Airports & Major Projects – Cameron Hoffmann, Director Corporate Services – Brett Exelby, Director Regional Development, Environment and Planning – Jamie Gorry, General Manager Saleyards – Daniel Haslop, Coordinator - Local & Community Development – Georgie Adams-Woodall, Manager – Planning, Building & Development Services – Danielle Pearn, Planning Officer – Logan Connell.

WELCOME

The Mayor welcomed all present and declared the meeting open at 9.02am.

CONFIRMATION OF MINUTES

Resolution No. OM/05.2026/01	
Moved Cr Hancock	Seconded Cr Davis
That the minutes of the Ordinary Meeting held on 23 April 2026 be confirmed.	
CARRIED	9/0

BUSINESS

OFFICE OF THE CEO

Item Number: 10.1 **File Number:** D26/40993

SUBJECT HEADING: **CONSIDERATION OF ELECTED MEMBER ATTENDANCE - 2026 LGAQ RESOURCE COUNCILS FORUM**

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

Executive Summary:

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

Resolution No. OM/05.2026/02	
Moved Cr O'Neil	Seconded Cr Brumpton
That Council:	
<ol style="list-style-type: none"> 1. Endorse the attendance of Cr Joh Hancock at the 2026 LGAQ Resource Councils Forum on 8 – 9 June in Mackay. 2. Draw the required funds from attending individual Councillor Conference budgets. 	
CARRIED	9/0

Responsible Officer	Coordinator - Executive & Elected Member Support Services
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REGIONAL DEVELOPMENT, ENVIRONMENT & PLANNING

Declaration of Interest

Item	13.1
Description	Endorsement of the Community Grants Round 2 2025/2026
Declaring Councillor	Cr Peter Flynn
Person with the interest Related party / close associate / other relationship	Myself
Particulars of Interest	One of the applicants was Step into Dance Incorporated - My grand daughters are enrolled in dance tuition with this organisation.
Type of conflict	Declarable conflict of interest
Action	I will leave the room while the Community Grants program applications are being discussed.

Declaration of Interest

Item	13.1
Description	Endorsement of the Community Grants Round 2 2025/2026
Declaring Councillor	Jane Vincent
Person with the interest Related party / close associate / other relationship	Myself
Particulars of Interest	My mother, Janice Humphreys is Secretary of Cultural Heritage Injune Preservation Society (CHIPS) who is mentioned within the report.
Type of conflict	Prescribed conflict of interest
Action	Leave the room while the matter is discussed and voted on.

Councillors Flynn and Vincent left the meeting at 9.07am.

Item Number:

13.1

File Number: D26/28903

SUBJECT HEADING:

 ENDORSEMENT OF THE COMMUNITY GRANTS
 ROUND TWO 2025/2026

Officer's Title:

Support Officer - Tourism & Community Development

Executive Summary:

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

Moved Cr O'Neil	Seconded Cr Brumpton	
That Council:		
1. Endorse the assessment panel's recommendations, and approve the following Community Grants Program applications for payment as listed:		
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
		TOTAL: \$34,953

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
		TOTAL: \$51,103

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

NO VOTE TAKEN

Responsible Officer	Support Officer - Tourism & Community Development
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No vote was taken on the draft motion at that time, with Cr O'Neil proposing the following procedural motion:

Resolution No. OM/05.2026/03	
Moved Cr O'Neil	Seconded Cr Davis
That we deal with the Major Grant – Heart Church Incorporated – Property Upgrades as a separate resolution.	
CARRIED	7/0

Resolution No. OM/05.2026/04

Moved Cr O'Neil

Seconded Cr Brumpton

That Council:

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

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
		TOTAL: \$34,953

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
Dunkeld Pony Club	Workshop	\$8,495.00
		TOTAL: \$42,327

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

CARRIED

7/0

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

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

Name of each eligible councillor who voted on the matter:

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

How each eligible councillors voted:

Each councillor voted in favour of the motion.

Resolution No. OM/05.2026/05		
Moved Cr O'Neil	Seconded Cr Brumpton	
That Council:		
<ol style="list-style-type: none"> Endorse the assessment panel's recommendations, and approve the following Community Grants Program application for payment as listed: 		
Major Grants		
HEART CHURCH INC	PROPERTY UPGRADES	\$8,776.00
<ol style="list-style-type: none"> Draw associated funds from GL 2887.2244.2001 (Community Grants). 		
CARRIED		6/1

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

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

Name of each eligible councillor who voted on the matter:

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

How each eligible councillors voted:

Cr. John Birkett, Cr. Meryl Brumpton, Cr Johanne Hancock, Cr. Cameron O'Neil, Cr Brendan Seawright, Cr Wendy Taylor voted in favour of the motion.

Cr. Amber Davis voted against the motion.

At cessation of discussion and decision on the abovementioned item Councillors Flynn & Vincent returned to the meeting at 9.22am.

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)

Officer's Title: Planning Officer

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.

Resolution No. OM/05.2026/06		
Moved Cr Flynn	Seconded Cr Brumpton	
<p>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:-</p>		
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.	
	Plan/Document Number	Plan/Document Name
		Date
		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		
<p>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.</p> <p>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).</p>		
Compliance inspection		
<p>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.</p> <p>8. Prior to the commencement of the use, the applicant shall contact Council to arrange a development compliance inspection.</p>		
Building size		
<p>9. The approved development is limited to a maximum combined floor area of 180m² consisting of a 75m² open and 105m² enclosed portion.</p>		
Building design and siting		
<p>10. The approved outbuilding must be located a minimum distance of 3.0m from the eastern property boundary.</p> <p>11. All setbacks on the approved plans are to be measured to the outermost projection of the approved building.</p> <p>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.</p>		
<p>Note: The existing ground level is taken to be the level of the ground prior to the progression of any works on the premises.</p>		
<p>13. The outbuilding must be maintained in good repair and have no visual rust marks.</p> <p>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.</p>		
<p>Note: Suitable materials include Colorbond or similar.</p>		
Applicable Standards		

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

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:
- protect the stability of buildings and the use of adjacent land;
 - prevent water-logging 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.

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
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LATE ITEMS

Item Number: L.1 **File Number:** D26/46200

SUBJECT HEADING: REVIEW OF TRAFFIC ARRANGEMENTS | RIGGERS ROAD BRIDGE (BIG RIG ROMA)

Officer's Title: Deputy CEO - Strategic Roads, Airports & Major Projects

Executive Summary:

A review has been undertaken of traffic operations at Riggers Road Bridge and the adjoining McDowall and Tiffin Street intersection to assess opportunities to improve access to the Big Rig Parklands. The bridge currently operates as a one-way (exit-only) facility, requiring all entry to the Big Rig precinct to occur via the Warrego Highway.

A technical assessment undertaken by Brandon & Associates has confirmed that the bridge is not wide enough to accommodate a two-lane, two-way traffic configuration. However, a single-lane, two-way arrangement is feasible, subject to appropriate traffic control measures.

This report presents Council with three options: maintain the existing arrangement, implement a temporary trial of a single-lane, two-way configuration, or proceed directly to a permanent change. Each option represents a different level of intervention and commitment.

The report sought Council direction on the preferred approach to managing traffic access across Riggers Road Bridge, having regard to safety, access, and the operation of the surrounding road network.

Resolution No. OM/05.2026/07

Moved Cr O'Neil

Seconded Cr Vincent

That Council:

1. Receive and note the report on the proposed traffic arrangements for Riggers Road Bridge.
2. Endorse the implementation of a temporary single-lane, two-way traffic arrangement across Riggers Road Bridge for a trial period of six (6) months.
3. Receive a further report in Q2 2026/27, prior to the completion of the trial period, including observations, community feedback, and recommendations regarding any future arrangement.

CARRIED

9/0

Responsible Officer	Deputy CEO - Strategic Roads, Airports & Major Projects
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Declaration of Interest

Item	LC.1
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Description	Tender 26006 - AC Overlay - Heavy Vehicle Parking Area at Roma Saleyards
Declaring Councillor	Johanne Hancock
Person with the interest Related party / close associate / other relationship	My husband (Graham Hancock) and myself.
Particulars of Interest	We own a trucking business - H5H Transport.
Type of conflict	Declarable conflict of interest
Action	Leave the room while the matter is discussed and voted on.

CONFIDENTIAL ITEMS

Resolution No. OM/05.2026/08 Moved Cr Vincent Seconded Cr Brumpton		
<p>In accordance with the provisions of section 254J(3) of the <i>Local Government Regulation 2012</i>, that Council resolve to close the meeting to the public at [9.28am] to discuss confidential items that its Councillors consider is necessary to close the meeting.</p> <p>In accordance with Section 254J(5) of the <i>Local Government Regulation 2012</i>, the following table provides:</p> <ul style="list-style-type: none"> The matters to be discussed; An overview of what is to be discussed while the meeting is closed. 		
Agenda Item	Matters to be discussed (Reasons to close the meeting under the <i>Local Government Regulation 2012</i>)	Overview
C.1 – Roma Saleyards Contract Services Agreement – Option to Extend	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.	Roma Saleyards Contract Services Agreement ends on 28 July 2026 and has an option to extend at Council's discretion for two x one year terms.
LC.1 – Tender 26006 – AC Overlay – Heavy Vehicle Parking Area at Roma Saleyards	Section 254J(3)(c)(i) the local government's budget; AND a matter the local government is required to keep confidential under a law of, or formal arrangement with, the Commonwealth or a State	Council invited suitably qualified and experienced contractors to submit lump sum pricing for the construction of pavement and surfacing works at the Heavy Vehicle Parking Area at the Roma Saleyards. The project is jointly funded by Council and the Australian Government through the Safer Local Roads and Infrastructure Program (SLRIP). Tender 26006 was released via VendorPanel on 22 January 2026 and

		<p>closed on 16 February 2026. Five submissions were received and evaluated.</p> <p>In light of the evolving situation in the Middle East, the evaluation process included additional discussions with tenderers to ensure Council has an accurate and current understanding of likely project costs.</p> <p>This report summarises the evaluation process and presents the recommended tenderer for the works arising from Tender 26006.</p>
CARRIED		9/0

Cr Hancock, having previously declared a declarable conflict of interest in item LC.1 left the meeting at 9.39am, prior to discussions on the matter.

COUNCIL ADJOURNED THE MEETING
 FOR MORNING TEA AT 10.06am

SUBJECT HEADING: RESUMPTION OF STANDING ORDERS
 COUNCIL RESUMED THE MEETING IN CLOSED SESSION AT 10.34am

Following discussions on Item LC.1, Cr Hancock returned to the meeting at 10.37am.

Resolution No. OM/05.2026/09	
Moved Cr Hancock	Seconded Cr O'Neil
That Council open the meeting to the public [at 10.38am].	
CARRIED	
9/0	

CONFIDENTIAL ITEMS

Item Number: C.1 **File Number: D26/32153**

SUBJECT HEADING: ROMA SALEYARDS CONTRACT SERVICES AGREEMENT - OPTION TO EXTEND

Councillor's Title: General Manager - Saleyards

Executive Summary:

Roma Saleyards Contract Services Agreement ends on 28 July 2026 and has an option to extend at Council's Discretion for Two x One Year Terms.

Resolution No. OM/05.2026/10	
Moved Cr Brumpton	Seconded Cr Davis
That Council:	
<ol style="list-style-type: none"> 1. Receive and note the report. 	

2. Approve a One Year Term with an end date of 28 July 2027.	
CARRIED	9/0

Responsible Officer	General Manager - Saleyards
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Cr Hancock, having previously declared a declarable conflict of interest in the following item left the meeting at 10.39am.

Item Number: LC.1 **File Number: D26/33389**

SUBJECT HEADING: TENDER 26006 – AC OVERLAY – HEAVY VEHICLE PARKING AREA AT ROMA SALEYARDS

Officer's Title: Deputy CEO - Strategic Roads, Airports & Major Projects
Project Administration Officer

Executive Summary:

Council invited suitably qualified and experienced contractors to submit lump sum pricing for the construction of pavement and surfacing works at the Heavy Vehicle Parking Area at the Roma Saleyards. The project is jointly funded by Council and the Australian Government through the Safer Local Roads and Infrastructure Program (SLRIP).

Tender 26006 was released via VendorPanel on 22 January 2026 and closed on 16 February 2026. Five submissions were received and evaluated.

In light of the evolving situation in the Middle East, the evaluation process included additional discussions with tenderers to ensure Council has an accurate and current understanding of likely project costs.

This report summarised the evaluation process and presents the recommended tenderer for the works arising from Tender 26006.

Resolution No. OM/05.2026/11	
Moved Cr O'Neil	Seconded Cr Vincent
That Council:	
<ol style="list-style-type: none"> 1. Approve an increase to the total project budget for the Asphalt surfacing of heavy vehicle truck stop area at the Roma Truck Stop precinct from \$2,000,000 up to \$2,800,000 with funds to be sourced from Saleyards Reserves. 2. Appoint Shamrock Civil Engineering Pty Ltd (ABN 68 066 655 856) as the preferred tenderer for Tender 26006 – AC Overlay – Heavy Vehicle Parking Area at Roma Saleyards. 3. Authorise the Chief Executive Officer (or delegate) within the approved budget to negotiate and, if acceptable terms are reached, execute the contract documents and notify all tenderers of the outcome. 	
CARRIED	8/0

Responsible Officer	Deputy CEO - Strategic Roads, Airports & Major Projects
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Section 150F A (2)(e) of the *Local Government Act 2009*

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

Name of each eligible councillor who voted on the matter:

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

How each eligible councillors voted:

Each councillor voted in favour of the motion.

At cessation of discussion and decision on the abovementioned item, Cr Hancock returned to the meeting at 10.41am.

CLOSURE

There being no further business, the Mayor thanked Council for their attendance and declared the meeting closed at 10.41am.

These Minutes are to be confirmed at the next Ordinary Meeting of Council to be held on 20 May 2026, at Roma Administration Centre.

OFFICER REPORT

Meeting: Ordinary 20 May 2026

Date: 6 May 2026

Item Number: 10.1

File Number: D26/47594

SUBJECT HEADING: Upcoming Deputations and Briefing Topics |
Councillor Briefings June 2026

Classification: Open Access

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

Executive Summary:

This report provides a summary of proposed topics scheduled for Councillor Briefings during the month of June 2026.

Officer's Recommendation:

That Council:

1. Receive and note the Officer's report as presented.
2. Consider and advise of any conflicts of interest.

Background:

Councillor briefings scheduled for the month of June are –

- Wednesday, 3 June 2026
- Thursday, 4 June 2026 (Budget Briefing)
- Wednesday, 10 June 2026
- Wednesday, 17 June 2026
- Thursday, 18 June 2026 (Budget Briefing)
- Friday, 19 June 2026 (Extra Budget Briefing – if needed)
- Wednesday, 24 June 2026

Below is a list of the topics and deputations that have been placed in the Council Meeting Schedule software for June 2026 at the time of writing this report.

Topic	Further detail
Monthly Reports including: <ul style="list-style-type: none">• Outstanding Actions• Saleyards• Airport• Quarry	Information reports containing monthly updates for each respective focus area and legislative Updates

Maranoa Regional Council

Ordinary Meeting - 20 May 2026

<p>Recurring Topics including:</p> <ul style="list-style-type: none"> • Councillor Portfolio Updates • Legislative and Policy Update from Queensland Parliament • Agenda Familiarisation & Meeting Snapshot Preparation 	
Review of the Community Grants Policy	<p>This briefing is to discuss changes to the Community Grants policy.</p> <ul style="list-style-type: none"> - Changes to funding rounds - Changes to the events assistance categories - Removal of the Community support program <p>Changes to application process (delayed from prior months)</p>
Roma Commerce & Tourism – Electronic Signage Board	Project Overview (delayed from prior months)
Request for Policy Development Enhancement of Community Engagement for Roadworks	Review of draft policy (held over from previous months)
Roma Cenotaph Memorial Placement	Proposal discussion
Deputation Roma Country Universities Centre (CUC)	Representatives of the Roma CUC seek the opportunity to outline to Councillors the statistics and outcomes achieved since the center's inception and outline their plans for the future.
Harmony Week 2026 Debrief	Post event overview
Review of Kerb, Channel & Footpath Strategies	Strategy review
Yuleba Fire Tower Funding and Public Access Update	This briefing provides an update on Stage 3 (public access) of the Yuleba Fire Tower Heritage & Tourism Project. All other components of the project funded under the Building Bush Tourism Fund (BBTF) have been successfully completed.
Injune Museum – Design Update	Brief update to Council on the updated Injune Museum Layout for Stage 1 & progress through to completion.
Easter in the Country Debrief	Opportunity for Easter in the Country President to provide a post event update for the 2026 event.
Disposal of Assets	
Post Event Evaluation – Halloween Program	Overview of program
Sport & Recreation and Arts & Culture Draft Strategies	Review of draft strategies.

Maranoa Regional Council

Ordinary Meeting - 20 May 2026

Switch FM Amended Proposal	Review of amended proposal
Invasive Grasses Info Session	Information Session
Deputation Queenslanders with Disability Network – inclusion Matters	Queenslanders with Disability Network have requested to meet with Council to have a discussion regarding the topic of Inclusive (Homes and) Communities.

An agenda and supporting documentation will be circulated under separate cover ahead of each Briefing on a Friday prior to the week of the respective briefing.

Topics may change during the month, and updates will be provided fortnightly as part of scheduled diary meetings and upcoming briefings/deputations.

This report also provides Councillors an opportunity to identify and consider any conflicts of interest to manage these ahead of the scheduled briefing.

Link to Corporate Plan:

Corporate Plan 2023-2028
Corporate Plan Pillar 4: Accountability
4.5 Good governance framework

Supporting Documentation:

Nil.

Report authorised by:

Chief Executive Officer

OFFICER REPORT

Meeting: Ordinary 20 May 2026

Date: 14 April 2026

Item Number: 13.1

File Number: D26/38386

SUBJECT HEADING: Maranoa Regional Youth Council Terms of Reference

Classification: Open Access

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

Executive Summary:

As outlined in the 2025/2026 Operational Plan (5.6.1), the establishment of a Maranoa Regional Youth Council (MRYC) is a key initiative. This report seeks Council's adoption of the MRYP's Terms of Reference (ToR) to progress the initiative and outlines future steps in establishing the MRYP.

The initiative represents a significant opportunity to strengthen youth engagement and leadership in the Maranoa region.

Officer's Recommendation:

That Council:

1. Adopts the Terms of Reference for the Maranoa Regional Youth Council.
2. Endorses the commencement of stakeholder engagement with regional school principals to support the establishment of the Maranoa Regional Youth Council.

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

The 2025/2026 Operational Plan identifies the establishment of a Youth Council within the Maranoa region as a measure of success. Adoption of the Terms of Reference will enable Council to formally progress the establishment of the Maranoa Regional Youth Council.

Background (*Including any previous Council decisions*):

The Maranoa Regional Youth Council (MRYC) is a Maranoa Regional Council (MRC) initiative designed to create a youth-led leadership and advisory group that represents the perspectives of young people aged 12–18 who live in the Maranoa region. The MRYP serves as a platform for consultation, advice, and feedback, connecting young people with the Maranoa Regional Council and its operational teams.

The mission of the MRYC is to foster leadership succession and strengthen youth engagement by empowering young people to actively participate in decision-making and contribute meaningfully to their community.

The objectives of the Maranoa Regional Youth Council are to:

- Educate young people about Local Government and its role in the political system.
- Provide a structured youth voice to inform Council's planning and decisions.
- Create a platform for young people to share their views and aspirations.
- Advocate for the development and delivery of initiatives that benefit young people.
- Advise Council on youth issues and emerging priorities.
- Empower youth through leadership opportunities and development.
- Collaborate with Council to align with its values and goals.

Next Steps

The immediate priority is to initiate discussions with regional school principals to gain their support and ensure a strong foundation for the MRYC. Concurrently, preparations for the EOI process will commence, including the development of promotional materials and application guidelines.

This timeline is designed to ensure a smooth and efficient lead-up to the inaugural meeting, allowing all stakeholders to be adequately prepared and engaged. Further updates will be provided as progress is made.

Options Considered:

N/A

Recommendation:

As above.

Risks:

Risk	Description of likelihood & consequences
Not adopting the ToR	Risk not meeting the Operational Plan Measure of Success for 2025/2026
Not proceeding with the next step	Risk not meeting the Operational Plan Measure of Success for 2025/2026

Policy and Legislative Compliance:

N/A

Budget / Funding (*Current and future*):

Subject to Council endorsement and progression of the initiative, a **provisional budget allocation of \$20,000 is recommended for consideration** as part of the **2026/2027 budget deliberations**. Funding would support establishment activities, member development opportunities, meeting facilitation, promotional materials, and associated program delivery costs.

Timelines / Deadlines:

Outlined below are the key steps and an indicative timeline leading up to the inaugural meeting of the MRYC, scheduled for February 2027:

1. Engagement with Regional School Principals (June–July 2026)

The first critical step involves liaising with regional school principals to secure their support for the initiative. This engagement will help ensure the success of the program by fostering collaboration and encouraging participation from schools across the region.

2. Call for Expressions of Interest (EOIs) for Membership (September 2026)

The process for calling EOIs for MRYC membership is proposed to commence as early as September 2026. This will allow sufficient time for outreach, application submissions, and the selection process.

3. Announcement of Members (October–November 2026)

Following the EOI process, the selected members of the MRYC will be announced in October or November 2026. This timeline ensures adequate preparation time for the members ahead of the inaugural meeting.

4. Formal Swearing-In Ceremony (Early February 2027)

A formal swearing-in ceremony will be held in early February 2027, just prior to the inaugural MRYC meeting. This event will serve as an official commencement of the council's activities and provide an opportunity to outline the vision and objectives of the initiative.

Consultation (*Internal / External*):

Recently at a Councillor briefing session, the Maranoa Regional Youth Council initiative was discussed with Councillors. The suggested and discussed amendments to the draft document from that session have been incorporated into the attached Terms of Reference (ToR). These changes ensure the ToR aligns with the objectives and expectations of the initiative.

Strategic Asset Management Implications:

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

N/A

Acronyms:

Acronym	Description
MRYC	Maranoa Regional Youth Council
ToR	Terms of Reference
MRC	Maranoa Regional Council
EOI	Expression Of Interest

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

5.6 Youth development and engagement

Supporting Documentation:

1 [↓](#) Maranoa Regional Youth Council - Terms of Reference - D26/48024
Final - 11.05.20269

Report authorised by:

Coordinator - Local & Community Development

Manager - Tourism & Community Development

Director - Regional Development, Environment & Planning

Maranoa Regional Youth Council – Terms of Reference



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

1. Purpose

The Maranoa Regional Youth Council is a Maranoa Regional Council (MRC) initiative creating a youth-led leadership and advisory group to represent the perspectives of young people aged 12–18 who live in the Maranoa region. The Maranoa Regional Youth Council serves as a platform for consultation, advice, and feedback, connecting young people with the Maranoa Regional Council and its operational teams. Its mission is to foster leadership succession and strengthen youth engagement by empowering young people to actively participate in decision-making and contribute meaningfully to their community.

2. Objectives

The objectives of the Maranoa Regional Youth Council are to:

- Educate young people about Local Government and its role in the political system.
- Provide a structured youth voice to inform Council's planning and decisions.
- Create a platform for young people to share their views and aspirations.
- Advocate for the development and delivery of initiatives that benefit young people.
- Advise Council on youth issues and emerging priorities.
- Empower youth through leadership opportunities and development.
- Collaborate with Council to align with its values and goals.

3. Tasks

The Maranoa Regional Youth Council will:

- Consult with local young people and advocate for their needs.
- Assist in the development and implementation of youth-focused strategies, plans, and initiatives.
- Provide input into the evaluation of Council's youth-related programs and initiatives.
- Assist in the delivery of youth-led projects and events.
- Develop and present an Annual Action Plan outlining the goals and priorities for the term of the Maranoa Regional Youth Council.

Maranoa Regional Youth Council – Terms of Reference



4. Membership

- The Maranoa Regional Youth Council will consist of a minimum of seven (7) and a maximum of ten (10) members aged between 12 and 18 years as of 31 December of the relevant year.
- Membership will be determined through an Expression of Interest (EOI) process open to young people who live in the Maranoa region.
- Members will volunteer their services and commit to attending meetings and participating in Maranoa Regional Youth Council activities.
- Members will serve a 12-month calendar year term, with the option to extend for an additional 12 months as part of the expression of interest process.
- A Youth Chairperson and Youth Deputy Chairperson will be elected by the members at the first meeting of the term.
- All members must adhere to the MRC Code of Conduct

5. Leadership Team

The Maranoa Regional Youth Council Leadership Team will consist of:

- Youth Chairperson: Responsible for chairing meetings, keeping discussions on track, ensuring all agenda items are addressed, and representing the Maranoa Regional Youth Council at community events or meetings where appropriate.
- Youth Deputy Chairperson: Responsible for assisting the Youth Chairperson in the conduct of their duties, including but not limited to, chairing meetings when the Youth Chairperson is unable to attend.

Leadership positions will be determined through a secret ballot at the first meeting of the term.

6. Meetings

- Formal meetings will be held every two (2) months during the school term (even months, excluding December), with members expected to attend at least 80% of meetings over the 12-month term.
- Meeting dates and times will be confirmed at the beginning of the term of the Maranoa Regional Youth Council.
- Youth Councillors are expected to attend one official Maranoa Regional Council meeting within the first three (3) months of their term.
- Additional action meetings may be scheduled as needed to work on specific projects, with flexibility in attendance.
- Meetings will not be held during school holidays unless agreed upon by the Leadership Team and the Council's designated facilitator.
- If a member misses more than two (2) consecutive meetings without notice or valid reason, they may be asked to resign, with the right to appeal.

Maranoa Regional Youth Council – Terms of Reference



7. Reporting

- The Maranoa Regional Youth Council will provide twice yearly progress reports to the Maranoa Regional Council, detailing activities, achievements, and progress on the Annual Action Plan.
- After each meeting, develop a report to MRC to provide advice and recommendations relating to youth matters.
- The Maranoa Regional Youth Council may present updates to the Council at other times such as council briefings or portfolio meetings.

8. Member Selection Process

- Membership will be determined through an Expression of Interest (EOI) process, open to all eligible young people in the Maranoa region.
- The selection process will consider diversity to ensure representation of the region's demographics.
- Members will be selected based on their demonstrated interest in youth issues, leadership potential, and commitment to the objectives of the Maranoa Regional Youth Council

9. Support and Resources

The Maranoa Regional Council will support the Maranoa Regional Youth Council by:

- Providing a dedicated Council staff member(s) to facilitate meetings and provide administrative support – preparing and distributing agendas and meeting minutes, maintaining an attendance register, managing correspondence, and ensuring timely communication with members.
- Offering meeting spaces, IT support, and a dedicated email address for the Maranoa Regional Youth Council.
- Allocating annual funding for meeting costs, training costs, community engagement and other operational expenses.
- The promotion of Maranoa Regional Youth Council events and initiatives.
- Assisting with transportation and associated costs for meetings or events, where required.

10. Training and development

All members will attend an induction session covering:

- Introduction to Local Government and the Maranoa Regional Council.
- Roles and responsibilities of the Maranoa Regional Youth Council.

Maranoa Regional Youth Council – Terms of Reference



- Meeting protocols and governance.

11. Communication and Media

Media statements on behalf of the Maranoa Regional Youth Council must be approved by the Council's Communications Team and issued by the Youth Chairperson or a delegated member.

12. Confidentiality and Code of Conduct

- Members must treat all sensitive information as confidential and adhere to the MRC's Code of Conduct.
- Any conflicts of interest must be disclosed to the Youth Chairperson and the Council facilitator.

13. Amendments and reviews

The Terms of Reference will be reviewed annually by the Maranoa Regional Youth Council, the Council facilitator, and the Maranoa Regional Council to ensure relevance and effectiveness.

OFFICER REPORT

Meeting: Ordinary 20 May 2026

Date: 11 May 2026

Item Number: 13.2

File Number: D26/48252

SUBJECT HEADING: Endorsement of the Events Assistance Program - Round 2 - 2025/2026

Classification: Open Access

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

Executive Summary:

This report seeks Council's endorsement of the assessment panel's recommendations for Round 2 (2026) of the Events Assistance Program, which closed on 30 April 2026.

Officer's Recommendation:

That Council:

1. Endorse the assessment panel's recommendations and approve the following Round 2 Events Assistance Program applications for payment:

Organisation	Event Title	Amount approved
Creative Injune	Australia's Biggest Morning Tea	\$500.00
CHIPS	Injune in June	\$500.00
Injune Race Club	Annual Race meet	\$1,000.00
	TOTAL	\$2,000

2. Draw associated funds of \$2,000 from the Events Assistance GL 2887.2251.2001.
3. Considers the following funding options (from GL 2887.2251.2001) as part of Round 2 of the Events Assistance Program, which conflicts with elements of the Community Grants and Events Assistance Policy:
 - a. Allocate \$1,000 to Begonia Golf and Sports Club for an art workshop
 - b. Allocate \$500 each to twelve (12) recognised community groups to acknowledge their volunteer efforts as part of National Volunteer Week 2026 in each of the following small locations across the region: Noonga, Jackson, Teelba, Begonia, Dunkeld, Mungallala, Amby, Muckadilla, Hodgson, Eumamurrin, Bymount and Roughlie.

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

Council supports community development by offering a range of assistance to eligible not-for-profit organisations. This includes grants, events assistance, non-financial assistance, sponsorship, the Regional Arts Development Fund, to help deliver projects and programs that benefit the Maranoa region

Background (Including any previous Council decisions):

A total of four (4) requests were received and assessed under Round 2 of the Events Assistance Program.

The assessment panel comprised Councillors Johanne Hancock and Jane Vincent and assisted by the Support Officer – Tourism and Community Development Council. Cr Vincent declared a conflict of interest in relation to the CHIPS and Injune Race Club application and did not participate in the assessment of it.

Applications received:

Organisation	Event Title	Amount requested	Amount recommended
Creative Injune	Australia's Biggest Morning Tea	\$500.00	\$500.00
CHIPS	Injune in June	\$500.00	\$500.00
Injune Race Club	Annual Race meet	\$1,000.00	\$1,000.00
Begonia Golf and Sports Club [^]	Art workshop	\$1,000.00	\$1,000.00
Total		\$3,000	\$3,000

[^] The Begonia Golf and Sports Club application conflicts with Council’s Community Grants and Events Assistance Policy in that the proposed grant of \$1,000 exceeds the policy limit of \$500.

However, the assessment panel felt that the event provided the community with a great opportunity to learn a new skill while promoting social inclusion through an art form and that it should be considered for funding under Round 2 of the Events Assistance Program. This consideration is reflected in recommendation 3a of this report.

Events Assistance Program Categories

Category	Aim	Funding Available
Community Events	Designed to support small-scale local events that attract up to 300 attendees and cater to a specific town or local community.	Up to \$500
Regional Events	Targeted at events that attract 300-1000 attendees from across the Maranoa region and provide moderate social and economic benefits.	Up to \$1,000
Large-scale Events	Larger-scale events that attract more than 1,000 attendees, may run over multiple days, and have the	Up to \$2,000

	<p>potential to draw visitors from outside the LGA. These events provide positive community, tourism and economic outcomes.</p>	
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Special Consideration

Based on the under-subscription (\$12,000) of the Events Assistance Program for this financial year, the assessment panel considered, that a one-off allocation of \$500 each to 12 community groups in small communities across the region in recognition of National Volunteer Week 2026 is a worthy initiative as part of Round 2 of the Event Assistance Program. This initiative aims to acknowledge the outstanding efforts of these groups in organising activities and social events that benefit their communities.

This consideration is reflected in recommendation 3b of this report. It should be noted that this consideration conflicts with Council’s Community Grants and Events Assistance Policy in that no corresponding applications for this funding have been received.

Options Considered:

No other options were considered

Recommendation:

As above

Risks:

Risk	Description of likelihood & consequences
Not approving the panel’s recommendations	Community groups may not be able to run their event

Policy and Legislative Compliance:

Community Grants and Events Assistance Policy

Budget / Funding (Current and future):

The Events Assistance Program (GL 2887.2251.2001) currently has a remaining budget of \$15,000, excluding potential community funding outlined in this report. If Council approves all elements outlined in the recommendation of this report, there will be a remaining unexpended budget of \$6,000 for this financial year.

Timelines / Deadlines:

As soon as possible to allow community groups to progress their event planning.

Consultation (Internal / External):

The assessment panel included Councillors Johanne Hancock and Jane Vincent, supported by Council staff.

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:

Nil

Report authorised by:

Manager - Community, Economic & Tourism Development
Director - Regional Development, Environment & Planning

PLANNING & BUILDING DEVELOPMENT REPORT

Meeting: Ordinary 20 May 2026

Date: 31 March 2026

Item Number: 13.3

File Number: D26/33596

SUBJECT HEADING: Development Application - Material Change of Use - "Warehouse" (Self-Storage Facility) - 63-65 Hawthorne Street, Roma (Ref:2026/21671)

Classification: Open Access

Officer's Title: Planning Officer

Executive Summary:

Deb Mckenzie on behalf of **AYB Nominees Pty Ltd** has submitted a development application for a **Material Change of Use for a "Warehouse"** (Self-Storage Facility). The proposal is located at **63-65 Hawthorne Street**, Roma, properly described as **Lot 30 on R8627**. The development application is subject to **Impact Assessment** and must be assessed against the assessment benchmarks (to the extent relevant) provided by Section 45 of the Planning Act 2025 ('Planning Act') and any relevant matters prescribed by regulation.

Public notification about the application was carried out in accordance with Part 4 of the Development Assessment Rules ('DA Rules') and for a period of 15 business days. There was **one submission received** during this period.

The procedural requirements set out by the DA Rules that enable Council to decide on this application have been fulfilled. The development application is generally consistent with the assessment benchmarks, or there are sufficient grounds to overcome any perceived conflicts with the Planning Act and the Maranoa Planning Scheme and can be otherwise conditioned to achieve compliance.

Officer's Recommendation:

The development application for a Material Change of Use – "Warehouse" (Self-Storage Facility) located at 63-65 Hawthorne Street, Roma, described as Lot 30 on R8627, **be approved** subject to the listed conditions and general advice.

Development Details

1. The approved development is a Material change of use – "Warehouse" (Self-Storage Facility) as defined in the Planning Scheme and as shown on the approved plans.
2. Shipping containers on site used for storage purposes must be single storey only. No stacking of containers is permitted as part of this approval.

Contaminated land

3. The landowner/occupier is responsible for meeting the general environmental duty (GED) and also for obtaining any permits that may be required to carry out development on the land or to remove contaminated soil.
4. Landowners and occupiers of land, which is listed on the EMR or CLR, or suspected of being contaminated, must ensure that they meet their GED when using the land to ensure that any risks to human health and the environment are known and managed.

Compliance inspection

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

Approved plans and documents

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

Plan/Document Number	Plan/Document Name	Date
DA001.ISSUE A	Existing Site & Demo Plan	09.01.2025
DA002.ISSUE B	Proposed Site Plan	30.11.2025
DA003.ISSUE B	Dimensioned Plan	30.11.2025
DA004.ISSUE B	Roof Plan	21.12.2025
DA005.ISSUE B	Building "A" Elevations	21.12.2025
DA006.ISSUE B	Building "B" Elevations	21.12.2025
DA007.ISSUE B	Landscaping Plan	21.12.2025
38257-3-SV-TO01-R0 SHEET 1	Detail Survey	08.09.2025
-	Swept Path Analysis- Heavy Rigid Vehicle 12.5m	n.d.

-	Swept Path Analysis- Articulated Vehicle 19m	n.d.
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Development works

8. During the course of constructing the works, the developer shall ensure that all works are carried out by appropriately qualified persons and the developer and the persons carrying out and supervising the work shall be responsible for all aspects of the works, including public and worker safety, and shall ensure adequate barricades, signage and other warning devices are in place at all times.
9. The developer is responsible for locating and protecting any Council and public utility services, infrastructure and assets that may be impacted on during construction of the development. Any damage to existing infrastructure (kerb, road pavement, existing underground assets, etc.) that is attributable to the progress of works on the site or vehicles associated with the development of the site shall be immediately rectified in accordance with the asset owners' requirements and specifications and to the satisfaction of the asset owners' representative(s).
10. All civil and related work shall be designed and supervised by Registered Professional Engineers of Queensland (RPEQ-Civil) who are competent in the construction of the works. RPEQ certification is to be provided to Council for all works involving Council infrastructure that are authorised by this development approval and any related approval. This must include a Design Certificate with application/s for Operational work and a Construction Supervision Certificate at completion of the approved works and/or prior to Council's acceptance of any works on-maintenance.

Applicable standards

11. 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.

Works in road reserve

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

Avoiding nuisance

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

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

16. The area and its surrounds shall be kept in an orderly fashion, free of rubbish and clear of weeds and long grasses. The approved development and the premises are to be maintained in a clean and tidy condition and not to pose any health and safety risks to the community.
17. Unless otherwise approved in writing by the Council, approved hours of construction are restricted to Monday – Saturday 6.30am to 6.30pm – noise permitted. Work or business which causes audible noise must not be conducted from or on the subject land outside the above times or on Sundays or Public Holidays.

Screening mechanical equipment

18. All mechanical equipment (including air conditioners and the like) and rainwater tanks are to be screened from the adjoining roadway and nearby residential land uses.

Refuse storage and collection

19. At all times while the use continues, waste containers must be provided on the site and maintained in a clean and tidy state. Waste containers must be screened from view from the roadway and adjoining properties and are to be emptied and the waste removed from site on a regular basis.

20. Convenient access to the bulk refuse storage areas must be provided at all times for service vehicles.
21. Refuse collection from the site must not occur before 7:00am or after 6:00 pm, or on Sundays or public holidays.

Access

22. Vehicle crossovers to and from the development site shall be provided from Hawthorne Street, generally in the locations shown on approved drawing DA002-REV B- Proposed Site Plan. Vehicle crossovers are to be constructed generally in accordance with CMDG Drawing - CMDG-R-042A Rev B, dated 12/2016 and must be designed to cater for the maximum vehicle size accessing the site, ensuring no damage to the roadway or kerb. The grade of the vehicle crossover must not exceed the specifications of the CMDG.
23. Vehicle crossovers must be located a minimum distance of one metre from any power poles, street signage, streetlights, manholes, stormwater gully pits or other Council assets, unless otherwise specified in the applicable development standards and specifications.
24. The landowner is responsible for the construction and maintenance of vehicle crossovers from the property boundary to the extremal road networks and access ways, and for obtaining any approvals that may be required and for complying with the applicable designs and standards.
25. Remove any redundant crossovers and reinstate the road pavement, services and verge in accordance with CMDG Design Guideline D1 'Geometric Road Design' and in conjunction with the upgrade to the western side of Hawthorne Street adjacent the development site frontage (as required by condition 36).

Parking

26. A minimum of 2 car parking spaces are to be provided within the development site area generally in accordance with approved plan DA002-REV B-Proposed Site Plan.

Note: Parking spaces for persons with disabilities (PWD) are to be provided in accordance with the National Construction Code.

27. Car park design, including car parking spaces (widths and lengths), vehicle access lanes and manoeuvring areas are to comply with Australian Standard AS/NZS 2890.1:2004 Part 1: Off-street car parking.
28. Disabled car parking bays are to comply with Australian Standard AS/NZS 2890.6:2009 - Parking Facilities Part 6: Off-street parking for people with disabilities.

29. Onsite service vehicle access, parking and manoeuvring is to be designed in accordance with Australian Standard AS/NZS 2890.2:2004 - Parking facilities Part 2: Off-street commercial vehicle facilities requirements.
30. Vehicle movements within the site are to be clear of proposed parking areas, buildings, and landscape treatments.
31. Vehicle parking bays must not encroach into swept paths for vehicle movements.
32. Vehicles accessing the site and designated onsite parking areas must be able to enter and leave the site in forward direction. All vehicle manoeuvres to and from the onsite parking spaces must be totally contained within the development site boundaries and must not encroach onto the adjacent roadway.
33. All onsite access, parking and manoeuvring areas are to be sealed with an approved impervious surface. Surfacing shall consist of reinforced concrete, asphaltic hotmix or two coat (primer seal/seal) bitumen seal.
34. No on-street parking is permitted at the Hawthorne Street frontage of the development site area at any time. Signage is to be established on the development site boundary/s to this effect.

Footpath

35. A footpath is to be constructed along the full frontage of the development site on Hawthorne Street (excluding vehicle access driveways). The footpath construction is to be generally in accordance with Standard Drawings CMDG-R-051 and CMDG-R-058 and must be a minimum width of 1.5 metres. Footpath works are to include a kerb ramp to allow safe access in the Mayne Street direction of travel accordance with Standard Drawing CMDG-R-050.

External Roadworks

36. The full frontage of the site to Hawthorne Street must be upgraded to a commercial industrial standard in accordance with the CMDG Design Guidelines "Geometric Road Design D1". The road construction is to include kerb and channel on the western side of the road. A detailed design for the works is to be submitted to Council for approval as part of a development application for Operational Work.

Note: *Condition 36 has been imposed in accordance with Section 145 of the Planning Act 2016.*

Services

37. The approved development is to be connected to Council's reticulated water supply network in accordance with the Water Services Association of Australia (WSAA) publication and the CMDG Design Guidelines – D11 'Water Reticulation', at no cost to Council.
38. The approved development is to be connected to Council's reticulated sewerage disposal system in accordance with the Sewerage Code of Australia and the CMDG Design Guideline - D12 'Sewerage Reticulation', at no cost to Council.
39. Any connection to, or works associated with Council's sewerage infrastructure must be completed by a qualified plumber/drainlayer under Council supervision. No works are to be undertaken on Council's sewerage infrastructure without first obtaining the express permission of Council.

Note: Any damage caused to Council's sewer infrastructure due to the progression of works or as a result of the approved use shall be rectified at the landowner's expense.

40. Connection of the development to a telecommunication service must be undertaken in accordance with the relevant service provider's requirements and specifications along with relevant building standards, requirements and specifications.
41. The development must be connected to an electricity reticulation service in accordance with the relevant service provider's requirements and specifications along with relevant building standards, requirements and specifications.

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

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

Fencing and landscaping

44. Fencing is to be designed and constructed along the northern boundary in accordance with the State Assessment and Referral Agency's response issued 20 February 2026.
45. A 1.8-metre-high security fence is to be provided along the Hawthorne Street frontage of the site.
46. Landscaping areas are to be provided generally in accordance with approved plan DA007-Issue B-Landscaping Plan. Plantings within the landscaping areas shall include a mix of shrubs and ground covers which must contribute to the amenity of the development and the street. A landscaping plan is to be submitted to Council for approval prior to commencement of construction.

Note: Refer to Planning Scheme Policy SC6.2 – Landscaping for Council's preferred species list.

47. All landscaping works are to be completed prior to the commencement of the approved use.
48. Site landscaping is to be irrigated during an establishment period of two years, and ground covers should fully cover vegetated areas within one year of planting.
49. All site landscaping is to be maintained throughout the duration of the approved use. Any dead and/or unhealthy plants are to be promptly removed and replaced.
50. Site landscaping must not interfere with electrical infrastructure nor restrict maintenance access to any onsite infrastructure, public utility or easement.
51. Landscaping must not interfere with sight lines at access driveways for vehicle traffic.

Outdoor display areas

52. Vehicles, goods and equipment are not to be stored outside of the containers or buildings shown on approved drawing DA002-REV B-Proposed Site Plan. Outdoor areas are to be maintained in a clean and tidy state and shall not detract from the overall appearance or amenity of the area.

Advertising signage

53. Any proposed advertising signage is subject to further development approval unless compliant with the requirements for "Accepted development" or "Accepted development subject to requirements" identified in the planning scheme in force at the time.

54. Any advertising signage associated with the approved use must be fully contained within the development site boundaries and must not encroach into adjoining properties or roads.

Stormwater and drainage

Note: The **Draft Stormwater Management Plan** prepared by (Neilly Davies & Partners Pty Ltd), Revision A dated 22 December 2025 and submitted as part of this application is **NOT approved**.

55. Submit to Council, simultaneously with the Operational Work application, a revised, final and detailed **Stormwater Management Plan** for approval. This Stormwater Management Plan must include, but not be limited to the following:
- (i) demonstration that there is no nuisance or interference to the current use or potential future use of all downstream properties including road reserves, rail reserves and the like, for design storms of Q2 (AEP50), Q5 (AEP20), Q10(AEP10), Q20 (AEP5) and Q50 (AEP2);
 - (ii) details of stormwater drainage and mitigation measures, including capacity of proposed systems;
 - (iii) the lawful point of discharge including details of proposed rate of discharge for the design storms outlined above;
 - (iv) measures to prevent any solid matter or floatable oils being carried into the existing stormwater system;
 - (v) impacts to overland flow paths and mitigation measures;
 - (vi) external catchment flow;
 - (vii) digital data files of stormwater modelling; and
 - (viii) details demonstrating stormwater runoff from roofs and impervious surfaces is collected and discharged internally in accordance with the CMDG Design Guidelines D-5 'Stormwater Drainage Design'.
56. Stormwater must not be discharged to adjoining properties and must not pond on the property being developed, or adjoining properties during the development process or after the development has been completed.
57. There must be no increases in any silt loads or contaminants in any overland flow from the property being developed during the development process and after the development has been completed.
58. The stormwater disposal system must be designed to include appropriate pollution control devices or methods to ensure no contamination or silting of creeks or other waterways.

Construction activities and erosion control

59. During the course of any construction activities, soil erosion and sediment must be managed in accordance with CMDG Design Guidelines D-7 'Erosion Control and Stormwater Management'.

60. If there are a possibility of erosion or silt or other materials being washed off the property during the development process or after the development is completed, the developer must document and implement a management plan that prevents this from occurring.
61. Stockpiles of topsoil, sand, aggregate, spoil, or other material capable of being moved by the action of running water shall be stored clear of drainage paths and be prevented from entering the road and/or drainage system.
62. Should it be necessary for the road and/or drainage system to be reinstated or cleaned up due to erosion and/or sedimentation from the site, then such works shall be at no cost to Council. Such works shall be undertaken immediately.
63. Temporary fencing must be erected and maintained around the perimeter of the development area whilst construction activities are carried out.

Operating hours

64. Operating hours are restricted to 7:00am to 6:00pm Monday to Sunday.

Delivery of goods

65. Loading and unloading of goods must not occur outside the hours of 7:00am to 6:00pm Monday to Sunday.
66. The delivery, loading and unloading of goods to the site must be undertaken within the subject site and must not occur on adjoining properties or roads.

No cost to Council

67. Services and infrastructure required in connection with the establishment of the approved development must be provided at the developer's cost.
68. 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.
69. All rates and charges of any description and all arrears of such rates and charges, together with interest outstanding thereon, on the land, due to Council shall be paid prior to the commencement of use.

Latest versions

70. Where another condition refers to a specific published standard, manual or guideline, including specifications, drawings, provisions and criteria within those documents, that condition shall be deemed as referring to the latest
-

versions of those publications that are publicly available at the time the first operational works or compliance approval is lodged with the assessment manager or approval agency for those types of works to be performed or approved, unless a regulation or law requires otherwise.

Application documentation

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

GENERAL ADVICE

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

Warehouse means the use of premises for:

 - (a) *storing or distributing goods, whether or not carried out in a building;*
or
 - (b) *the wholesale of goods if the use is ancillary to the use in paragraph (a).*
- e) The *Environmental Protection Act 1994* states that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Environmental harm includes environmental nuisance. In this regard, persons and entities involved in the operation of the approved development are to adhere to their 'general environmental duty' to minimise the risk of causing environmental harm to adjoining premises.
- f) The land use rating category may change upon commencement of any new use on the approved lot(s). Council's current Revenue Statement, which includes the minimum general rate levy for the approved use/s, can be viewed on the Council Website: www.maranoa.qld.gov.au.
- g) All Aboriginal Cultural Heritage in Queensland is protected under the *Aboriginal Cultural Heritage Act 2003* and penalty provisions apply for any unauthorised harm. Under the legislation a person carrying out an activity

must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage. This applies whether or not such places are recorded in an official register and whether or not they are located in, on or under private land. The developer is responsible for implementing reasonable and practical measures to ensure the Cultural Heritage Duty of Care Guidelines are met and for obtaining any clearances required from the responsible entity.

- h) It is the responsibility of the developer to obtain all necessary permits and submit all necessary plans and policies to the relevant authorities for the approved use.
- i) An operational works application will be required to be submitted to and approved by Council for any cut and/or filling works that exceed 50m³.
- j) All persons involved in the development, operation or use of the site have an obligation to take all reasonable and practical measures to prevent or minimise any biosecurity risk under the *Biosecurity Act 2014*.
- k) Refer to attached Adopted Infrastructure Charges Notice for infrastructure charges levied for the approved development.
- l) In completing an assessment of the proposed development, Council has relied on the information submitted in support of the development application as true and correct. Any change to the approved plans and documents may require a new or changed development approval. It is recommended to contact Council for advice in the event of any potential change in circumstances.

Context:

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

Background:

Proposal

The application is a Development Permit for a Material Change of Use – “Warehouse” (Self Storage Facility). The development is comprised of a storage shed (identified as Building B), 20ft and 40ft shipping containers and an undercover area (identified as Building A) to store boats, trailers, cars, and caravans. The development also includes landscaping, fencing, and parking to complement the storage facilities.

The site layout is shown in Figure 1 below.

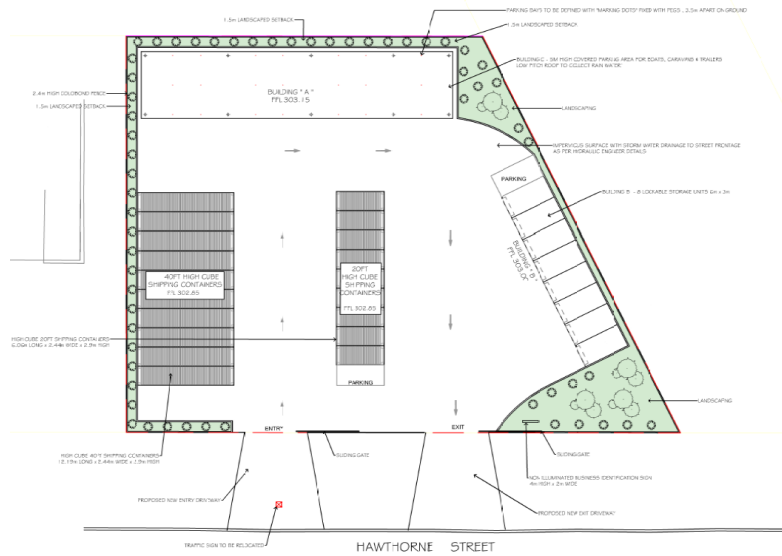


Figure 1 – Site Plan

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

Options Considered:

N/A

Recommendation:

The proposed development is generally consistent with the relevant assessment benchmarks. Potential adverse impacts can be appropriately managed through reasonable and relevant conditions of approval to achieve compliance to the greatest extent practicable.

While the proposal is not a typical residential activity anticipated within the General Residential Zone, the unique characteristics of the site, including its location adjoining a railway corridor and service station, contaminated land constraints, and separation from established dwelling houses, reduce its suitability for conventional residential development. In this context, the proposed low-intensity self-storage facility is considered an appropriate transitional land use that is unlikely to adversely impact residential amenity.

In support of the proposal:

- The development supports the day-to-day needs of residents by providing storage facilities in close proximity to residential areas.
- The proposal represents an appropriate use of the site given the land is identified on the Environmental Management Register, limiting its suitability for general residential purposes.

- The development introduces a low impact industrial use that is not expected to adversely impact adjoining residential allotments and provides an appropriate transition between existing lawful non-residential land uses and surrounding residential development.

It is therefore recommended that Council approve the Material Change of Use application for a “Warehouse” (Self-Storage Facility) 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 “*the establishment of a new use on the premises*”

The proposed development is identified as a “Warehouse” in the *Maranoa Planning Scheme 2017* (the ‘Planning Scheme’).

Warehouse means the use of premises for:

- (a) storing or distributing goods, whether or not carried out in a building; or
- (b) the wholesale of goods if the use is ancillary to the use in paragraph (a).

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

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

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

In accordance with Section 60 of the *Planning Act 2016*, after carrying 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

The applicant submitted the Notice of Compliance for Public Notification on 23 March 2026.

In accordance with the Development Assessment Rules, Council's Decision-Making Period ends on 21 May 2026.

Consultation:

Public Notification

The development application was publicly notified between 02 March 2026 and 23 March 2026. The applicant published a notice in Maranoa Today on 27 February 2026, placed a notice on the frontage of the site on 27 February 2026 and notified the adjoining landowners on 25 February 2026.

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

One (1) properly made submission was made in relation to the development application. The matters raised in the submission and the assessment response are detailed in the table below.

Matters Raised	Response
<p>The submitter raises concerns regarding Traffic and Road Safety</p>	<p>The subject site is located within the General Residential Zone and is situated in an area that currently does not feature kerb, channel, and footpath infrastructure. The site adjoins an existing railway corridor and has frontage to Hawthorne Street. Pedestrian and vehicle traffic volumes in the area are consistent with those typically associated with a residential locality.</p> <p>The proposed self-storage use is anticipated to generate minimal traffic impacts, with vehicle movements expected to be low and contained within the conditioned operating hours of the use. Vehicle access and crossovers to the site will be required to be upgraded to ensure safe manoeuvring in and out of the premises.</p> <p>To enhance pedestrian safety and accessibility, conditions will be applied requiring the construction of footpaths, kerb, and channel works. These upgrades will promote improved pedestrian connectivity and contribute to the integration of the site with the nearby Principal Centre Zone, which is located within close proximity.</p> <p>Additionally, landscaping and fencing will be added to the site ensuring separation from the road reserve and pedestrian movements.</p>
<p>The submitter raises concerns regarding Visual Impacts and Inadequate Screening</p>	<p>Located in proximity to existing Dwelling Houses and within the General Residential Zone, the proposed development introduces built form elements and materials that are not typically associated with the residential area. Specifically, the use of shipping containers and sheds included within the development represents an industrial built form.</p>

	<p>The proposed use is considered to respond appropriately to the site's constraints, including its identification on the Environmental Management Register (EMR), and the adjoining non-residential land uses. The built form is considered compatible with the adjoining commercial and industrial activities.</p> <p>To manage the visual bulk introduced by the development, landscaping and fencing is proposed to complement the built form. These measures will provide a buffer and visual separation between the self-storage use and the adjacent residential allotments. The landscaping will soften and reduce the visual impact of the built form and assist in integrating the development into the General Residential Zone.</p>
<p>The submitter raises concerns regarding Noise (Hours of Operation) and Lighting (Vehicle Headlight) Impacts/Emissions.</p>	<p>While the proposed self-storage use is located within the General Residential Zone, the allotment directly adjoins an existing railway corridor and is consolidated with other industrial and commercial type land uses.</p> <p>The proposed development responds to the site constraints and introduces a low impact land use on the site. Conditions can be applied to ensure noise and lighting emissions can be appropriately managed.</p> <p>Potential noise and light emissions generated by the proposed warehouse (self-storage facility) are expected to be minimal in comparison to the existing railway corridor and neighboring industrial/commercial activities. Any noise and light impacts can be contained within the development footprint and is not expected to cause environmental nuisance to the surrounding sensitive land uses.</p>

External

The application required referral to SARA due to the proximity of the site to the Railway Corridor. The application was properly referred on 11 February 2026 and SARA's response with conditions of development was issued on 20 February 2026.

Acronyms:

Acronym	Description
SARA	State Assessment and Referral Agency

Link to Corporate Plan:

Corporate Plan 2023-2028

Corporate Plan Pillar 1: Prosperity

1.5 Sustainable urban and industrial development

Supporting Documentation:

- 1 [↓](#) 2026/21671 - MCU - "Warehouse" (Self-Storage Facility) D26/47208
(Impact Assessable) - 63-65 Hawthorne Street ROMA -
Lot: 30 R: 8627-Planning Assessment Report
- 2 [↓](#) 2026/21671 - MCU - "Warehouse" (Self-Storage Facility) D26/5792
(Impact Assessable) - 63-65 Hawthorne Street ROMA -
Lot: 30 R: 8627 - AYB Nominees Pty Ltd (Tte) -
Development Plans

Report authorised by:

Senior Town Planner

Manager – Planning, Building & Development Services

Director - Regional Development, Environment & Planning

Planning Assessment Report-2026/21671

Application Number:	2026/21671
Proposal:	Material Change of Use – "Warehouse" (Self-Storage Facility)
Applicant:	AYB Nominees Pty Ltd C/-Deb McKenzie
Street Address:	63-65 Hawthorne Street
Real Property Description:	Lot 30 on R8627
Officer	Planning Officer

Proposed Land Use

Deb McKenzie on behalf of AYB Nominees Pty Ltd has submitted an application to operate a Self-Storage Facility at 63-65 Hawthorne Street, Roma (formally described as Lot 30 on R8627).

Details of Proposed Development

The application is a Development Permit for a Material Change of Use to establish a "Warehouse". The proposal is for a Self-Storage facility on the site, that will be comprised of:

- One enclosed storage shed, consisting of 8 x storage units each with an area of 18m² (identified as Building B),
- 10 x '40ft' shipping containers
- 9 x '20ft' shipping containers
- An undercover area (identified as Building A below) to store boats, trailers, cars and caravans.

Complementary to the built form, the development footprint will also include landscaping, fencing and parking areas. Figure 1 below shows the proposed Site Plan.

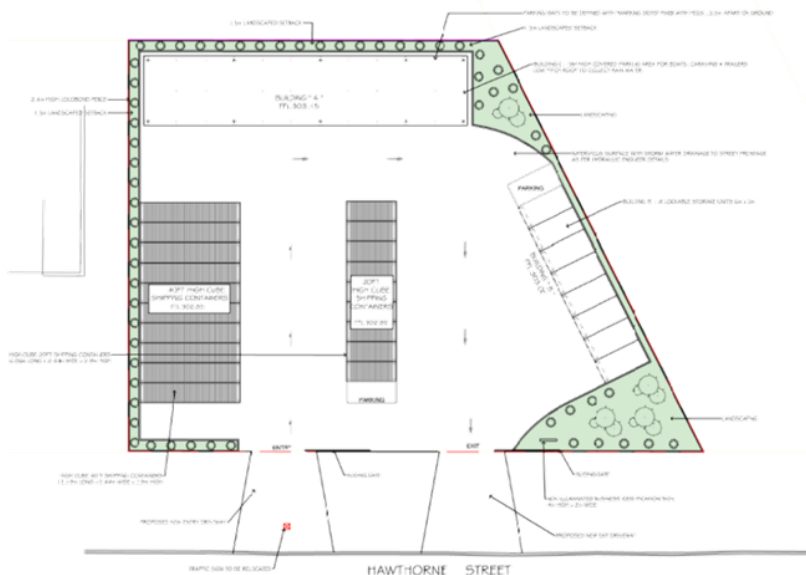


Figure 1: Site Plan (Source: Application Documents)

Characteristics of the Site

The development site is a slightly irregular shaped allotment with relatively flat topography. Situated within the General Residential Zone of the Maranoa Planning Scheme the site adjoins the Western Railway Corridor to the north, a Service Station to the east and an existing Dwelling with existing lawful non-residential land use rights to the south.

With frontage and access via Hawthorne Street the allotment has a total site area of 2918m².

Historically featuring a Service Station/Fuel Operation use on the site, the allotment is listed on the Environmental Management Register, and the land is specified as suitable for *Land Use B – Residential with minimal opportunities for access to impact groundwater, dwellings with fully and permanently paved yard space such as units, high-rise buildings and apartments.*



Figure 2: Zoning (Source: Spectrum Spatial)

State Assessment and Referral Agency

The subject site is located adjoining a Railway Corridor and therefore triggers referral under Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 of the Planning Regulation 2017. The application was properly referred to the State Assessment and Referral Agency (SARA), and SARA's response with Conditions was issued on 20 February 2026. A copy of this response will be included within the Decision Notice.

Public Notification

The application was subject to Impact Assessment under Table 5.5.3 of the Maranoa Planning Scheme 2017. The applicant was therefore required to undertake public notification in accordance with the requirements of the *Planning Act 2016* and the Development Assessment Rules.

The applicant undertook notification from 02 March 2026 to 23 March 2026, and:

- Published a notice in the Maranoa Today on 27 February 2026
- Placed a notice on the frontage of the site on 27 February 2026 and
- Sent notices to all adjoining landowners on 25 February 2026

The applicant has met all requirements of the public notification period, and one submission was received in relation to the development.

Assessment

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

The site is located in the General Residential Zone, where an "Undefined Use" is identified as Impact Assessable. In accordance with section 45 of the *Planning Act 2016*, an impact assessment is an assessment that-

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

Assessment Benchmarks

The Assessment Benchmarks applicable to the development assessment are:

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

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

The Darling Downs Regional Plan

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

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

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

State Planning Policy

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

The Maranoa Planning Scheme 2017

- Part 3 Strategic Framework
- Part 5 Tables of Assessment
- Part 6 Zone
 - 6.2.3 General Residential Zone Code
- Part 8 Overlays
 - 8.2.8 Airport Environs Overlay Code

Part 3-Strategic Framework

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

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

Theme	Response
Liveable Communities and Housing	<p>While the proposal presents an Industrial Use in the General Residential Zone, a Self-Storage use is considered to support day to day activities and needs within the community. The proposal provides secure storage for individuals where space may be limited at their place of residence.</p> <p>The development site adjoins other non-residential activities allowing for the consolidation of like non-residential uses without impacting the amenity and function of the General Residential Zone.</p>
Economic Growth	<p>Supporting the Roma Township by allowing individuals to securely store items at the site, the proposal is a service that meets local and surrounding resident's needs.</p> <p>Given the low intensity nature of self-storage facilities and that the site adjoins other industrial uses, the development is not considered to prejudice residential activities in other parts of the zone and is generally consistent with community expectations for the area.</p>
Environment and Heritage	<p>Listed on the Environmental Management Register, and specified as <i>Land Use B</i>, the development responds to the site constraints associated with the categorisation as it is not appropriate for general residential activities,</p> <p>No other Environmental or Heritage items are identified on the site.</p>

Theme	Response
Hazards and Safety	<p>Categorised as suitable for <i>Land Use B</i> on the Environmental Management Register, the proposal establishes a low impact industrial use on the site. The nature of the use will have minimal impact on the surrounding sensitive land uses while also responding to the site categorisation as not being appropriate for residential activities.</p> <p>Adjoining a Railway Corridor, conditions have been implemented to ensure appropriate fencing is added along the northern boundary to separate the activities from the corridor.</p> <p>The development site is not affected by natural hazards.</p>
Infrastructure	<p>As the proposal has a greater GFA compared to a Dwelling House, impacts to regions stormwater network is considered to be most prevalent as a result of the development. To offset these impacts conditions will be applied to ensure kerb & channel is constructed along the site frontage and a further Operational Works Application is submitted ensuring Stormwater Plans accurately reflect the development.</p> <p>The development is not expected to adversely impact the surrounding road infrastructure and, where appropriate, infrastructure charges will be applied to reflect the impact on additional infrastructure.</p>

Part 5-Tables of Assessment

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

Part 6-Zones

6.2.3 General Residential Zone Code

The purpose of the General residential zone is to:

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

The overall outcomes sought for the General residential zone code are as follows:

- (a) a range of housing, predominantly detached dwelling houses, on a range of lot sizes;*

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

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

- The proposed development supports the day-to-day needs of residents allowing for the storage of items in close proximity to residential areas.
- The proposed development is an appropriate use on the site due to the land being classified as contaminated on the Environmental Management Register and unsuitable for general residential purposes.
- The proposed development brings a low intensity industrial use to the area that is expected to have limited impact on the adjoining residential allotments due to the nature of the activity.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
PLANNING		
Use, density and built form		
<p>PO 1 Scale Uses other than <i>Accommodation activities</i>:</p> <ul style="list-style-type: none"> (a) are of a small-scale and low intensity; (b) directly support the day-to-day needs of the immediate residential community; (c) do not prejudice the operation and viability of other uses or activities in the General Residential Zone or other zones; (d) have all car parking needs met on site; (e) may occur on residential zoned lots contiguous with land that is not zoned residential, where the use is similar to the non-residential land use on the contiguous parcel; (f) include mitigation measures such as acoustic fencing, landscaping and appropriate setbacks in instances where there is a potential for land use conflict between the use and adjoining and nearby accommodation activities; and (g) have access to reticulated sewer, water and stormwater. 		<p>Complies Proposing a Warehouse Use the development is a low intensity use that provides personal storage options to service the needs of the residential community.</p> <p>Located on contaminated land identified on the EMR, the site is not suitable for general residential development and provides an additional buffer between the Service Station use and residences across Hawthorne Street. The development is not intended to prejudice the operation or viability of other uses in the General Residential Zone or Industry Zone.</p> <p>The proposal will include fencing and landscaping to mitigate potential impacts on surrounding residences.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
<p>PO 2 Location</p> <p>Residential living is conveniently connected to the principal, major or district centres.</p> <p>Uses other than <i>accommodation activities (general residential)</i> are located so as:</p> <p>(a) not to prejudice the consolidation of like non-residential uses in other more appropriate areas;</p> <p>(b) to be co-located with other non-residential uses wherever possible;</p> <p>(c) to be accessible for, and provide a service to, the immediate local population; and</p> <p>(d) to be located on the major road network rather than local residential streets.</p> <p>Note: Non-residential uses are any uses that are not associated with a Dwelling use.</p>		<p>Complies</p> <p>Situated on an allotment that is identified on the EMR as contaminated land, the development is an appropriate use of the site as it provides a low impact facility that services the local population.</p> <p>Adjoining existing non-residential uses, the development is co-located with other non-residential uses and separated from nearby dwellings by the railway corridor and road network.</p>
<p>PO 3 Density and site coverage</p> <p>Development provides for an attractive, open and relatively low-density form of urban residential settlement that maintains a high level of residential amenity.</p>	<p>AO 3.1</p> <p>Site coverage, not including paths, residential outbuildings and carports shall not exceed 60% of the premises.</p>	<p>Complies</p> <p>The development site has a total area of 2918m² with the development footprint not exceeding 60% of the premises.</p>
<p>PO 4 Setbacks Building setbacks:</p> <p>(a) enhance the appearance and character of streets and buildings;</p> <p>(b) are appropriate to the scale of the development and the intended character of the General Residential Zone;</p> <p>(c) provide for adequate daylight for habitable rooms and open space areas on and adjoining the site;</p> <p>(d) are sufficient to minimise loss of</p>	<p>For Dwelling house:</p> <p>AO 4.1</p> <p>Boundary setbacks are provided in accordance with the Queensland Development Code MP 1.2.</p> <p>For uses other than Dwelling house:</p> <p>AO 4.2</p> <p>Buildings and car parking areas are setback a minimum of 6 m from the primary street frontage, 3 m from any secondary frontage and 3 m from side and rear boundaries.</p> <p>For development on a corner allotment:</p> <p>AO 4.3</p> <p>No structure exceeding 2 m in height is to be built within a 9 m by 9 m truncation at the corner of the two road frontages.</p>	<p>AO 4.1 Not Applicable</p> <p>The development does not include a dwelling.</p> <p>AO 4.2 Alternative Solution</p> <p>All proposed buildings are setback a minimum of 6m from Hawthorne Street and 1.5m from side and rear boundaries. The proposed site layout maximises manoeuvring areas. The proposal also includes adequate landscaping buffers, fencing and is surrounded by existing non-residential uses. The</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
<p>privacy, overshadowing and overlooking of adjoining premises; and</p> <p>(e) provide adequate separation and buffering between residential and non-residential premises.</p>		<p>development not meeting the setback requirements is an excepted non-compliance.</p> <p>AO 4.3 Not Applicable The development site is not a corner allotment.</p>
<p>PO 5 Height</p> <p>The height of buildings is compatible with and complementary to the character of the residential environment and does not unduly reduce privacy or access to sunlight on adjoining land.</p>		<p>Complies</p> <p>All built form within the development is a height that is compatible with and complementary to the residential environment and does not reduce privacy or access to sunlight on adjoining land.</p>
<p>PO 6 Outbuildings</p> <p>Residential amenity is to be maintained and outbuildings are not to be used for ancillary non-residential uses.</p> <p>Residential amenity is not compromised by the storage of domestic goods.</p> <p>Note: Ancillary non-residential uses are any uses that are not ancillary to the activities within a Dwelling.</p>	<p>AO 6.1</p> <p>Boundary setbacks are provided in accordance with the <i>Queensland Development Code MP 1.2</i>.</p> <p>AO 6.2</p> <p>The size of outbuildings is restricted to structures with a maximum of 4.2 m in height and a maximum of 82 m² floor area.</p> <p>Note: The maximum floor area of the outbuilding can be exceeded if it includes an attached carport open on three sides to a maximum of 36 m² floor area (118 m² total area).</p> <p>AO 6.3</p> <p>The combined site coverage of all outbuildings, including shipping containers and other forms of permanent private storage structures, is not to exceed 15% of the remaining site area available without buildings already constructed upon it.</p> <p>AO 6.4</p> <p>The use of shipping containers for permanent private storage is limited to:</p> <p>(a) allotments with a minimum area of 800 m²; and</p> <p>(b) one shipping container per allotment.</p> <p>AO 6.5</p> <p>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>Not Applicable</p> <p>The development does not include an outbuilding. While the proposal includes shipping containers, this is not associated with a residential use of the premises.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
	<p>(b) is located in the rear yard and is/are screened from any road frontage and adjoining property through the use of landscaping or other suitable screening structures (ie. lattice);</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>PO 7 Separation from incompatible land uses</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>Complies</p> <p>The proposed industrial development is located adjoining other non-residential uses. The site is separated from other Dwellings by the Railway Line and Hawthorne Street. The development is not expected to impact the future viability of surrounding uses and is expected to achieve an appropriate standard of amenity and public safety.</p>
<p>PO 8 Buffers</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 <i>SC6.2 Planning scheme policy – Landscaping</i> for guidance on designing and establishing landscape buffers.</p>		<p>Complies</p> <p>Appropriate fencing is to be constructed along the northern property boundary to provide adequate separation and buffering between the lot and the railway corridor.</p>
<p>Amenity</p>		

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
Advertising signage – refer to the Operational works advertising devices code		
Heritage places – in addition, refer to the Heritage overlay code where mapped in the SPP Cultural heritage mapping or listed in the Heritage and character policy		
<p>PO 9 General amenity Uses other than <i>Accommodation activities</i> 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>Complies With the allotment identified as contaminated land and the adjoining non-residential uses, the development is considered generally suitable for the locality. Further, self storage is a low impact use that is not expected to impact adversely on the residential amenity of the General Residential Zone and does not prejudice the landscape values of the town.</p>
<p>PO 10 Building appearance Buildings are designed to a high aesthetic standard. Service spaces and facilities are designed and sited in an unobtrusive and convenient manner.</p>	<p>AO 10.1 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>Conditioned to Comply Conditions will be applied to ensure any mechanical equipment or water tanks, are screened so as not to be visible from the road or public open space.</p>
<p>PO 11 Neighbourhood character The design of development recognises and responds to the surrounding area or neighbourhood.</p>	<p>AO 11.1 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>Complies Proposing a similar configuration to existing Warehouse (Storage-Facility) uses within the Maranoa Region, the development reflects the predominant elements of the surrounding urban area.</p>
<p>PO 12 Footpaths Footpaths are provided for pedestrian comfort.</p>	<p>AO 12.1 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, AO 12.2 In the Central living precinct, footpaths are provided for the full length of the site frontage.</p>	<p>Conditioned to Comply Conditions will be applied to ensure footpaths are added to the frontage of the development site.</p>
<p>PO 13 Streetscape Buildings in the General Residential Zone: (a) address the street frontage;</p>		<p>Complies Development Plans indicate the site addresses the street frontage and has a clearly defined front entry that is visible from the</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
<p>(b) have a clearly defined front entry or entry 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>		street.
<p>PO 14 Cultural heritage The physical integrity and significance of cultural heritage discovered during development are retained. Note: Cultural heritage refers to indigenous and non- indigenous cultural heritage.</p>	<p>AO 14.1 Protection of cultural heritage is achieved by demonstrated agreement with the appropriate aboriginal or cultural heritage body responsible for the care of that heritage.</p>	<p>Not Applicable 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>
Landscaping, privacy and fencing		
Landscaping – refer to the Operational works landscaping code		
<p>PO 15 Landscaping 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>For all uses other than Dwelling house:</p> <p>AO 15.1 Landscaping is to be provided with a minimum width of 1.5 m along the front boundary and 1 m along the side and rear boundaries shared with an accommodation activity.</p> <p>AO 15.2 A minimum 2 m wide vegetated buffer is provided to any vehicle movement and parking area that adjoins a boundary with an accommodation activity; and</p> <p>AO 15.3 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. Note: Refer to SC6.2 Planning scheme policy – Landscaping for guidance on designing and establishing landscape works. 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>AO 15.1 & AO 15.2 Complies Development Plans indicate landscaping with a minimum width of 1.5m is to be provided along all boundaries with no impact to vehicle movements on the site.</p> <p>AO 15.3 Not Applicable The development does not include a car park.</p>
<p>PO 16 Privacy and screening Non-accommodation activities provide adequate screening for adjoining residential premises so that the privacy and amenity of residential use is protected.</p>	<p>AO 16.1 Windows and openings of buildings and structures housing non-accommodation activities do not overlook the living areas, (including outdoor living areas) of adjoining dwellings.</p>	<p>Complies No windows or openings overlook adjoining lots.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
<p>PO 17 Fencing</p> <p>Where uses other than <i>Accommodation activities</i> adjoin <i>Accommodation activities</i>, fencing provides separation for privacy.</p>	<p><i>For uses other than Accommodation activities:</i></p> <p>AO 17.1</p> <p>Fencing is provided along all boundaries shared with an <i>Accommodation activity</i>.</p> <p>AO 17.2</p> <p>The constructed fence is to consist of a 1.8 m high solid structure.</p>	<p>Complies</p> <p>Development Plans indicate 1.8m fencing will be provided along all boundaries of the allotment.</p>
Avoiding Nuisance		
<p>PO 18 Operating hours</p> <p>Uses are operated in a manner that ensures the local amenity is protected.</p>	<p><i>For Community activities::</i></p> <p>AO 18.1</p> <p>Uses are operated between the hours of 7:00am and 8:00pm.</p> <p><i>For Business activities:</i></p> <p>AO 18.2</p> <p>Uses are operated between the hours of 7:00 am and 8:00 pm Monday to Saturday only and not including public holidays.</p> <p><i>For all other non-accommodation activities:</i></p> <p>AO 18.3</p> <p>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>AO 18.1 Not Applicable</p> <p>The development does not involve community activity.</p> <p>AO 18.1 Alternative Solution</p> <p>Conditions will be applied to ensure the development will only operate between the hours of 7:00am to 6:00pm Monday to Sunday. The proposed hours comply with the requirements of the Code and the proposal to allow Sunday operations is not considered to impact the local amenity given the surrounding uses.</p>
<p>PO 19 Delivery of goods</p> <p>The loading and unloading of goods occur at the appropriate times to protect the amenity of the area and surrounding areas.</p>	<p>AO 19.1</p> <p>Loading and unloading of goods occur:</p> <ul style="list-style-type: none"> • 7:00 am to 6:00 pm Monday to Friday, • 8:00 am to 5:00 pm Saturday <p>AO 19.2</p> <p>No loading or unloading occurs on Sundays or Public Holidays.</p> <p>AO 19.3</p> <p>The use does not generate:</p> <ol style="list-style-type: none"> (a) more than two truck movements per week of trucks with a gross vehicle mass of 10 tonnes or less; and (b) does not generate any truck movements of trucks with a gross vehicle mass of greater than 10 tonnes. 	<p>AO 19.1 & AO 19.2 Alternative Solution</p> <p>Conditions will be applied to ensure loading and unloading occurs onsite in accordance with the operating hours, being 7am-6pm Monday to Sunday.</p> <p>AO 19.3 Complies</p> <p>The proposed development is not expected to generate more than two truck movements per week with a mass of 10 tonnes.</p>
<p>PO 20 Noise emissions</p> <p>Noise emissions from premises do not cause a nuisance to adjoining properties or sensitive land uses.</p>	<p>Note: Sensitive land uses are defined in the State Planning Policy.</p>	<p>Conditioned to Comply</p> <p>Conditions will be applied to ensure noise emissions from the site do not cause nuisance to adjoining lots.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
<p>PO 21 Lighting</p> <p>Lighting is designed in a manner that ensures ongoing amenity and safety in the activity area, whilst ensuring surrounding areas are protected from undue glare or lighting overspill.</p>	<p>AO 21.1</p> <p>All lighting does not exceed 8 lux at 1.5 m beyond any site boundary adjoining sensitive land uses.</p> <p>Note: Sensitive land uses are defined in the State Planning Policy.</p>	<p>Conditioned to Comply</p> <p>Conditions will be applied to ensure lighting from the site does not exceed 8 lux at 1.5m beyond any site boundary.</p>
<p>PO 22 Refuse storage</p> <p>Refuse storage areas are:</p> <p>(a) located in convenient and unobtrusive positions;</p> <p>(b) screened from the street and adjoining uses; and</p> <p>(c) capable of being serviced by a waste collector if required to be emptied on site.</p>	<p>AO 22.1</p> <p>Refuse storage areas are located behind the front building line and are screened from view from the street and any adjoining residential uses by a 1.8 m high screen fence of maximum transparency of 50%.</p> <p>For developments comprising eight or more dwelling units, and uses other than accommodation activities:</p> <p>AO 22.2</p> <p>Service vehicle access and manoeuvring areas are to be provided on-site in accordance with the <i>Capricorn Municipal Development Guidelines</i>, to enable waste collection.</p>	<p>AO 22.1 Conditioned to Comply</p> <p>Conditions will be applied to ensure a Refuse Storage Area is located on the site and is screened from public view.</p> <p>AO 22.2 Conditioned to Comply</p> <p>Conditions will be applied to ensure Service Vehicle access and manoeuvring areas are to be provided on-site in accordance with the CMD Guidelines.</p>
ENGINEERING		
<i>Earthworks – refer to the Operational works excavation or filling code</i>		
<i>Infrastructure – refer to the Operational works infrastructure code</i>		
Erosion Control		
<p>PO 23 Construction activities</p> <p>Both erosion control and silt collection measures are undertaken to ensure the protection of environmental values during construction.</p>	<p>AO 23.1</p> <p>During construction, soil erosion and sediment are managed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p>	<p>Conditioned to Comply</p> <p>Conditions will be applied to ensure during construction soil erosion and sediment are managed in accordance with the CMD Guidelines.</p>
Provision of services		
<p>PO 24 Electricity supply</p> <p>Premises are provided with a supply of electricity adequate for the activity.</p>	<p>AO 24.1</p> <p>Premises are connected to the reticulated electricity infrastructure. The connection is to be approved by the relevant energy regulatory authority; and/or</p> <p>AO 24.2</p> <p>Renewable energy systems contribute to the supply and use of electricity to and from the grid.</p>	<p>AO 24.1 Complies</p> <p>The development site is a pre-established lot connected to the reticulated electricity infrastructure.</p> <p>AO 24.2 Complies</p> <p>The development allows for opportunities for renewable energy systems</p>
<p>PO 25 Gas supply</p> <p>Where a reticulated gas supply is available:</p>	<p>AO 25.1</p> <p>Where available, premises are connected to Council's reticulated gas system.</p>	<p>Not Applicable</p> <p>The development site is not connected to Council's reticulated gas system.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
<p>(a) premises are provided with a supply of reticulated gas adequate for the activity; and</p> <p>(b) access to reticulated infrastructure is to be maintained for maintenance and replacement purposes.</p>		
<p>PO 26 Water supply 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>AO 26.1 Premises are connected to Council's reticulated water system.</p> <p>AO 26.2 No buildings are constructed over water supply infrastructure including trunk mains and manholes.</p> <p>AO 26.3 A clear level area of a minimum of 2.5 m radius is to be maintained around existing water supply infrastructure including trunk mains and manholes for maintenance and upgrade purposes.</p>	<p>AO 26.1 Complies The development site is a pre-established lot connected to the reticulated water system.</p> <p>AO 26.2 Complies The development plans indicate that no buildings or structures are to be located over water infrastructure.</p> <p>AO 26.3 Complies The development plans indicate that no buildings or structures are to be located within 2.5m of existing water infrastructure.</p>
<p>PO 27 Effluent disposal 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>AO 27.1 Premises are connected to Council's reticulated sewerage system; or</p> <p>AO 27.2 Premises located within the General residential zone of Yuleba and Wallumbilla are connected to an on-site effluent disposal system in accordance with AS/NZS 1547:2012.</p> <p>AO 27.3 No buildings are constructed over sewerage infrastructure including trunk mains and manholes; and</p> <p>AO 27.4 A clear level area of a minimum of 2.5 m radius is to be maintained around existing sewerage infrastructure including trunk mains and manholes for maintenance and upgrade purposes.</p>	<p>AO 27.1 Complies The development site is a pre-established lot connected to the reticulated sewerage system.</p> <p>AO 27.2 Not Applicable</p> <p>AO 27.3 Complies The development plans indicate that no buildings or structures are to be located over sewerage infrastructure.</p> <p>AO 27.4 Complies The development plans indicate that no buildings or structures are to be located within 2.5m of existing sewerage infrastructure.</p>
Stormwater and drainage		
<p>PO 28 Stormwater and inter-allotment drainage</p>	<p>AO 28.1 Stormwater and inter-allotment drainage is</p>	<p>Conditioned to Comply Conditions will be applied</p>

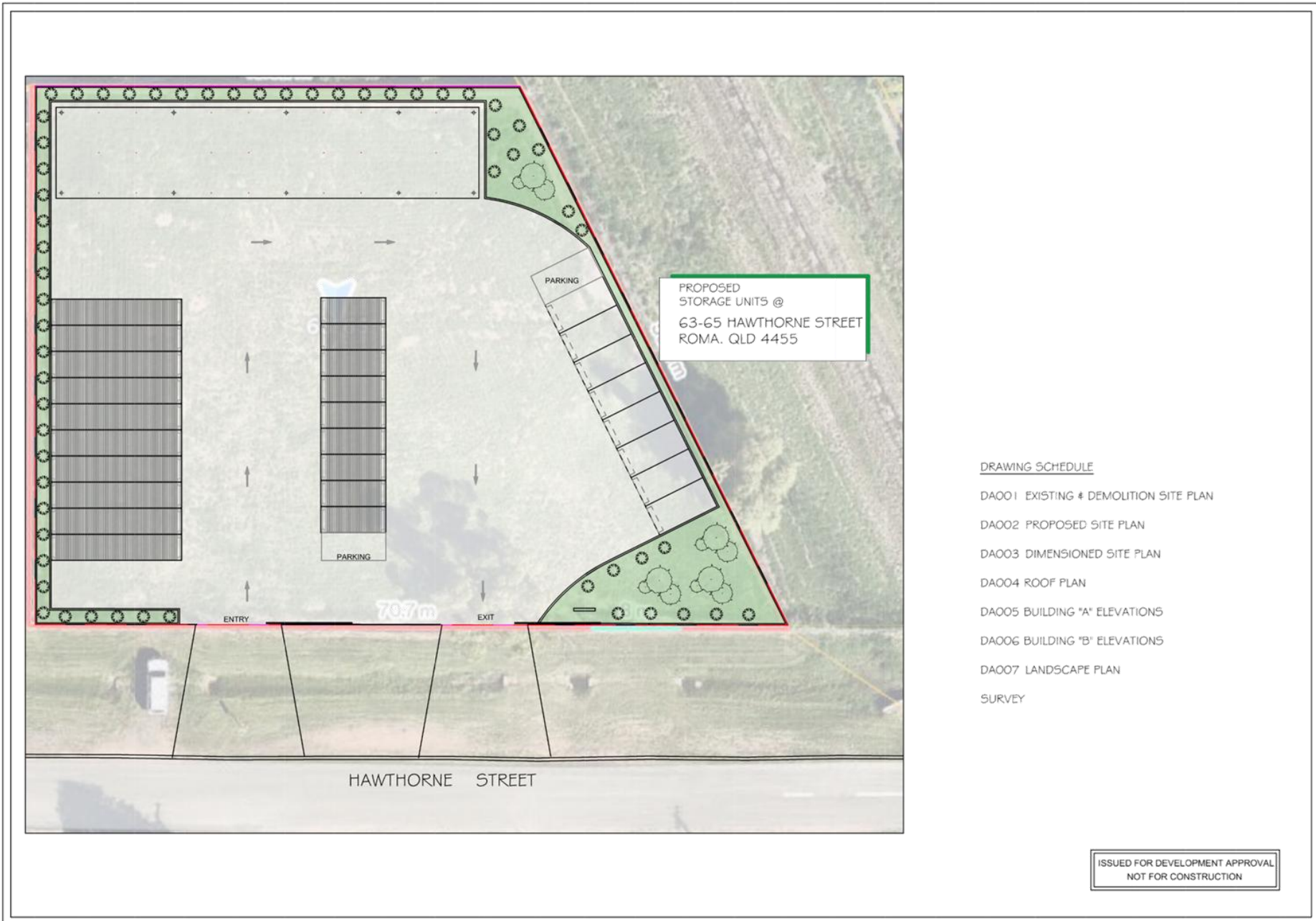
PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
<p>Stormwater is collected and discharged to:</p> <p>(a) protect the stability of buildings and the use of adjacent land;</p> <p>(b) prevent water-logging of nearby land;</p> <p>(c) protect and maintain environmental values; and</p> <p>(d) maintain access to reticulated infrastructure for maintenance and replacement purposes</p>	<p>collected and discharged in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p> <p>Note: Refer to <i>Queensland Development Code (QDC) MP1.4</i> – Building over or near relevant infrastructure.</p>	<p>to ensure stormwater is collected and discharged in accordance with the CMD Guidelines, in conjunction, an operational works approval will be required to add Kerb and Channeling to the site frontage.</p>
Roads and rail		
Infrastructure – refer to the Infrastructure overlay code		
for development in the proximity of, or potentially affecting State infrastructure.		
<p>PO 29 Protection of State-controlled roads</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>AO 29.1</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>AO 29.2</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>AO 29.2 Not Applicable</p> <p>The development site does not have primary access via a State-Controlled Road.</p> <p>AO 29.2 Complies</p> <p>The development site has access via Hawthorne Street a local road.</p>
<p>PO 30 Roads</p> <p>A sealed road is provided between the premises and the existing sealed road network.</p>	<p>AO 30.1</p> <p>Roads are designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p> <p>AO 30.2</p> <p>Premises have approved access to the existing road network.</p>	<p>AO 30.1 Not Applicable</p> <p>The development does not include the design or construction of a new road.</p> <p>AO 30.2 Complies</p> <p>The development site has approved access via Hawthorne Street.</p>
Access, parking and manoeuvring		
<p>PO 31 Vehicle access</p> <p>Vehicle access is provided to a standard appropriate for the use.</p>	<p>AO 31.1</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>AO 31.2</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>AO 31.3</p> <p>Access is to be designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p>	<p>AO 31.1 Conditioned to Comply</p> <p>Conditions will be applied to ensure access is sealed and connected to the existing road network via a crossover designed and constructed in accordance with the CMD Guidelines.</p> <p>AO 31.2 Conditioned to Comply</p> <p>Conditions will be applied to kerb and channelling is added to the development site.</p>

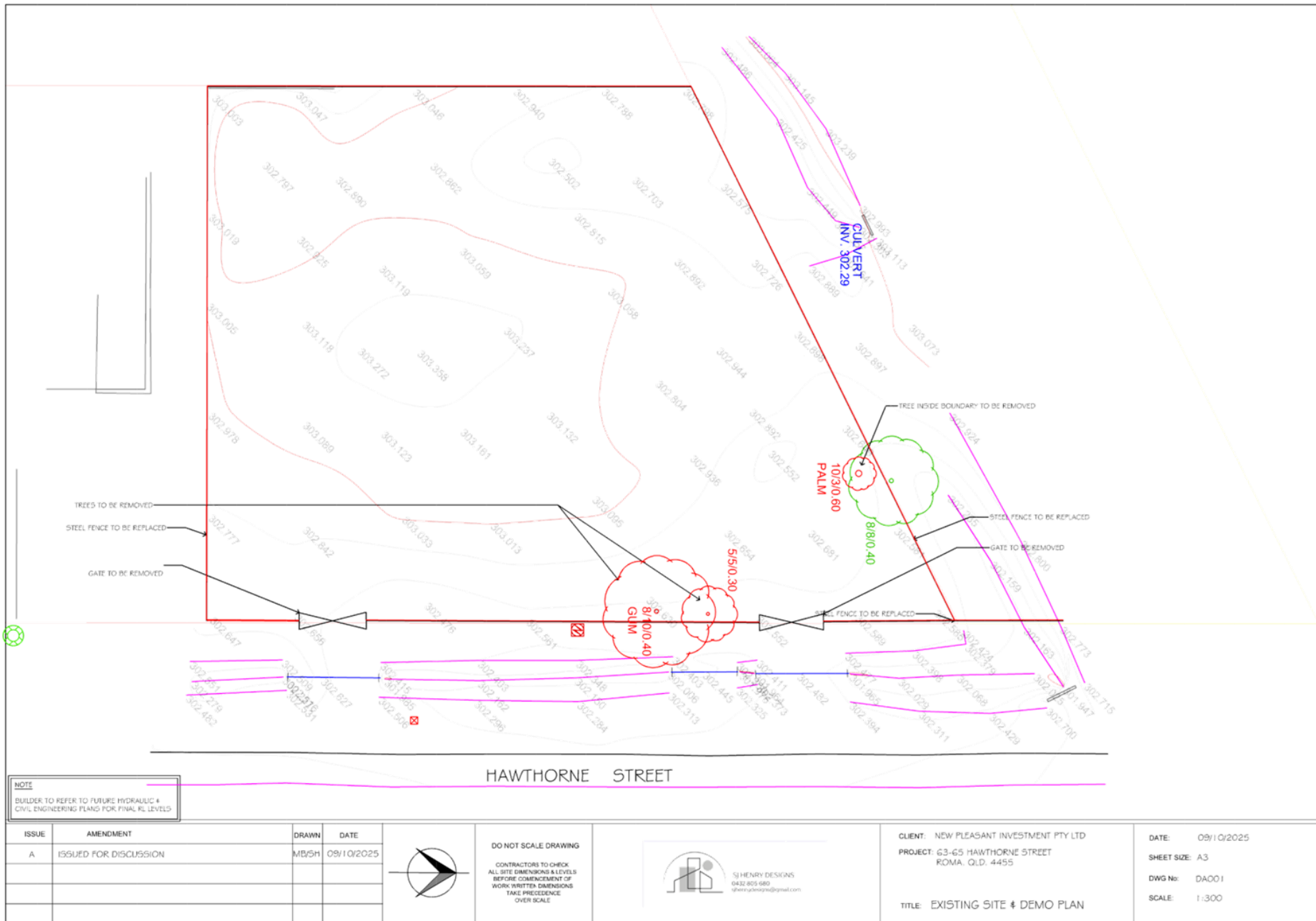
PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
	Note: An 'all-weather' road is a road that remains accessible during all normal weather events but exclude continued functioning during natural hazard events such as fire and flood.	AO 31.3 Conditioned to Comply Conditions will be applied to ensure access is designed and constructed in accordance with the CMD Guidelines.
<p>PO 32 Parking and manoeuvring</p> <p>Vehicle parking and service vehicle provision is adequate for the activity and ensures both safety and functionality for motorists and pedestrians.</p>	<p>AO 32.1</p> <p>Where the existing floor area is redeveloped for an alternate use listed as accepted development subject to requirements or code assessable in the General Residential Zone, there are nil car parking number requirements for that existing portion of floor area.</p> <p>AO 32.2</p> <p>All uses provide vehicle parking in accordance with Schedule 7, Parking standards.</p> <p>AO 32.3</p> <p>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>AO 32.4</p> <p>The number of on-site car parking spaces required to be provided in conjunction with any non-accommodation activity use in accordance with Schedule 7 Parking standards, does not exceed ten; and</p> <p>AO 32.5</p> <p>All car parking, access and manoeuvring areas are to be sealed with an impervious surface; and</p> <p>AO 32.6</p> <p>All vehicles drive forward when entering and exiting the site.</p>	<p>AO 32.1 - AO 32.3 Alternative Solution</p> <p>Due to the nature of the proposed development and the storage facility use allows individuals to store items only two formal car parking spaces have been provided onsite. The nature of the use is such that customers will park adjacent to their storage unit. The proposed aisle widths are sufficient to allow manoeuvring around any parked vehicles.</p> <p>AO 32.4 Complies</p> <p>The number of on-site car parking spaces does not exceed Ten (10).</p> <p>AO 32.5 Conditioned to Comply</p> <p>Conditions will be applied to ensure all car parking, access and manoeuvring areas are to be sealed with an impervious surface.</p> <p>AO 32.6 Conditioned to Comply</p> <p>Conditions will be applied to ensure all vehicles drive forward when entering and exiting the site.</p>
ENVIRONMENTAL		
Biodiversity – in addition, refer to the Biodiversity areas overlay code where mapped in the SPP mapping as MSES.		
<p>PO 33 Air emissions</p> <p>Air emissions including odour do not cause environmental harm or nuisance to adjoining properties or sensitive land uses.</p>	Note: Sensitive land uses are defined in the State Planning Policy.	Conditioned to Comply Conditions will be applied to ensure air emissions from the site do not cause environmental harm or nuisance to adjoining lots.
<p>PO 34 Energy use</p> <p>Non-renewable energy use is minimised through efficient design and the adoption of</p>	<p>AO 34.1</p> <p>Passive solar design principles are adopted in buildings to maximise energy efficiency.</p> <p>AO 34.2</p>	AO 34.1 Complies The use on the site incorporates minimal passive solar design principles due to the nature

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
alternative energy sources.	Building design and orientation provide opportunities for the incorporation of alternative energy technologies.	of the self-storage facility having a low energy output. AO 34.2 Complies The shipping container design and orientation allows the incorporation of alternative energy technologies
PO 35 Water quality The standard of effluent and/or stormwater runoff from premises ensures the quality of surface water is suitable for: (a) the biological integrity of aquatic ecosystems; (b) recreational use; (c) supply as drinking water after minimal treatment; (d) agricultural use or industrial use; and (e) minimises nuisance or harm to adjoining land owners.		Conditioned to Comply Conditions will be applied to ensure water runoff from the premises do not cause nuisance or harm to adjoining sites.
SAFETY AND RESILIENCE TO HAZARDS		
INDUSTRY ACTIVITIES - additional requirements Note: All industry activities are impact assessable in the General residential zone.		

Assessment Summary

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





NOTE
 BUILDER TO REFER TO FUTURE HYDRAULIC & CIVIL ENGINEERING PLANS FOR FINAL RL LEVELS

ISSUE	AMENDMENT	DRAWN	DATE
A	ISSUED FOR DISCUSSION	MB/SH	09/10/2025



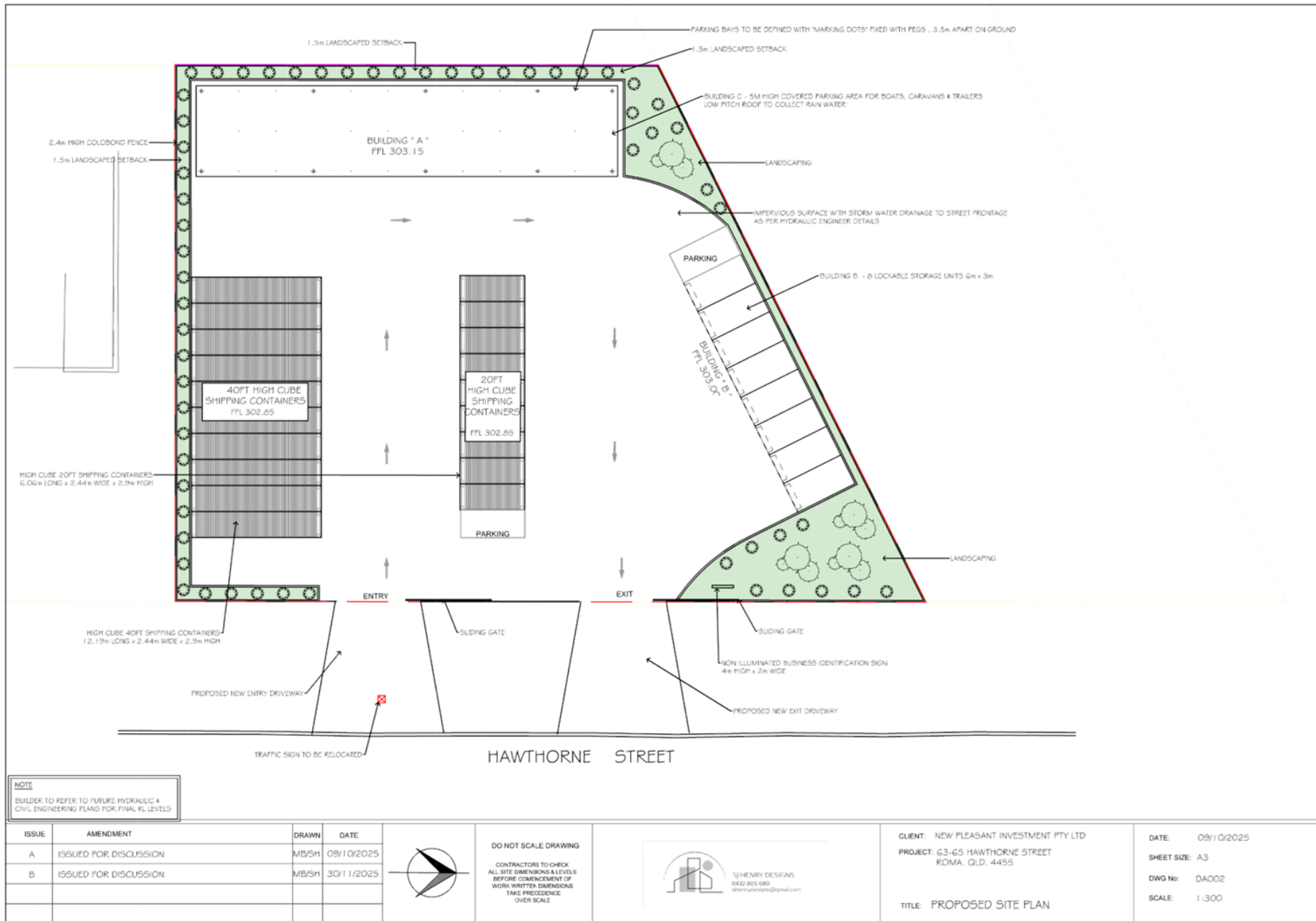
DO NOT SCALE DRAWING
 CONTRACTORS TO CHECK ALL SITE DIMENSIONS & LEVELS BEFORE COMMENCEMENT OF WORK WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE

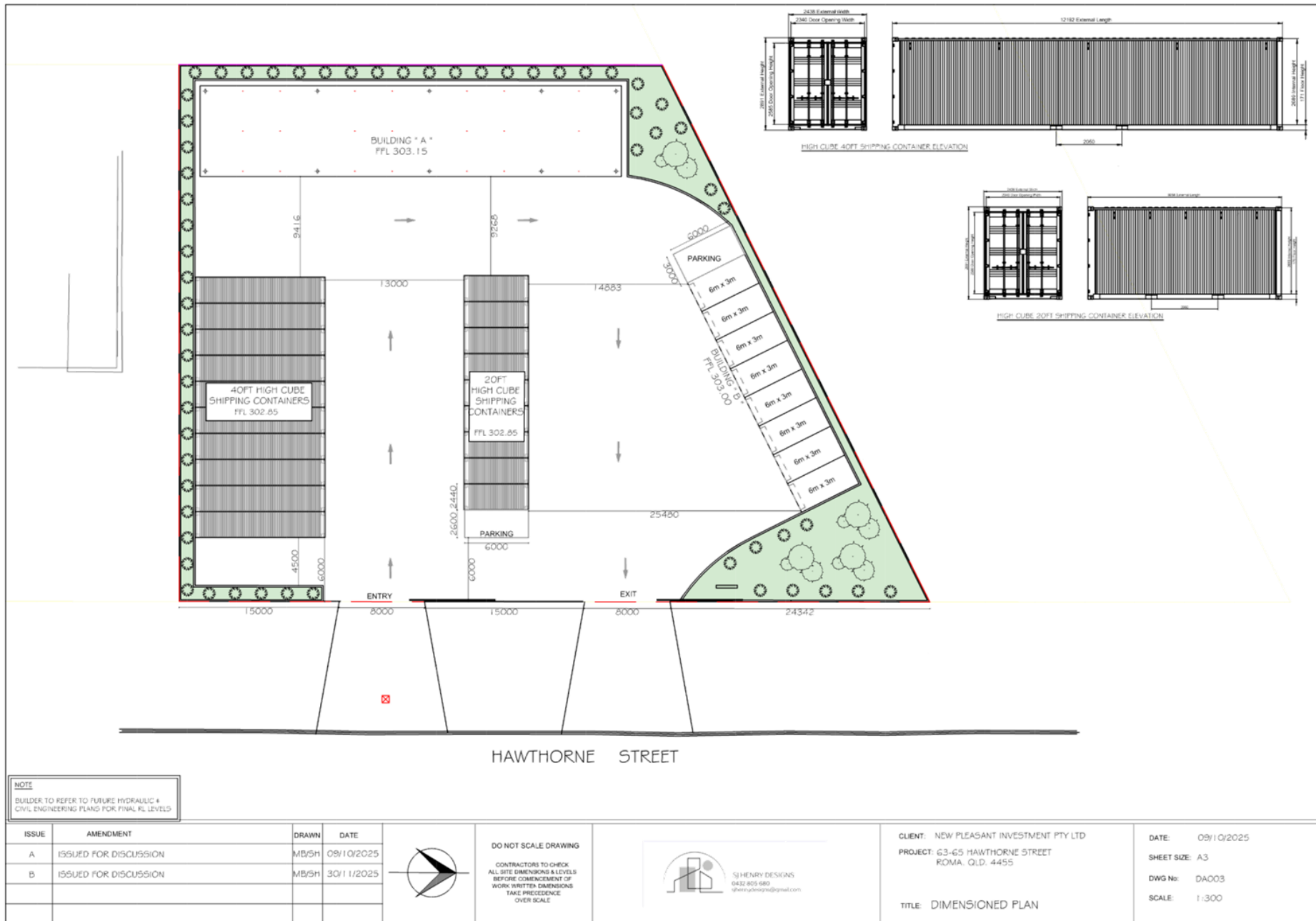


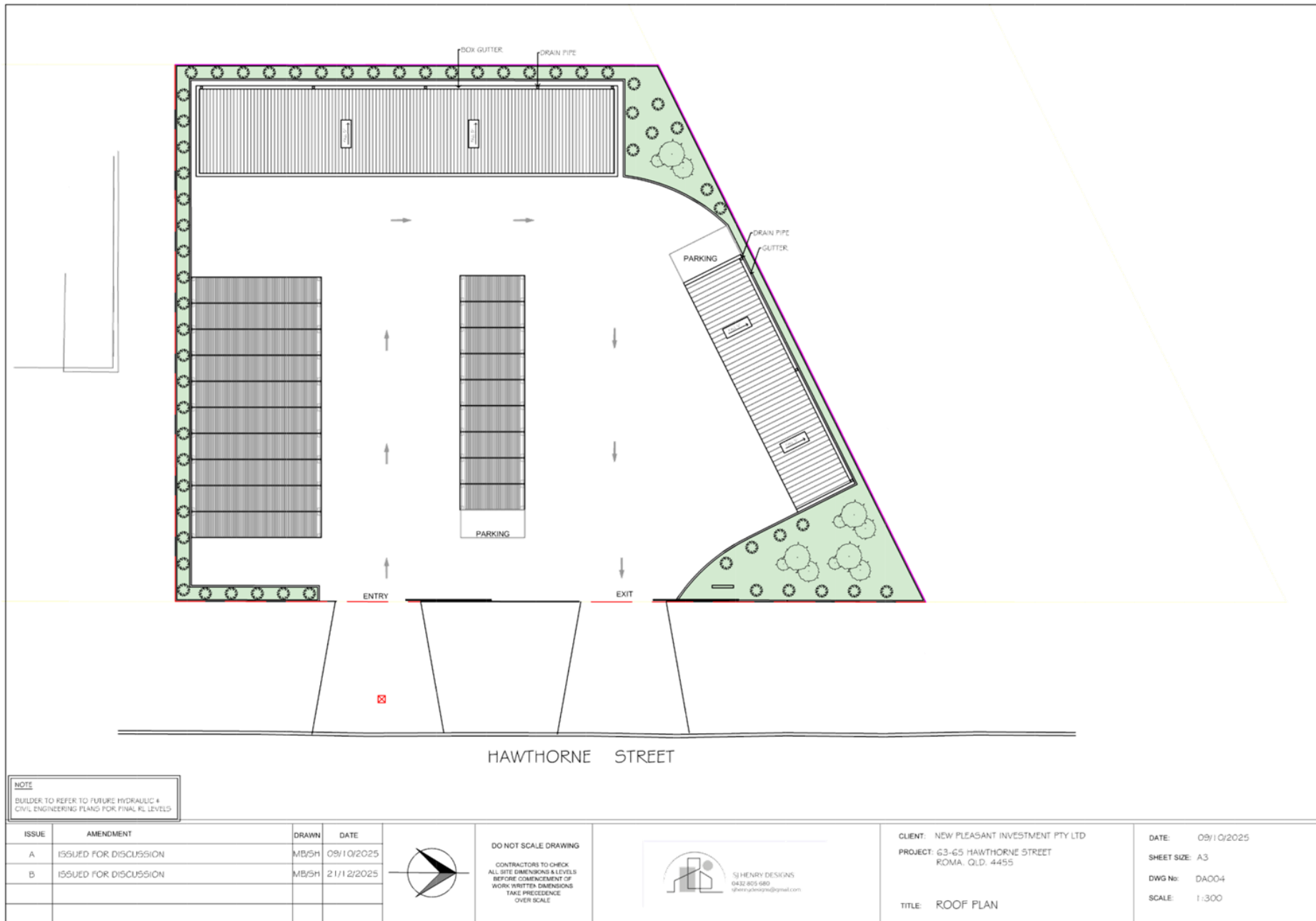
CLIENT: NEW PLEASANT INVESTMENT PTY LTD
 PROJECT: 63-65 HAWTHORNE STREET ROMA, QLD. 4455

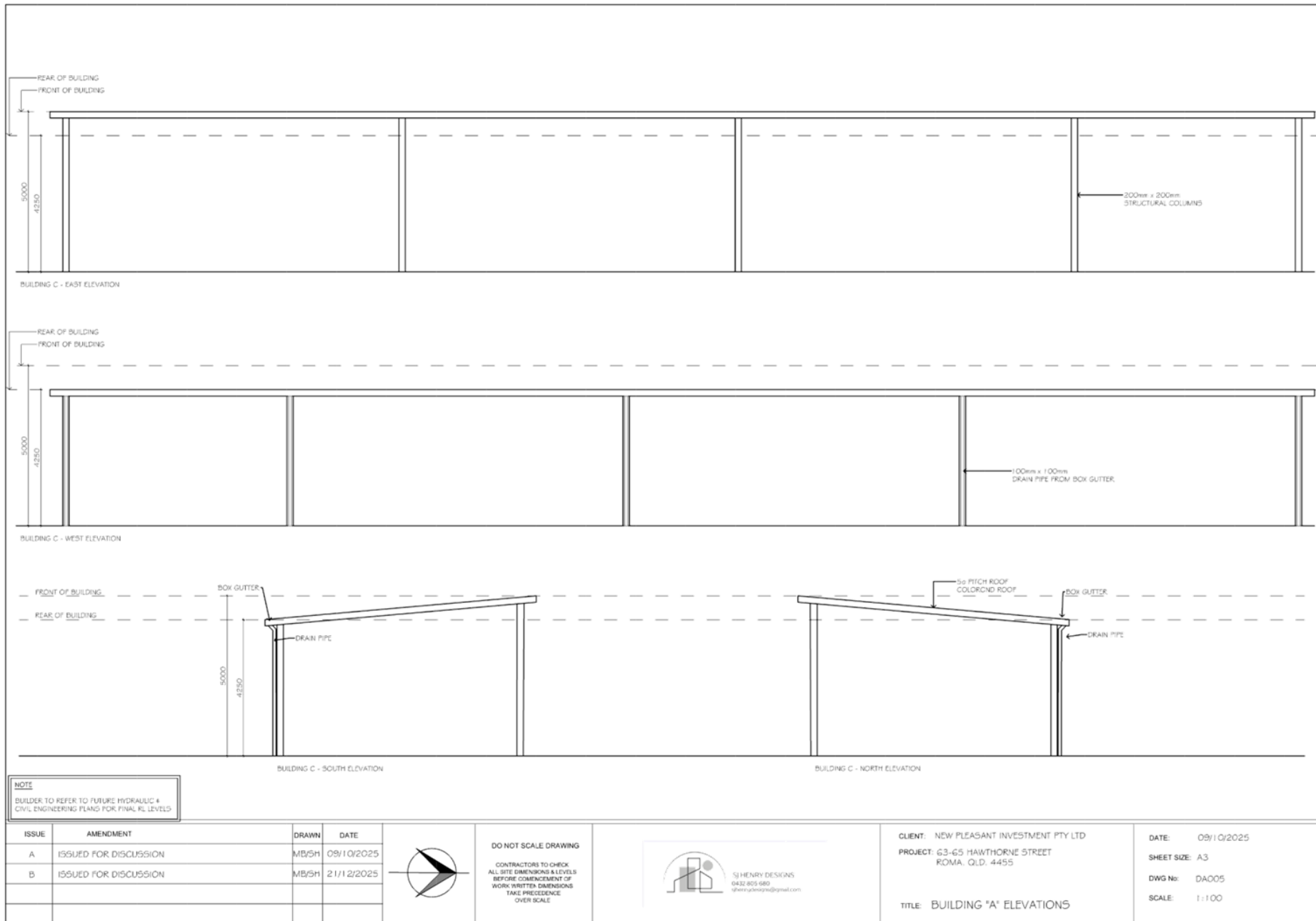
TITLE: EXISTING SITE & DEMO PLAN

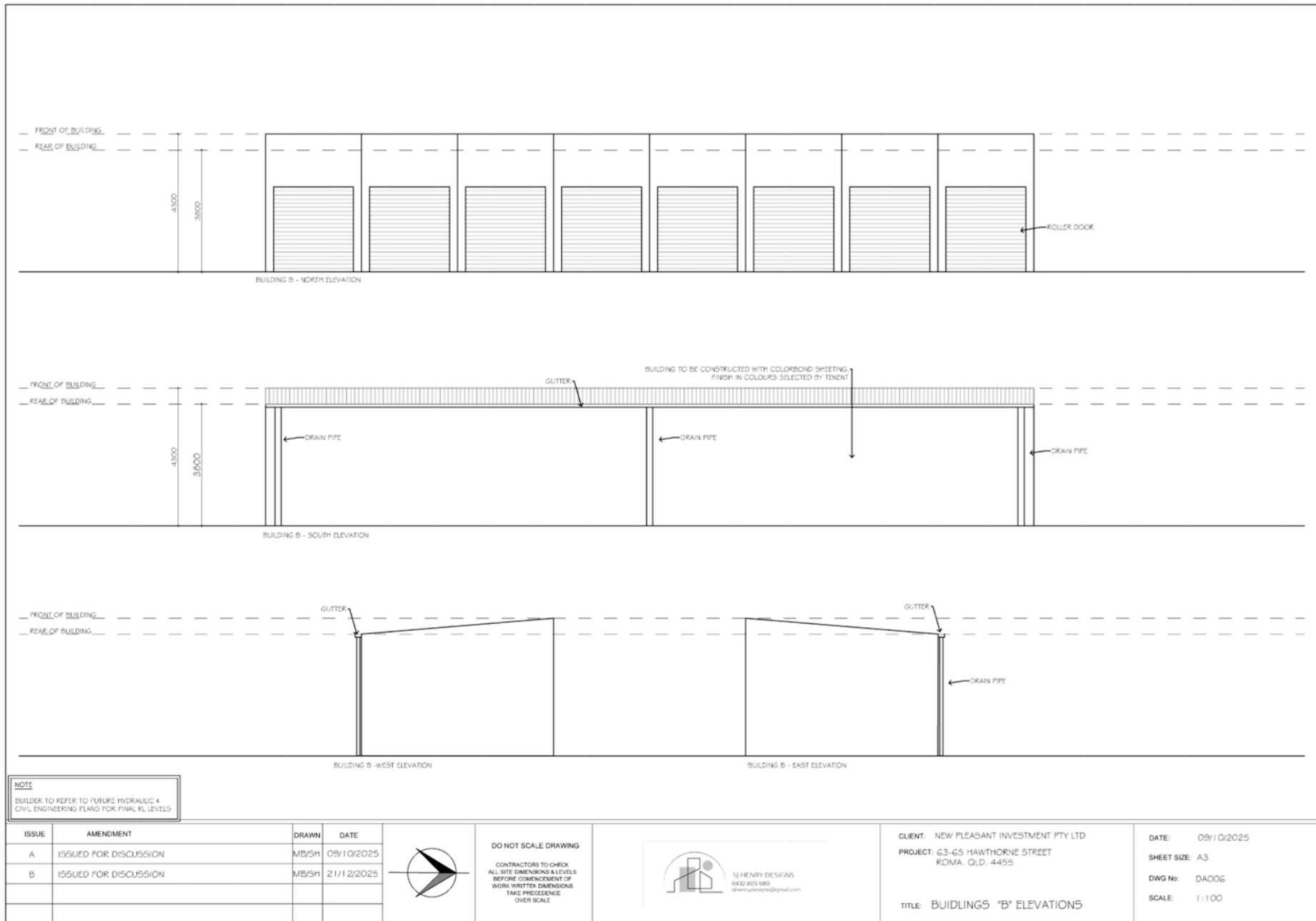
DATE: 09/10/2025
 SHEET SIZE: A3
 DWG No: DACO1
 SCALE: 1:300

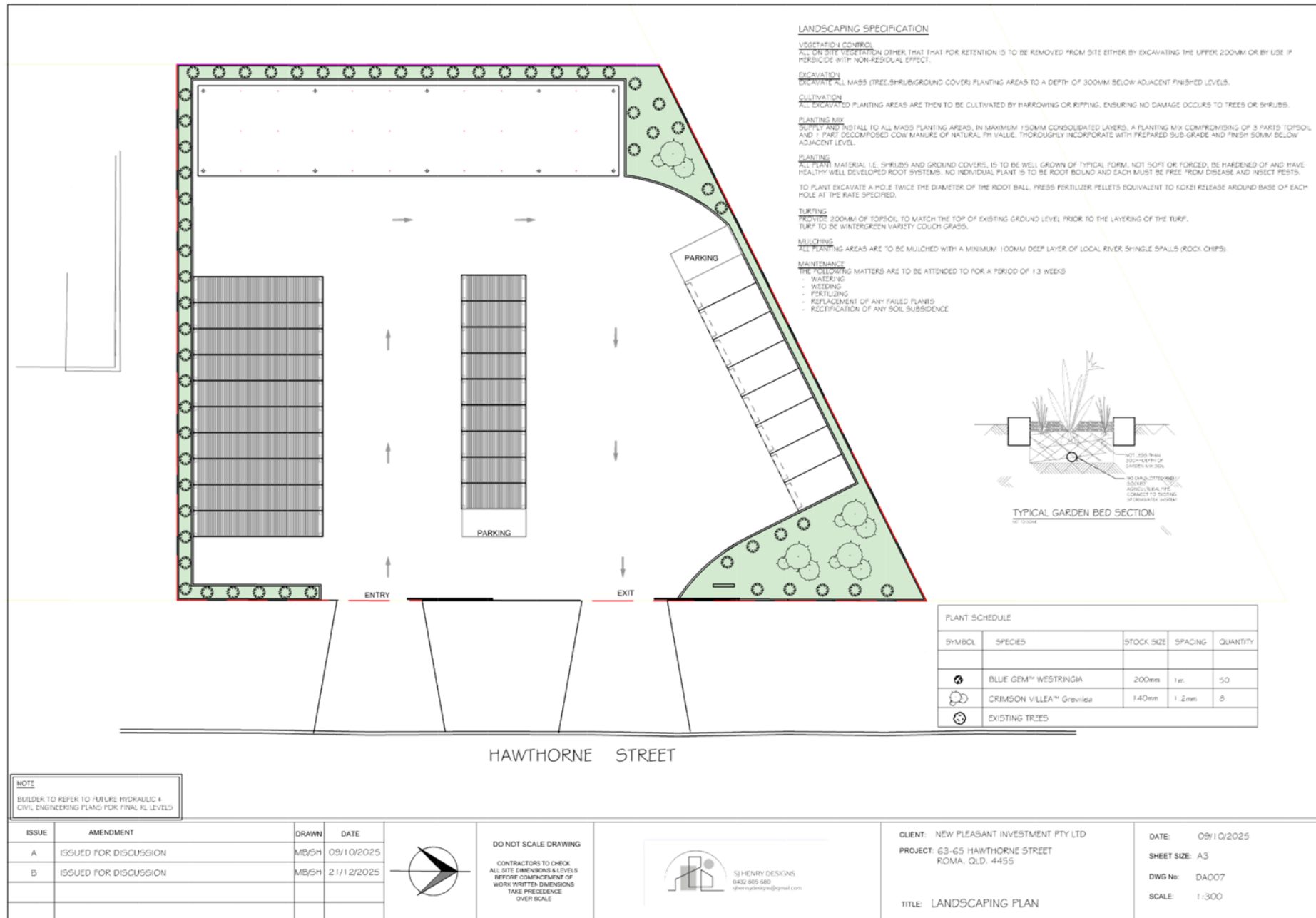


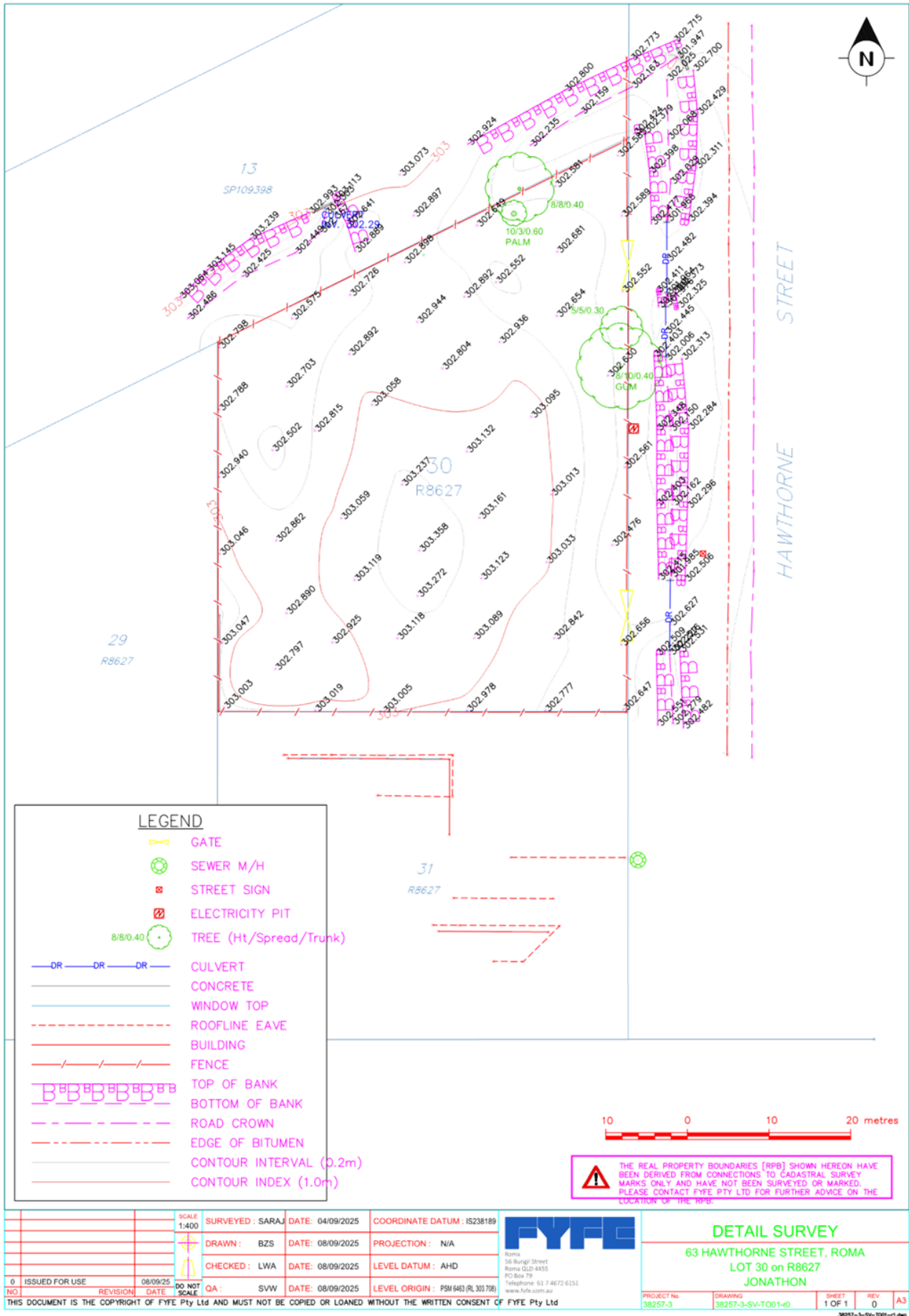












LEGEND

- GATE
- SEWER M/H
- STREET SIGN
- ELECTRICITY PIT
- TREE (Ht/Spread/Trunk)
- CULVERT
- CONCRETE
- WINDOW TOP
- ROOFLINE EAVE
- BUILDING
- FENCE
- TOP OF BANK
- BOTTOM OF BANK
- ROAD CROWN
- EDGE OF BITUMEN
- CONTOUR INTERVAL (0.2m)
- CONTOUR INDEX (1.0m)



! THE REAL PROPERTY BOUNDARIES (RPB) SHOWN HEREON HAVE BEEN DERIVED FROM CONNECTIONS TO CADASTRAL SURVEY MARKS ONLY AND HAVE NOT BEEN SURVEYED OR MARKED. PLEASE CONTACT FYFE PTY LTD FOR FURTHER ADVICE ON THE LOCATION OF THE RPB.

ISSUED FOR USE	08/09/25	DO NOT SCALE	QA: SVW	DATE: 08/09/2025	LEVEL ORIGIN: PSM 6463 (RL 303.708)
NO.	REVISION	DATE	SCALE	DATE	LEVEL ORIGIN



DETAIL SURVEY			
63 HAWTHORNE STREET, ROMA			
LOT 30 on R8627			
JONATHON			
PROJECT No:	DRAWING:	SHEET:	REV:
38257-3	38257-3-SV-T001-r0	1 OF 1	0
			A3

PLANNING & BUILDING DEVELOPMENT REPORT

Meeting: Ordinary 20 May 2026

Date: 13 May 2026

Item Number: 13.4

File Number: D26/49020

SUBJECT HEADING: Development Application-Material Change of Use "Multiple Dwelling" (4 Dwelling Units) - 45 Gregory Street, Roma (Ref:2025/21529)

Classification: Open Access

Officer's Title: Planning Officer

Executive Summary:

Duff Enterprises Pty Ltd have submitted a development application seeking approval for a Material Change of Use for "*Multiple Dwelling*" (4 Dwelling Units), consisting of an **existing Dwelling and three (3) additional units**. The proposal is located at 45 Gregory Street, Roma, properly described as **Lot 13 on R866**. The development application is subject to **Impact Assessment** and must be assessed against the assessment benchmarks (to the extent relevant) provided by **Section 45 of the Planning Act 2016** ('Planning Act') and any relevant matters prescribed by regulation.

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

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

Officer's Recommendation:

The development application for a Material Change of Use for "Multiple Dwelling" (4 Dwelling Units) located at 45 Gregory Street, Roma QLD 4455, described as Lot 13 on R866, be **approved subject to the listed conditions and general advice**.

Development details

1. The approved development is a Material change of use – "Multiple Dwelling" (4 Dwelling Units) as defined in the Planning Scheme and as shown on the approved plans.

Compliance inspection

2. All conditions relating to the establishment of the approved development must be fulfilled prior to the commencement of use of each approved stage (as applicable), unless noted in these conditions or otherwise permitted by Council.
3. Prior to the commencement of use, the applicant shall contact Council to arrange a development compliance inspection.

Approved plans and documents

4. 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
252177-A.100-Issue B2	Site Plan	19.03.2026
252177-S.100-Issue B2	Single & Double Carport Layouts & Details	19.03.2026
252177-S.200-Issue B2	Construction Notes	19.03.2026
252177-S.300-Issue B2	Site Preparation Requirements	19.03.2026
252177-A.200-Issue B2	Vehicle Tracking Diagram - A	19.03.2026
252177-A.201-Issue B2	Vehicle Tracking Diagram - B	19.03.2026
252177-A.202-Issue B2	Vehicle Tracking Diagram - C	19.03.2026
001	Floor Plan	

5. Prior to the commencement of building work, detailed elevation drawings for all approved Dwelling Units must be submitted to and approved by Council. The elevation drawings must demonstrate how the development incorporates a combination of the following architectural elements:
 - a) verandas, porches or balconies;
 - b) roof overhangs;
 - c) window hoods/screens;
 - d) awnings and shade structures;
 - e) variation to roof forms and building lines;
 - f) windows recessed into the façade;
 - g) varying building materials and finishes; and
 - h) recesses and projections within building façades.

The approved elevation drawings will form part of the approved plans and documents for the development and the development must be carried out in accordance with those approved drawings.

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).
8. All civil and related work shall be designed and supervised by Registered Professional Engineers of Queensland (RPEQ-Civil) who are competent in the construction of the works.
9. All proposed buildings, as shown on the approved plans, must be constructed in accordance with the Queensland Development Code Mandatory Part 1.4.

Applicable standards

10. 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.

Works in road reserve

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

accordance with the “Manual for Uniform Traffic Control Devices – Part 3, Works on Roads”.

Avoiding nuisance

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

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

15. Unless otherwise approved in writing by the Council, approved hours of construction are restricted to Monday – Saturday 6.30am to 6.30pm – noise permitted. Work or business which causes audible noise must not be conducted from or on the subject land outside the above times or on Sundays or Public Holidays.

Screening mechanical equipment

16. All mechanical equipment (including air conditioners and the like) and rainwater tanks are to be screened from the adjoining roadway and nearby properties.

Refuse storage and collection

17. Refuse storage bins are to be provided for each dwelling unit and screened from view from all roads and public places. A concrete pad is to be provided for the bin in an appropriate location.

Clothes drying areas

18. A clothes drying area is to be provided for each Dwelling Unit. Clothes drying areas for each Dwelling Unit shall be fully screened from the Gregory Street by a solid screen fencing of a suitable height and width.

Letter boxes and premises identification

19. Numbered post boxes for each Dwelling Unit within the approved development are to be provided in accordance with the requirements of Australia Post.

20. Each Dwelling Unit shall be clearly identified through the provision of the tenancy number in a prominent location.

Access

21. Vehicle access to the site from Gregory Street is to be generally in the location shown on approved drawing 252177-A.100-Issue B2 Site Plan. The vehicle crossover is to be constructed generally in accordance with CMDG Drawing - CMDG-R-042A Rev B, dated 12/2016, ensuring no damage to the roadway or kerb. The grade of the vehicle crossover must not exceed the specifications of the CMDG.
22. Vehicle crossovers must be located a minimum distance of one metre from any power poles, street signage, streetlights, manholes, stormwater gully pits or other Council assets, unless otherwise specified in the applicable development standards and specifications.
23. The landowner is responsible for the construction and maintenance of vehicle crossovers from the property boundary to the external road network, and for obtaining any approvals that may be required and for complying with the applicable designs and standards.
24. Remove any redundant crossovers and reinstate the kerb and channel, road pavement, services and verge in accordance with CMDG Design Guideline D1 'Geometric Road Design'.

Parking

25. A minimum of eight (8) car parking spaces are to be provided within the development site generally in accordance with approved plan 252177-A.100-Issue B2 Site Plan.
 26. Car park design, including car parking spaces (widths and lengths), vehicle access lanes and manoeuvring areas are to comply with Australian Standard AS/NZS 2890.1:2004 Part 1: Off-street car parking.
 27. Vehicle movements within the site are to be clear of parking areas, buildings, and landscape treatments.
 28. Vehicles accessing the site and designated onsite parking areas must be able to enter and leave the site in forward direction. All vehicle manoeuvres to and from the onsite parking spaces must be totally contained within the development site boundaries and must not encroach onto the adjacent roadway.
 29. All onsite access, parking and manoeuvring areas are to be sealed with an approved impervious surface. Surfacing shall consist of reinforced concrete, asphaltic hotmix or two coat (primer seal/seal) bitumen seal.
-

Services

30. The approved development is to be connected to Council's reticulated water supply network in accordance with the Water Services Association of Australia (WSAA) publication and the CMDG Design Guidelines – D11 'Water Reticulation', at no cost to Council.
31. The approved development is to be connected to Council's reticulated sewerage disposal system in accordance with the Sewerage Code of Australia and the CMDG Design Guideline - D12 'Sewerage Reticulation', at no cost to Council.
32. Any connection to, or works associated with Council's sewerage infrastructure must be completed by a qualified plumber/drainlayer under Council supervision. No works are to be undertaken on Council's sewerage infrastructure without first obtaining the express permission of Council.

Note: Any damage caused to Council's sewer infrastructure due to the progression of works or as a result of the approved use shall be rectified at the landowner's expense.

33. Connection of the development to a telecommunication service must be undertaken in accordance with the relevant service provider's requirements and specifications along with relevant building standards, requirements and specifications.
34. The development must be connected to an electricity reticulation service in accordance with the relevant service provider's requirements and specifications along with relevant building standards, requirements and specifications.

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

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

Fencing and landscaping

37. A 1.8 metre high screen fence shall be erected along the entire length of all property boundaries and between each Dwelling Unit, to provide visual screening and private open space for each unit.
38. Landscaping areas are to be provided generally in accordance with approved plan 252177-A.100-Issue B2 Site Plan. Plantings within the landscaping areas shall include a mix of shrubs and ground covers which must contribute to the amenity of the development and the street. A landscaping plan is to be submitted to Council for approval prior to commencement of construction.

Note: Refer to Planning Scheme Policy SC6.2 – Landscaping for Council’s preferred species list.
39. All landscaping works are to be completed prior to the commencement of the approved use.
40. Site landscaping is to be irrigated during an establishment period of two years, and ground covers should fully cover vegetated areas within one year of planting.
41. All site landscaping is to be maintained throughout the duration of the approved use. Any dead and/or unhealthy plants are to be promptly removed and replaced.
42. Site landscaping must not interfere with electrical infrastructure nor restrict maintenance access to any onsite infrastructure, public utility or easement.
43. Landscaping must not interfere with sight lines at access driveways for vehicle traffic.

Stormwater and drainage

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

Construction activities and erosion control

48. During the course of any construction activities, soil erosion and sediment must be managed in accordance with CMDG Design Guidelines D-7 'Erosion Control and Stormwater Management'.
49. If there is a possibility of erosion or silt or other materials being washed off the property during the development process or after the development is completed, the developer must document and implement a management plan that prevents this from occurring.
50. Should it be necessary for the road and/or drainage system to be reinstated or cleaned up due to erosion and/or sedimentation from the site, then such works shall be at no cost to Council. Such works shall be undertaken immediately.

No cost to Council

51. Services and infrastructure required in connection with the establishment of the approved development must be provided at the developer's cost.
52. 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.

Rates and charges

53. All rates and charges of any description and all arrears of such rates and charges, together with interest outstanding thereon, on the land, due to Council shall be paid prior to the commencement of use.

Latest versions

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

Application documentation

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

GENERAL ADVICE

- a) Refer to <http://www.cmdg.com.au/> for the Capricorn Municipal Development Guidelines (CMDG).
- b) Refer to <http://www.maranoa.qld.gov.au/council-policies> for Council Policies.
- c) The relevant planning scheme for this development is *Maranoa Planning Scheme 2017*. All references to the 'Planning Scheme' and 'Planning Scheme Schedules' within these conditions refer to the above Planning Scheme.
- d) 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.
- e) 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.
- f) All Aboriginal Cultural Heritage in Queensland is protected under the *Aboriginal Cultural Heritage Act 2003* and penalty provisions apply for any unauthorised harm. Under the legislation a person carrying out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage. This applies whether or not such places are recorded in an official register and whether or not they are located in, on or under private land. The developer is responsible for implementing reasonable and practical measures to ensure the Cultural Heritage Duty of Care Guidelines are met and for obtaining any clearances required from the responsible entity.
- g) It is the responsibility of the developer to obtain all necessary permits and submit all necessary plans and policies to the relevant authorities for the approved use.
- h) An operational works application will be required to be submitted to and approved by Council for any cut and/or filling works that exceed 50m³.
- i) Refer to attached Adopted Infrastructure Charges Notice for infrastructure charges levied for the approved development.
- 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.

Context:

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

Background:

Proposal

Duff Enterprises Pty Ltd have submitted an application for a Development Permit for a Material Change of Use “Multiple Dwelling” consisting of four (4) dwelling units. The development incorporates a lawfully approved two-bedroom house along with three (3) additional two (2) bedroom units. The proposal also includes a four-bay carport and single carport, three (3) visitor car spaces, landscaping and manoeuvring areas.

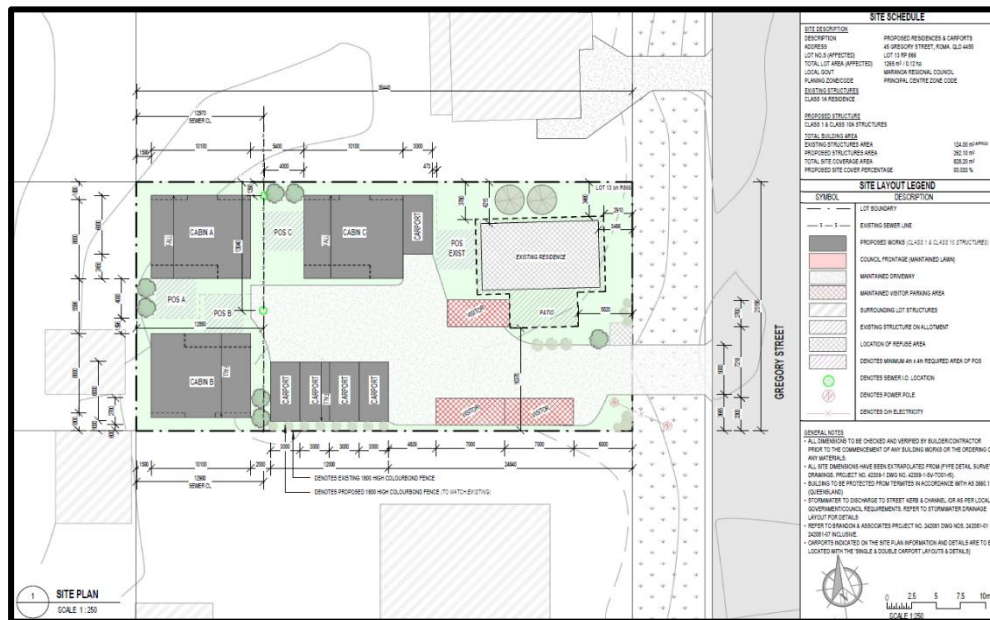


Figure 1: Proposed Site Plan (Source: Brandon & Associates)

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

Options Considered:

N/A

Recommendation:

The proposed development is generally consistent with the assessment benchmarks. Any potential impacts can be appropriately managed through reasonable and relevant conditions of approval to achieve compliance to the greatest extent practicable. Any residual inconsistency with the assessment benchmarks is considered to be outweighed by the following relevant matters:

- The proposed development responds to an identified need for additional accommodation within the Maranoa Region and is appropriately located adjacent to existing residential uses. The development efficiently utilises the subject allotment through the provision of higher-density accommodation in close proximity to the town centre.
- The location of the development in close proximity to the Roma CBD, supports the mixed-use intent of the Principal Centre Zone while promoting walkability, accessibility, and connectivity to existing services and community infrastructure.
- The development contributes to housing diversity within Roma by providing additional medium-density residential accommodation opportunities in a centrally located area.
- Subject to conditions, the scale, design, and operational aspects of the development can be managed to ensure impacts on surrounding premises remain acceptable.

It is recommended that Council endorse the Officer's Recommendation to approve the Material Change of Use application for "Multiple Dwellings" (4 Dwelling Units) on the site, subject to reasonable and relevant conditions.

Risks:

Risk	Description of likelihood & consequences
See Below	

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

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

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

Policy and Legislative Compliance:

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

The proposed development is defined as **"Multiple Dwelling"** in the *Maranoa Planning Scheme 2017* (the 'Planning Scheme'):

Multiple Dwelling means the use of the premises for:

- (a) Residential use involving three or more dwellings, whether attached or detached, for separate households.

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

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

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

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

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

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

Budget / Funding:

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

Timelines / Deadlines:

Timelines

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

Deadlines

The applicant submitted the Notice of Compliance with Public Notification requirements on 17 November 2025. Following renotification of the development proposal to the adjoining landowners (after submission of an amended site plan), the applicant advised Council of completion of the additional notification requirements on 29 April 2026.

In accordance with the Development Assessment Rules, Council's Decision-Making Period ends on 19 June 2026.

Consultation:

The development application was publicly notified between 24 October 2025 to 17 November 2025. The applicant published a notice in Maranoa Today on 31 October 2025, placed a notice on the frontage of the site on 24 October 2025 and notified the adjoining landowners on 24 October 2025. As the applicant revised the Site Plan, altering the configuration of the structures onsite, adjoining landowners were renotified on 10 April 2026 with the ability to make a submission for a further 15 Business Days.

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

No submissions were made in relation to the development application.

Acronyms:

Acronym	Description
CMDG	Capricorn Municipal Design Guidelines

Link to Corporate Plan:

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

Supporting Documentation:

- 1 [↓](#) 2025/21529 -MCU-"Multi Dwelling" (4 Units) - 45 Gregory Street ROMA - Lot: 13 R: 866 - Duff Enterprises Pty Ltd - Planning Assessment Report D26/48350
- 2 [↓](#) 2025/21529 -MCU-"Multi Dwelling" (4 Units) - 45 Gregory Street ROMA - Lot: 13 R: 866 - Duff Enterprises Pty Ltd - Proposal Plans - RevB D26/48339
- 3 [↓](#) 2025/21529 -MCU-"Multi Dwelling" (4 Units) - 45 Gregory Street ROMA - Lot: 13 R: 866 - Duff Enterprises Pty Ltd - Unit Floor Plan D26/48331

Report authorised by:

Manager – Planning, Building & Development Services
Director - Regional Development, Environment & Planning

Planning Assessment Report-2025/21529

Application Number:	2025/21529
Proposal:	Material Change of Use – “Multiple Dwelling” (4 Units)
Applicant:	Duff Enterprises Pty Ltd
Street Address:	45 Gregory Street, Roma
Real Property Description:	Lot 13 on R866
Officer	Planning Officer

Proposed Land Use

Duff Enterprises Pty Ltd has submitted an application for the construction of four (4) units at 45 Gregory Street, Roma. Located within close proximity of Roma’s Central Business District (CBD) the subject premises is formally described as Lot 13 on R866 and currently features a lawfully approved dwelling and ancillary outbuilding.

Details of Proposed Development

The application is for a Development Permit for a Material Change of Use “Multiple Dwelling” consisting of four (4) dwelling units. Currently featuring a lawfully approved two-bedroom house and ancillary outbuilding on the subject premises, the development utilises these structures as well as the construction of three (3), two (2) bedroom units. The site is to also include a five (5) bay carport, three (3) visitor car spaces, landscaping and manoeuvring areas.

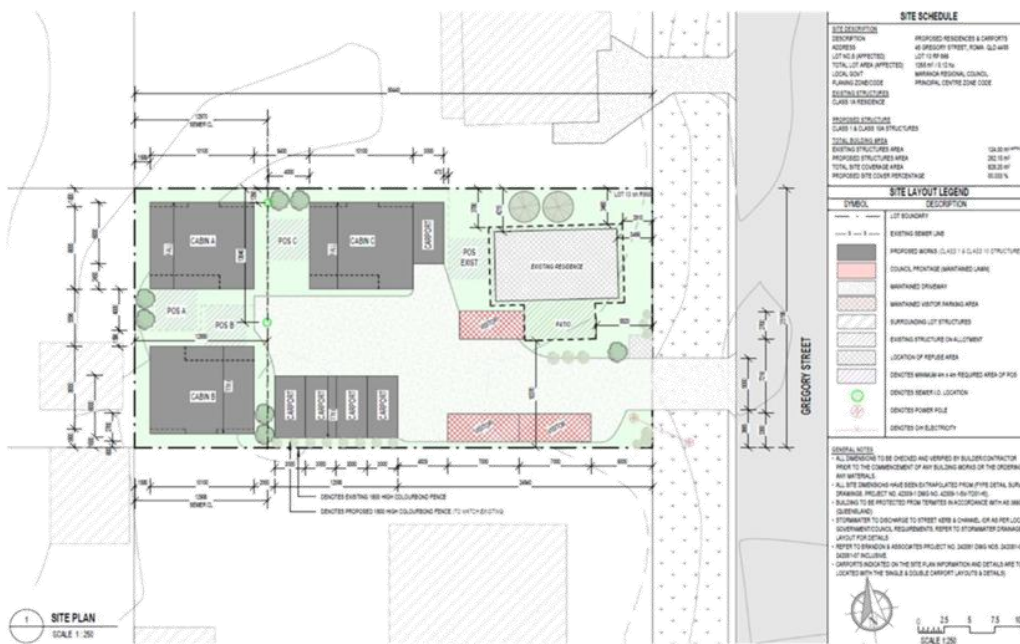


Figure 1: Proposed Site Plan (Source: Brandon & Associates)

Characteristics of the Site

Located in the Principal Centre Zone of the Maranoa Planning Scheme the lot is situated on the northwestern side of Roma's Central Business District. The development site is a regular shaped allotment with flat topography, spanning a total area of 1270m². Currently featuring a lawfully approved dwelling and outbuilding, the site has frontage as well as access via Gregory Street, with no other significant features. Figure 2 below shows the Zoning of the Development Site.



Figure 2: Zoning (Source: Spectrum Spatial)

Public Notification

The application was subject to Impact Assessment under Table 5.5.3 of the Maranoa Planning Scheme 2017. The applicant was therefore required to undertake public notification in accordance with the requirements of the Planning Act 2016 and the Development Assessment Rules.

The applicant undertook notification from 24 October to 13 November 2025, and:

- Published a notice in the Maranoa Today on 31 October 2025
- Placed a notice on the frontage of the site on 24 October and
- Sent notices to all adjoining landowners on 24 October 2025

Following the formal Public Notification Period, an amended site plan was submitted, altering the proposed building configuration to avoid existing sewer infrastructure located within the site. As a result of this amendment, the applicant carried out further notification to the adjoining landowners on 10 April 2026.

The applicant is considered to have adequately met all requirements of the public notification period. No submissions were received in relation to the development.

Assessment Benchmarks against The Planning Scheme

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

The site is located in the Principal Centre Zone, where “Multiple Dwelling” is an Impact Assessable Development.

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

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

Assessment Benchmarks

The Assessment Benchmarks applicable to the development assessment are:

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

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

The Darling Downs Regional Plan

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

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

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

State Planning Policy

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

The Maranoa Planning Scheme 2017

- Part 3 Strategic Framework
- Part 5 Tables of Assessment
- Part 6 Zone
 - 6.2.5 Principal Centre Zone Code
- Part 9 Development Codes
 - 9.3.1 Accommodation Activities Code

Part 3-Strategic Framework

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

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

Theme	Response
Liveable Communities and Housing	Located within the Principal Centre Zone, the proposed development is appropriately located alongside other residential activities. Promoting the element of mixed use within the Zone, the development increases housing supply and supports the increase in population across the Maranoa Region. Located in close proximity to Roma's Central Business District the development supports the role of Roma as the principal centre within the region and promotes walkable neighbourhoods and connectivity.
Economic Growth	While the increase in housing supply does not provide direct economic growth in regard to commercial or industrial activity, the residential use allows additional opportunities for accommodation for individuals coming to the region to work.
Environment and Heritage	The site is not identified as having local heritage importance or mapped as containing areas of environmental significance. Stormwater will be conditioned to be managed in accordance with relevant standards.
Hazards and Safety	The proposed development is located within the appropriate zoning due to the historic and existing use of the lot as well as surrounding lots with similar use types. The site is not impacted by any natural hazards.
Infrastructure	The site is situated within the Roma Township and is serviced by all reticulated urban services. New connections will be required for each dwelling unit, and the site configuration has been altered to ensure no structures are constructed over the existing sewerage infrastructure.

Part 5-Tables of Assessment

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

Part 6-Zones

The purpose of the Principal centre zone is to:

- (a) provide for the largest and most diverse mix of uses and activities that form the core of the region's urban settlement;
- (b) accommodate the key concentrations of high-order retail, commercial, employment, health services, administrative, community, cultural, recreational and entertainment activities and other uses that together are capable of fully servicing the planning scheme area;
- (c) ensure that commercial and retail development is concentrated in the central business district of Roma. This area is to maintain a vibrant retail and commercial feel;
- (d) ensure 'mixed use' (shopping centres, commercial development, and attached residential) are promoted in this zone; and,
- (e) preserve the heritage character of the zone, including shaded footpaths, street trees and reduced traffic speeds in the main streets.
- (f) ensure that development maintains the integrity and water quality of the Murray-Darling Basin Catchment

The overall outcomes sought for the Principal centre zone code are as follows:

- (a) the widest range and highest order of retail, commercial, administrative, community, cultural, compatible employment opportunities and entertainment activities are provided.
- (b) mixed use (residential combined with commercial and retail uses) is encouraged where the principal use contributing to the streetscape is either commercial or retail in nature.
- (c) a high level of pedestrian amenity is provided and is reflective of the surrounding character of the area.
- (d) an increase in residential uses promotes pedestrian activity and passive surveillance after dark.
- (e) development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and transport use.
- (f) where appropriate, service industry and motel use may be located in this zone; (g) shopping centre style development is concentrated in this zone; and,
- (g) shopping centre style development is concentrated in this zone; and
- (h) non-resident workforce accommodation is not supported in this zone.

The proposed development achieves the purpose and overall outcomes of the Principal Centre Zone Code as follows:

- The proposed development provides accommodation in close proximity to the Roma CBD, supporting the mixed-use aspect of the Principal Centre Zone and promoting walkable neighbourhoods and connectivity.
- The proposed development contributes to housing diversity and additional accommodation supply within the Region while optimising the use of the allotment through the provision of multiple dwellings.
- The proposed development is appropriately located adjoining residential activities and provides a range of housing within the Roma town.

6.2.5 Principal Centre Zone Code

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
PLANNING		
Use, density and built form		
<p>PO 1 Scale Development is at a scale that reflects the role of the Principal centre zone as the primary activity centre for the region.</p>		<p>Complies The development provides accommodation activities within close proximity of the CBD, having multiple dwellings on the site supports the role of the Principal Centre Zone as the primary activity centre for the region.</p>
<p>PO 2 Location Activities located within the principal centre contribute to fulfilling the business, community and entertainment needs of the region. Uses other than <i>Business, community and entertainment activities</i> are located so as:</p> <ul style="list-style-type: none"> (a) not to prejudice the consolidation of like non-commercial uses in other more appropriate areas; (b) to be co-located with other non-commercial uses wherever possible; and (c) to not impact adversely on the function and character of the zone. <p>Note: Non-commercial uses are any uses that are not business, community, entertainment or 'mixed use' activities.</p>		<p>Complies The accommodation activities proposed as part of the development are located on the edge of the Principal Centre Zone amongst existing residential uses. The development is adjoining other non-commercial uses and provides additional accommodation opportunities in close proximity to Roma's CBD without adversely impacting the function or character of the zone.</p>
<p>PO 3 Density and site coverage The density of uses in the Principal centre zone does not impact adversely on the amenity of adjoining General Residential Zone areas. The site area available for 'mixed use' (<i>Accommodation activities</i> in combination with other activities) is sufficient to allow for a high standard of residential amenity for those activities.</p>	<p>For 'mixed use' activities: AO 3.1 The site has a minimum area of 800 m².</p> <p>Note: Mixed use activities are a combination of business, community or entertainment activities co-located with accommodation activities.</p>	<p>Not Applicable The development provides an accommodation activity and is not a mixed use development.</p>
<p>PO 4 Setbacks Side and rear building setbacks:</p> <ul style="list-style-type: none"> (a) enhance the appearance and commercial character of the centre's streets; (b) provide for adequate daylight for habitable rooms and open space areas on and adjoining the 		<p>Complies The three new units proposed as part of the development are located behind the existing dwelling, reducing the visual bulk of the development when viewed from Gregory Street. The proposed setbacks are considered appropriate</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
<p>site;</p> <p>(c) minimise overshadowing and overlooking of adjoining residential premises; and</p> <p>(d) provide adequate separation and buffering between residential and non- residential premises.</p>		<p>having regard to the location of the new units toward the rear of adjoining allotments, thereby maintaining separation from existing neighbouring dwellings and minimising impacts associated with overshadowing and loss of daylight. Furthermore, given the site is located within the Principal Centre Zone, future development may reasonably occur closer to boundaries consistent with the intended urban character of the zone.</p>
<p>PO 5 Height The height of buildings is compatible with and complementary to the existing character of the Principal Centre zone, and does not unduly reduce privacy on adjoining land.</p>		<p>Complies The accommodation units are single storey structures and are at a height that is compatible with the character of the Principal Centre Zone.</p>
AMENITY		
Advertising signage – refer to the Operational works advertising devices code		
Heritage places – in addition, refer to the Heritage overlay code		
where mapped in the SPP Cultural heritage mapping or listed in the Cultural heritage and character places policy		
<p>PO 6 General amenity The operation of <i>Business and Community activities</i> are not unduly detrimentally affected by the proximity of <i>dwellings</i>.</p>	<p>AO 6.1 <i>Business and Community activities</i> maintain a level of impact on the immediate area comparable to a normal expectation for that use, even where adjacent to accommodation uses.</p> <p>AO 6.2 <i>Centre and Entertainment activities</i> preserve residential amenity within and surrounding the Principal centre zone outside of operating hours.</p>	<p>AO6.1 & AO 6.2 Not Applicable The proposed development is for an accommodation activity.</p>
<p>PO 7 Building appearance Buildings are designed to a high aesthetic standard. The design of buildings encourages the growth of the principal centre as the primary business and community centre for the region. Service spaces and facilities are designed and sited in an unobtrusive and convenient manner.</p>	<p>AO 7.1 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>Conditioned to Comply Conditions will be applied to ensure water tanks etc. are located to be not visible from the road or public open space.</p>
<p>PO 8 Outbuildings and ancillary storage Outbuildings and other ancillary</p>	<p>AO 8.1 The size of outbuildings is restricted to structures a</p>	<p>AO 8.1 Complies The proposed carports will not exceed 4.2 metres in</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
storage structures shall not compromise the amenity of the Principal centre zone.	<p>maximum of 4.2 m in height.</p> <p>AO 8.2 A maximum of one shipping container used for storage that is incidental to the primary land use, is permitted at the premises.</p> <p>AO 8.3 The use of a shipping container for storage that is incidental to the primary land use is permitted only in circumstances where the shipping container:</p> <ul style="list-style-type: none"> (a) is located behind the principal building and is screened from any road frontage and/or adjoining property through the use of landscaping, fencing or other suitable screening structures (ie. lattice); (b) 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; (c) does not exceed 3 m in height and a total length of 12 m; (d) is uniform in colour and compliments the principal building to which it is ancillary; (e) is in good repair with no visual rust marks; (f) is not used as fencing or screening; (g) is not used as an advertising device; (h) is not used for human habitation; (i) does not contain any sanitary facilities; and (j) is not located within 250 m of a heritage or character building. <p>Note: 'Outbuildings' include any form</p>	<p>height.</p> <p>AO 8.2 & AO 8.3 Not Applicable The development does not include a shipping container.</p>

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	of shipping container, railway carriage, pre-fabricated building or the like, that is used for storage that is ancillary to the primary land use.	
<p>PO 9 Existing character The design of development recognises and responds to the surrounding commercial character of the centre. Buildings within the town centre with notable character and history are preserved in order to maintain a valued historical lineage as the town continues to grow. Note: The existing character of the street will be enhanced through the provision of buildings that complement existing buildings, and that incorporate awnings providing shade and comfort to pedestrians.</p>	<p>AO 9.1 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 gives guidelines for integrating new development into the existing streetscape and surroundings.</p>	<p>Complies The additional units proposed as part of the development are located behind the existing structure and therefore will maintain the amenity of the surrounding area. The proposed building materials will incorporate elements and finishes that are consistent with the character of surrounding development within the locality.</p>
<p>PO 10 Pedestrian Comfort Development is to provide for the comfort and varying physical abilities of all people visiting, working or residing in the Principal centre Zone. Note: The existing character of the street will be enhanced through the provision of buildings that complement existing buildings, and that incorporate awnings providing shade and comfort to pedestrians.</p>	<p>AO 10.1 All commercial buildings are to have an awning: (a) spanning the width of the frontage of the building; (b) spanning the depth of the footpath at the frontage of the building; and (c) of a height no less than awnings of adjacent buildings, or if there are no adjoining buildings, not lower than the mean height of other commercial awnings in the zone. AO 10.2 Commercial buildings have provision for parking bicycles adjacent to the street. AO 10.3 All buildings must provide disabled access from the principal street frontage without interfering with existing footpath levels. AO 10.4 Footpaths are provided for the length of the property frontage to extend the footpath to the standard of the better of the footpaths fronting the adjoining properties. Note: Commercial buildings provide space for business, centre, community, or entertainment</p>	<p>AO 10.1 Not Applicable The development is not for a commercial activity. AO 10.2 Not Applicable The development is not for a commercial activity. AO 10.3 Not Applicable The development is not for a commercial activity. AO 10.4 Not Applicable The development site and adjoining lots do not feature existing footpaths, the construction of multiple dwellings on the site does not trigger the requirement for footpaths to be constructed.</p>

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	activities.	
<p>PO 11 Active frontage Principal centre streets rely on pedestrian traffic for their continued vibrancy. Businesses in the zone depend on this vibrancy for their custom, and development encourages this vibrancy. Active frontages provide interest and assist in the maintenance and development of the town's centre as a social space.</p>	<p>AO 11.1 Each lot has direct pedestrian access to the primary frontage, and</p> <p>AO 11.2 For secondary frontages, if direct pedestrian access is not provided, windows are provided along the frontage to allow customers to view the accommodated businesses and their products from the street.</p>	<p>AO 11.1 Complies The development site has clear pedestrian access via Gregory Street.</p> <p>AO 11.2 Not Applicable The development site does not include a secondary frontage.</p>
<p>PO 12 Streetscape Buildings and structures within the principal centre streets contribute to the development of a visually vibrant town centre that incorporates a range of architectural styles that cumulatively reflect the town's long and proud history.</p>		<p>Complies The additional units proposed as part of the development are located behind the existing structure and toward the rear of the site, ensuring the existing streetscape character is maintained and minimising the visual bulk of the development when viewed from the street.</p>
<p>PO 13 Cultural heritage The physical integrity and significance of cultural heritage discovered during development is retained. Note: Cultural heritage refers to indigenous and non-indigenous cultural heritage.</p>	<p>AO 13.1 Protection of cultural heritage is achieved by demonstrated agreement with the appropriate aboriginal or cultural heritage body responsible for the care of that heritage.</p>	<p>Not Applicable The site is not identified as heritage listed. No cultural heritage items have been notified as being found onsite. The landowner has an ongoing duty of care under the <i>Aboriginal Cultural Heritage Act 2003</i> to protect any identified cultural heritage matters.</p>
Landscaping and Fencing		
Landscaping – refer to the Operational works landscaping code		
<p>PO 14 Landscaping Street trees and landscaping at the site shall:</p> <ul style="list-style-type: none"> (a) contribute positively to the built form and the street; (b) be visually pleasing and create an attractive environment; (c) be located to take account of the direction of the breezes and sun; (d) be located to give privacy and buffering from or for any incompatible uses, (e) be located to avoid 	<p>Note: Refer to SC6.2 <i>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 and Transport and the Department of Main Roads Road Landscape Manual</i>.</p>	<p>Complies The development site is proposed to have landscaping bordering the majority of the lot. Conditions will be applied to ensure landscaping is maintained onsite.</p>

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interference with electricity lines and other infrastructure; and (f) maintain sightlines at intersections for traffic.		
PO 15 Fencing Where adjoining <i>Accommodation activities</i> , fencing provides separation for privacy.	AO 15.1 Sites for <i>Business, Community and Entertainment activities</i> that adjoin land that is proposed to be used or is already used, for <i>Accommodation activities</i> is to be fenced along the common boundaries; and AO 15.2 The constructed fence is to consist of a 1.8 m high solid structure.	AO 15.1 & AO 15.2 Complies The development site features existing 1.8m fencing. Additional fencing will be provided onsite to separate the private open space areas for each of the units.
Avoiding nuisance		
PO 16 Operating Hours Development is operated in a manner that ensures the local amenity is protected.	AO 16.1 Where adjoining sensitive land uses, operating hours are between the hours of 7.00 am and 8.00 pm. Note: Sensitive land uses are defined in the State Planning Policy.	Not Applicable The development is not for a commercial use.
PO 17 Delivery of Goods The loading and unloading of goods occur at the appropriate times to protect the amenity of the area and surrounding areas.	AO 17.1 Where adjoining sensitive land uses, loading and unloading of goods occur: <ul style="list-style-type: none"> • 7:00 am to 6:00 pm Monday to Friday, • 8:00 am to 5:00 pm Saturday. AO 17.2 No loading or unloading occurs on Sundays or Public Holidays. Note: Sensitive land uses are defined in the State Planning Policy.	Not Applicable The development is not for a commercial use.
PO 18 Noise emissions Noise emissions from premises do not cause a nuisance to adjoining properties or sensitive land uses.	Note: Sensitive land uses are defined in the State Planning Policy.	Conditioned to Comply Conditions will be applied to ensure during construction noise emissions do not cause nuisance to adjoining properties.
PO 19 Lighting 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.	AO 19.1 All lighting does not exceed 8.0 lux at 1.5 m beyond any site boundary adjoining sensitive land uses. AO 19.2 Lighting is provided below footpath awnings to illuminate	AO 19.1 Conditioned to Comply Conditions will be applied to ensure lighting from the site does not exceed 8.0 lux at 1.5m beyond any site boundary.

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	the footpath between sunset and midnight Note: Sensitive land uses are defined in the State Planning Policy.	AO 19.2 Not Applicable The development is not for a commercial use.
PO 20 Refuse storage 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.	AO 20.1 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%. AO 20.2 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.	AO 20.1 Conditioned to Comply Conditions will be applied to ensure the refuse storage area located at the front of the development site is screened from adjoining lots and public view. AO 20.2 Not Applicable The development will not require service vehicle access onsite. Wheelie bins will be required to be taken to the street for rubbish collection.
ENGINEERING		
<i>Earthworks – refer to the Operational works excavation or filling code</i>		
<i>Infrastructure – refer to the Operational works infrastructure code</i>		
Erosion Control		
PO 21 Construction activities Both erosion control and silt collection measures are undertaken to ensure the protection of environmental values during construction.	AO 21.1 During construction, soil erosion and sediment are managed in accordance with the <i>Capricorn Municipal Development Guidelines</i> .	Conditioned to Comply Conditions will be applied to ensure during construction soil and erosion and sediment are managed in accordance with the CMD Guidelines.
Provision of services		
PO 22 Electricity supply Premises are provided with a supply of electricity adequate for the activity.	AO 22.1 Premises are connected to the reticulated electricity infrastructure. The connection is to be approved by the relevant energy regulatory authority; and/or AO 22.2 Renewable energy systems contribute to the supply and use of electricity to and from the grid.	AO 22.1 Complies The development site is an existing urban lot connected to reticulated electricity infrastructure. AO 22.2 Conditioned to Comply Conditions will be applied to ensure the development enables renewable energy systems to be incorporated in the development.
PO 23 Gas supply Where a reticulated gas supply is available: (a) premises are provided with a supply of reticulated gas adequate for the activity; and (b) access to reticulated infrastructure is to be maintained for maintenance and replacement purposes.	AO 23.1 Where available, premises are connected to Council's reticulated gas system.	Not Applicable The development site is not connected to the reticulated gas supply.

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<p>PO 24 Water supply To ensure the provision of a potable and fire- fighting water supply:</p> <ul style="list-style-type: none"> (a) premises are provided with a supply and volume of water adequate for the activity; and (b) access to reticulated water infrastructure is to be maintained for maintenance and replacement purposes. 	<p>AO 24.1 Premises are connected to Council's reticulated water system.</p> <p>AO 24.2 Construction over Council water infrastructure requires approval from the relevant Council department prior to the commencement of works at the site.</p> <p>AO 24.3 Where possible, a clear level area of a minimum of 2.5 m radius surrounding existing manholes is provided for maintenance purposes.</p>	<p>AO 24.1 Complies The development site is an existing urban lot connected to Council's reticulated water system.</p> <p>AO 24.2 Complies The proposed development plans indicate no new structures are to be built over water infrastructure.</p> <p>AO 24.3 Complies The proposed development plans indicate no new structures are to be built within proximity of water infrastructure.</p>
<p>PO 25 Effluent disposal To ensure that public health and environmental values are preserved:</p> <ul style="list-style-type: none"> (a) all premises provide for the effective treatment and disposal of effluent and other wastewater; and (b) access to reticulated infrastructure is to be maintained for maintenance and replacement purposes. 	<p>AO 25.1 Premises are connected to Council's reticulated sewerage system.</p> <p>AO 25.2 Construction over Council sewerage infrastructure requires approval from the relevant Council department prior to the commencement of works at the site.</p> <p>AO 25.3 Where possible, a clear level area of a minimum of 2.5 m radius surrounding existing manholes is provided for maintenance purposes.</p>	<p>AO 25.1 Complies The development site is an existing urban lot connected to Council's reticulated sewerage system.</p> <p>AO 25.2 & AO 25.3 Complies The development has been configured to avoid constructing any dwelling units over sewerage infrastructure.</p>
Stormwater and drainage		
<p>PO 26 Stormwater and inter-allotment drainage Stormwater is collected and discharged to:</p> <ul style="list-style-type: none"> (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 	<p>AO 26.1 Stormwater and inter-allotment drainage is collected and discharged in accordance with the <i>Capricorn Municipal Development Guidelines</i>, and</p> <p>AO 26.2 Construction over Council stormwater infrastructure requires approval from the relevant Council department prior to the commencement of works at the site.</p> <p>AO 26.3</p>	<p>AO 26.1 Conditioned to Comply Conditions will be applied to ensure stormwater and inter-allotment drainage is collected and discharged in accordance with the CMD Guidelines.</p> <p>AO 26.2 Complies The proposed development plans indicate no new structures are to be built over stormwater infrastructure.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
replacement purposes.	Where possible, a clear level area of a minimum of 2.5 m radius surrounding existing manholes is provided for maintenance purposes.	AO 26.3 Complies The proposed development plans indicate no additional structures are to be built within proximity of stormwater infrastructure.
Roads and rail		
Infrastructure – refer to the Infrastructure overlay code for development in the proximity of, or potentially affecting State infrastructure.		
PO 27 Protection of State controlled roads Development adjacent to State controlled roads is located to ensure safe and efficient use of the highway, and maintain and enhance the integrity of the highway as a link between centres.	AO 27.1 Lots with primary access to a State controlled road have a single access only. Vehicles must always enter and exit the site in a forward direction. AO 27.2 Where access is available to a road other than a State controlled road from the lot, access shall be from the local road.	AO 27.1 Not Applicable The development site is not directly connected to a State Controlled Road. AO 27.2 Complies The development site has access via Gregory Street.
PO 28 Roads An all-weather road is provided between the premises and the existing road network.	AO 28.1 Roads are designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i> . AO 28.2 Premises have an approved access to the existing road network.	AO 28.1 Not Applicable The development does not include the construction of a new road. AO 28.2 Complies The development site has approved access to Gregory Street.
Access, parking and manoeuvring		
PO 29 Vehicle access Vehicle access to a road is provided to a standard appropriate for the Principal centre zone.	AO 29.1 Access roads are to be sealed and connect to the existing road network via a crossover designed and constructed in accordance with <i>Capricorn Municipal Development Guidelines</i> . AO 29.2 Kerb and channelling 5 m on either side of new crossovers are to be renewed. AO 29.3 Access is to be designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i> . Note: An 'all-weather' road is a road that remains accessible during all normal weather events but exclude continued functioning during natural hazard events such as fire and flood.	AO 29.1 Conditioned to Comply Conditions will be applied to ensure access and the crossover is designed and constructed in accordance with the CMD Guidelines. AO 29.2 Conditioned to Comply Conditions will be applied to ensure kerb and channelling is renewed of either side of the new crossover. AO 29.3 Conditioned to Comply Conditions will be applied to ensure access is designed and constructed in accordance with the CMD Guidelines.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
<p>PO 30 Parking and manoeuvring Vehicle parking and service vehicle provision is adequate for the activity and ensures both safety and functionality for motorists and pedestrians.</p> <p>Note: Council will consider the provision of off-site car parking in lieu of Schedule 9 Parking Standards requirements.</p>	<p>AO 30.1 Where the existing floor area is redeveloped for an alternate use listed as accepted development subject to requirements or code assessable in the Principal centre, there are nil car parking number requirements for that existing portion of floor area.</p> <p>AO 30.2 All uses provide vehicle parking in accordance with Schedule 7, Parking Standards.</p> <p>AO 30.3 All uses provide for vehicle manoeuvring in accordance with Australian Standard AS 2890.</p> <p>AO 30.4 All car parking, access and manoeuvring areas are to be sealed with an impervious surface.</p> <p>AO 30.5 All vehicles drive forward when entering and exiting the site.</p>	<p>AO 30.1 & 30.2 Alternative Solution The Planning Scheme requires a total of nine (9) onsite parking spaces for the development, comprising two (2) spaces for each dwelling unit and one (1) visitor parking space for every three (3) dwelling units. The proposal provides a total of eight (8) onsite parking spaces, consisting of five (5) covered resident spaces and three (3) visitor spaces, resulting in a shortfall of one (1) resident parking space. Despite the minor variation to the preferred parking standards, the development is located within close proximity to Roma's CBD and is situated in a highly walkable location with convenient access to services, employment opportunities and community facilities. Furthermore, the proposed dwelling units comprise two-bedroom accommodation and are not anticipated to generate excessive parking demand. The proposed parking arrangement allows for improved onsite manoeuvring, landscaping outcomes and private open space areas for residents while maintaining the safe and functional operation of the site. The variation is not anticipated to result in adverse impacts on the surrounding road network or unacceptable on-street parking demand and is therefore considered an acceptable planning outcome in the context of the locality.</p> <p>AO 30.3 Conditioned to Comply Conditions will be applied to ensure onsite vehicle manoeuvring is provided in</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
		<p>accordance with Australian Standard AS 2890.</p> <p>AO 30.4 Conditioned to Comply Conditions will be applied to ensure all car parking, access and manoeuvring areas are sealed with an impervious surface.</p> <p>AO 30.5 Conditioned to Comply Conditions will be applied to ensure all vehicles drive forward when entering and exiting the site.</p>
ENVIRONMENTAL		
<p>PO 31 Air emissions Air emissions including odour do not cause environmental harm or nuisance to adjoining properties or sensitive land uses.</p>	<p>Note: Sensitive land uses are defined in the State Planning Policy.</p>	<p>Conditioned to Comply Conditions will be applied to ensure during construction, air emissions from the site do not cause environmental harm or nuisance to adjoining properties.</p>
<p>PO 32 Energy use Non-renewable energy use is minimised through efficient design and the adoption of alternative energy sources.</p>	<p>AO 32.1 Passive solar design principles are adopted in buildings in order to maximise energy efficiency.</p> <p>AO 32.2 Building design and orientation provide opportunities for the incorporation of alternative energy technologies.</p>	<p>AO 32.1 Complies The additional units onsite are to be prefabricated structures designed with the incorporation of passive solar design principles to maximize energy efficiency.</p> <p>AO 32.2 Complies The proposed development plans indicate buildings have been designed and orientated to allow for the incorporation of alternative energy technologies.</p>
<p>PO 33 Water quality The standard of effluent and/or stormwater runoff from premises ensures the quality of surface water is suitable for:</p> <ul style="list-style-type: none"> (a) the biological integrity of aquatic ecosystems; (b) recreational use; (c) supply as drinking water after minimal treatment; (d) agricultural use or industrial use; and (e) minimises nuisance or harm to 		<p>Conditioned to Comply Conditions will be applied to ensure stormwater runoff from the premises is controlled to ensure minimal nuisance and harm to adjoining landowners.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
adjoining landowners.		
SAFETY AND RESILIENCE TO HAZARDS		
<i>Flooding – refer to the Flood hazard overlay code where areas are mapped as within a defined flood area.</i>		
ACCOMMODATION ACTIVITIES - additional requirements <i>(Caretaker's accommodation, Dwelling unit, Home-based business, Short-term accommodation)</i>		

Part 9 Development Codes

9.3.1 Accommodation Activities Code

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
DUAL OCCUPANCY, MULTIPLE DWELLING, RETIREMENT FACILITY AND RESIDENTIAL CARE FACILITY		
PLANNING		
<i>Use, density and built form</i>		
PO 4 Density and site coverage The density of the development is appropriate for the capacity of the site having regard to: (a) site constraints; (b) visual impacts; (c) local amenity; (d) waste disposal; (e) vehicular access and parking; (f) ecological impacts; and (g) stormwater management.	<p>AO 4.1 Development is undertaken on allotments with a minimum street frontage of 20 m.</p> <p>For Dual occupancy: AO 4.2 A minimum allotment size of 800 m² is required to accommodate the use.</p> <p>For Multiple dwelling: AO 4.3 A minimum allotment size of 1000 m² is required to accommodate the use.</p> <p>AO 4.4 No more than one dwelling unit is permitted per 200 m² of site area.</p>	<p>AO 4.1 Complies The development site has a street frontage of 25m, meeting the minimum street frontage requirements.</p> <p>AO 4.2 Not Applicable The development does not propose a dual occupancy.</p> <p>AO 4.3 Complies The development site has a total site area of 1270m², equating to just over 300m² per dwelling unit.</p> <p>AO 4.4 Complies The density of the proposed development is approximately 1 dwelling unit per 300m² of site area.</p>
Amenity		
PO 5 Building appearance Buildings are orientated	AO 5.1 Buildings incorporate: (a) verandahs, porches or balconies;	AO 5.1 Conditioned to Comply

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
<p>and designed to incorporate the articulation of roofs, building footprints and fragmentation of building bulk and appearance to:</p> <p>(a) maximise the amenity of the development and add visual interest to the streetscape;</p> <p>(b) ensure the streetscape is not dominated by garages, bathrooms, toilets and laundries;</p> <p>(c) reduce building bulk;</p> <p>(d) provide differentiation between buildings by means of articulation; and</p> <p>(e) facilitate casual surveillance of the surrounding neighbourhood.</p>	<p>(b) roof overhangs;</p> <p>(c) window hoods/screens;</p> <p>(d) awning and shade structures;</p> <p>(e) variation to the roof and building lines;</p> <p>(f) windows recessed into the façade;</p> <p>(g) use of varying building materials and finishes; and</p> <p>(h) recesses.</p> <p>AO 5.2 The length of any wall does not exceed 15 m in length without being offset a minimum of 1 m or punctuated by decks, balconies, verandahs and/or other projections.</p> <p>AO 5.3 Bathroom, laundry and toilet windows do not face the street unless they are obscured by glass or screened by privacy screens that have openings providing no more than 50% transparency.</p> <p>AO 5.4 Outbuildings are located under, behind or level with the front line of accommodation building/s.</p>	<p>Conditions will be applied to ensure building incorporate design features as listed from a-h.</p> <p>AO 5.2 Complies The proposed dwelling units do not include any walls exceeding 15m in length.</p> <p>AO 5.3 Complies The proposed dwelling units are positioned to avoid bathroom and toilet windows facing the street. Where laundry windows are facing towards Gregory Street, they will be obscured from view by the existing dwelling on the site and proposed carports.</p> <p>AO 5.4 Complies The proposed carports are located behind the existing residence.</p>
Landscaping, privacy and fencing		
<p>PO 6 Open space Open space is provided to meet the needs of occupants for privacy, relaxation, entertainment and direct access to daylight and open air.</p>	<p><i>For development providing independent living:</i></p> <p>AO 6.1 Each dwelling that has its main living area located at ground level is to be provided with private open space which has:</p> <p>(a) a minimum area of 16 m²;</p> <p>(b) minimum dimensions of no less than 4 m;</p> <p>(c) direct access from a living room; and</p> <p>(d) fencing and/or screening with a minimum 50% opacity to achieve privacy for occupants.</p> <p>AO 6.2 Each dwelling that has its main living area located above ground level is to be provided with private</p>	<p>AO 6.1 Complies The proposed dwelling units have been configured on the site to achieve a minimum 4m x 4m private open space area, accessible from a porch/living area. The development will be conditioned to provide internal fencing to achieve privacy for each</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
	<p>open space which has:</p> <p>(a) a minimum of 8 m²;</p> <p>(b) a minimum dimension of 2.4 m; and</p> <p>(c) directly accessible from a living room.</p> <p>AO 6.3</p> <p>Where two or more dwellings do not have access to ground level private open space, communal open space is provided with:</p> <p>(a) a minimum area of 50 m²; and</p> <p>(b) minimum dimensions of 5 m.</p> <p>For Residential care facility and development providing non-independent living:</p> <p>AO 6.4</p> <p>Communal recreational open space is provided with a minimum area equivalent to 16m² per dwelling and/or accommodation room within the development.</p> <p>Note: Areas provided for private and communal open space do not include areas provided for clothes drying.</p>	<p>dwelling.</p> <p>AO 6.2 Not Applicable</p> <p>AO 6.3 Not Applicable</p> <p>AO 6.4 Not Applicable</p>
<p>PO 7 Landscaping</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;</p> <p>(e) be located to avoid interference with electricity lines and other infrastructure; and</p> <p>(f) maintain sightlines at intersections for traffic.</p>	<p>AO 7.1</p> <p>All landscaping works are completed prior to commencement of the use.</p> <p>AO 7.2</p> <p>Landscaping is provided with a minimum width of 1.5 m along any boundary fronting a public road and 1 m along the side and rear boundaries.</p> <p>For development comprising more than four dwellings and/or accommodation rooms:</p> <p>AO 7.3</p> <p>A minimum 2 m wide vegetated buffer is provided to any vehicle movement and parking area that adjoins a boundary shared with an accommodation activity.</p> <p>Note: AO 7.2 and AO 7.3 do not apply to development with boundary setbacks exceeding 50 m.</p> <p>AO 7.4</p> <p>Mature street trees are planted at the site frontage/s in accordance with SC6.2 Planning scheme policy – Landscaping.</p> <p>Note: AO 7.4 does not apply to development with boundary setbacks exceeding 50 m or on allotments with fully sealed/paved footpaths.</p> <p>Note: Landscape works within, or directly adjacent to, a State-controlled road corridor require approval from the Department of Transport and Main Roads in accordance with the <i>Transport Infrastructure Act 1994 and Transport</i> and the Department of Main Roads <i>Road Landscape Manual</i>.</p>	<p>AO 7.1 Conditioned to Comply</p> <p>Conditions will be applied to ensure all landscaping work is completed prior to commencement of the use.</p> <p>AO 7.2 Conditioned to Comply</p> <p>Conditions will be applied to ensure all landscaping is provided with a minimum width of 1.5m along the front boundary and 1m along side and rear boundaries.</p> <p>AO 7.3 & AO 7.4 Not Applicable</p> <p>The development does not exceed four dwelling units.</p>
<p>PO 8 Privacy</p> <p>Building design ensures an acceptable level of privacy for residents of the premises and neighbouring properties.</p>	<p>AO 8.1</p> <p>Where direct view exists into the private open space of an adjoining dwelling, from windows, landing stairs, terraces, decks and other private communal or public areas this view is obscured or screened by privacy screens that have openings that provide no</p>	<p>Conditioned to Comply</p> <p>Conditions will be applied to ensure private open space for each unit is</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
	greater than 50% transparency.	screened to ensure privacy.
	<p>For development comprising more than four dwellings and/or accommodation rooms:</p> <p>AO 9.1 Fencing is provided along all side and rear boundaries of the site.</p> <p>AO 9.2 The constructed fence is to consist of a 1.8 m high solid structure</p>	<p>Complies Provided development plans indicate a 1.8m high solid fence is provided along all side and rear boundaries.</p>
Refuse storage		
<p>PO 10 Refuse storage Refuse storage and collection facilities are located in areas that:</p> <p>(a) retain reasonable standards of amenity for occupants of the premises and adjoining properties;</p> <p>(b) are not visually obtrusive when viewed from the street; and</p> <p>(c) provide convenient access for service vehicles (where applicable).</p>	<p>For development comprising 5-8 dwelling units:</p> <p>AO 10.1 A communal refuse storage area is provided for wheelie bins.</p> <p>For development comprising eight dwelling units or more:</p> <p>AO 10.2 A communal refuse storage area is provided for a bulk refuse container/s and is serviced by a licensed contractor.</p> <p>AO 10.3 Communal refuse storage is located and designed that it:</p> <p>(a) is provided within the building; or</p> <p>(b) is in an outdoor area that is:</p> <p>(i) no closer than 3 m to any frontage or dwelling and 1.5 m to any other site boundary;</p> <p>(ii) enclosed on a minimum of three sides with a screen wall extending 0.2 m above the height of all refuse containers; and</p> <p>(iii) screened by dense planting.</p>	<p>Not Applicable The development only includes four (4) units on the site.</p>
ENGINEERING		
Access, parking and manoeuvring		
<p>PO 11 Parking and manoeuvring Vehicle parking and manoeuvring areas do not detract from the amenity of the locality.</p>	<p>For development comprising more than four dwellings and/or accommodation rooms:</p> <p>AO 11.1 Vehicle parking and manoeuvring areas other than parking areas for visitors, are located under, behind or level with the front line of the building/s to enable for the provision of landscaping and to avoid large areas of visible hardstand.</p>	<p>Not Applicable The development only includes four (4) units on the site.</p>

Assessment Summary

The proposed development for a Material Change of Use – Multiple dwelling (4 units) is considered to achieve an appropriate planning outcome having regard to the relevant assessment benchmarks of the Maranoa Planning Scheme 2017.

The site is located within the Principal Centre Zone and in close proximity to Roma's Central Business District. The proposal increases housing supply within an established urban area serviced by existing infrastructure and is compatible with the mixed residential and commercial character of the locality.

The development is single storey in scale and incorporates appropriate setbacks, landscaping, onsite manoeuvring and private open space areas to minimise impacts on adjoining properties. While the proposal includes a minor variation to the preferred onsite parking rate under the Planning Scheme, the shortfall is not anticipated to adversely impact the surrounding road network or local amenity given the scale and location of the development.

The application underwent public notification in accordance with the Planning Act 2016 and no submissions were received.

Overall, the proposed development is considered consistent with the intent and outcomes sought by the Principal Centre Zone Code and Accommodation Activities Code and is recommended for approval subject to conditions.

SM & KA DUFF BUILDERS

PROPOSED RESIDENTIAL DEVELOPMENT

45 GREGORY STREET, ROMA, QLD 4455

B&A JOB No: 252177

DRAWING INDEX		
ISSUE STATUS	DRAWING NUMBER	DRAWING SHEET NAME
B2	A.100	SITE PLAN
B2	S.100	SINGLE & DOUBLE CARPORT LAYOUTS & DETAILS
B2	S.200	CONSTRUCTION NOTES
B2	H.100	ARTICULATED PLUMBING DETAILS - SHEET 1 of 2
B2	H.101	ARTICULATED PLUMBING DETAILS - SHEET 2 of 2
B2	S.300	SITE PREPARATION REQUIREMENTS
B2	A.200	VEHICLE TRACKING DIAGRAM - A
B2	A.201	VEHICLE TRACKING DIAGRAM - B
B2	A.202	VEHICLE TRACKING DIAGRAM - C



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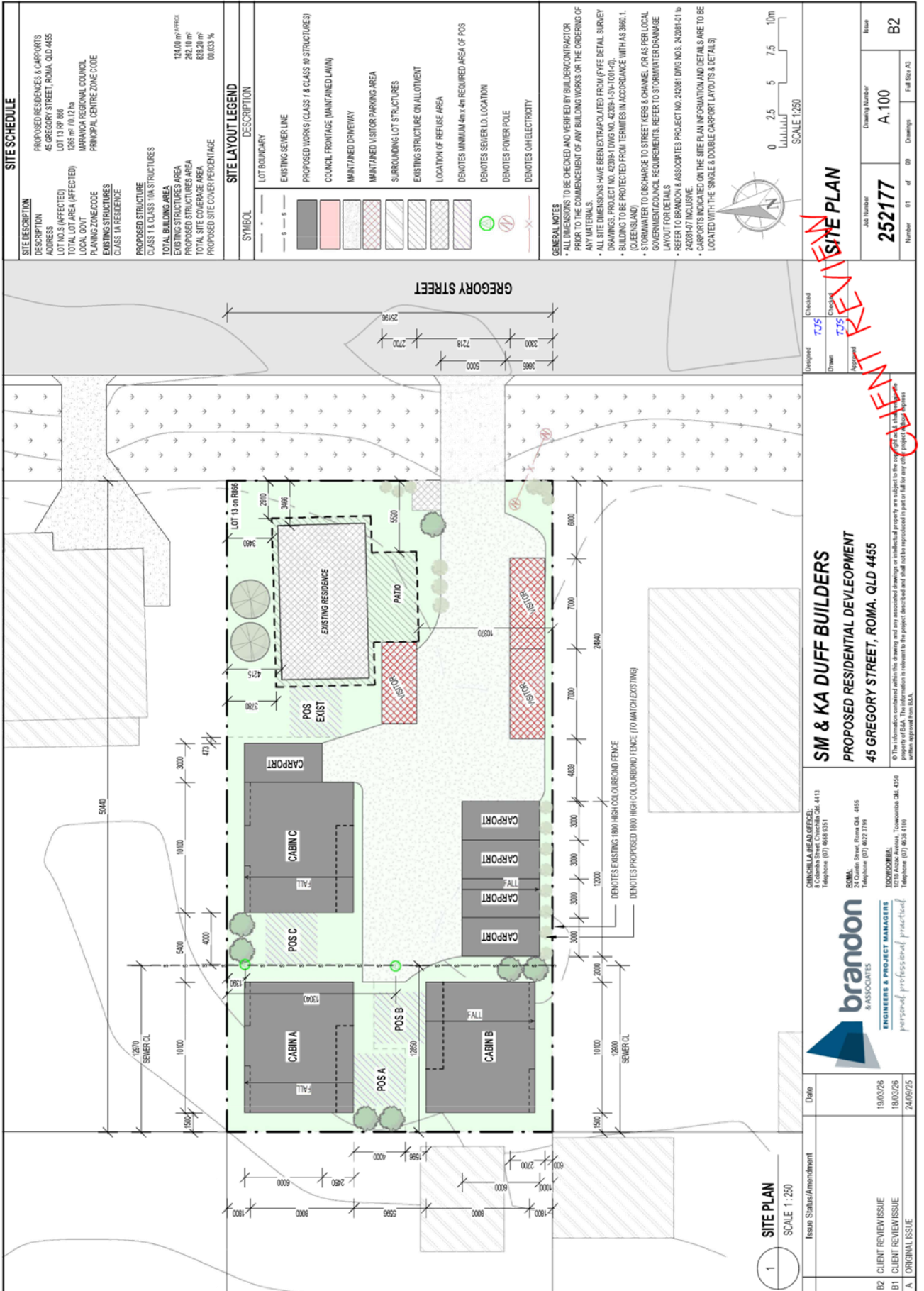
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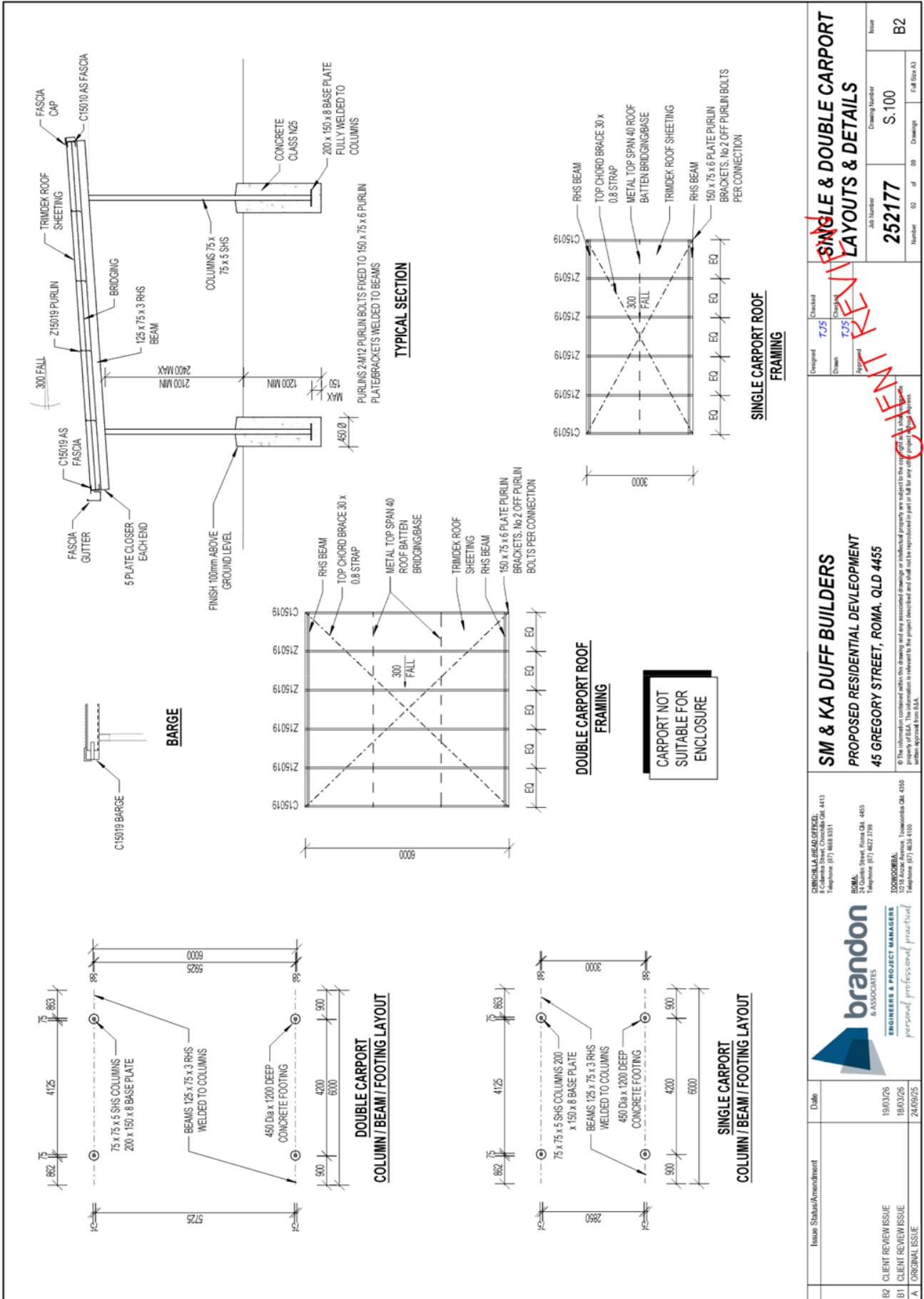


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INTERNATIONAL





REVIEW ITEM



Issue Status/Amendment B2 CLIENT REVIEW ISSUE B1 CLIENT REVIEW ISSUE A ORIGINAL ISSUE	Date 19/03/26 18/03/26 24/09/25	Designated Drawn Checked TJS TJS TJS	Job Number 252177	Drawing Number S.100	Issue B2

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REVIEW

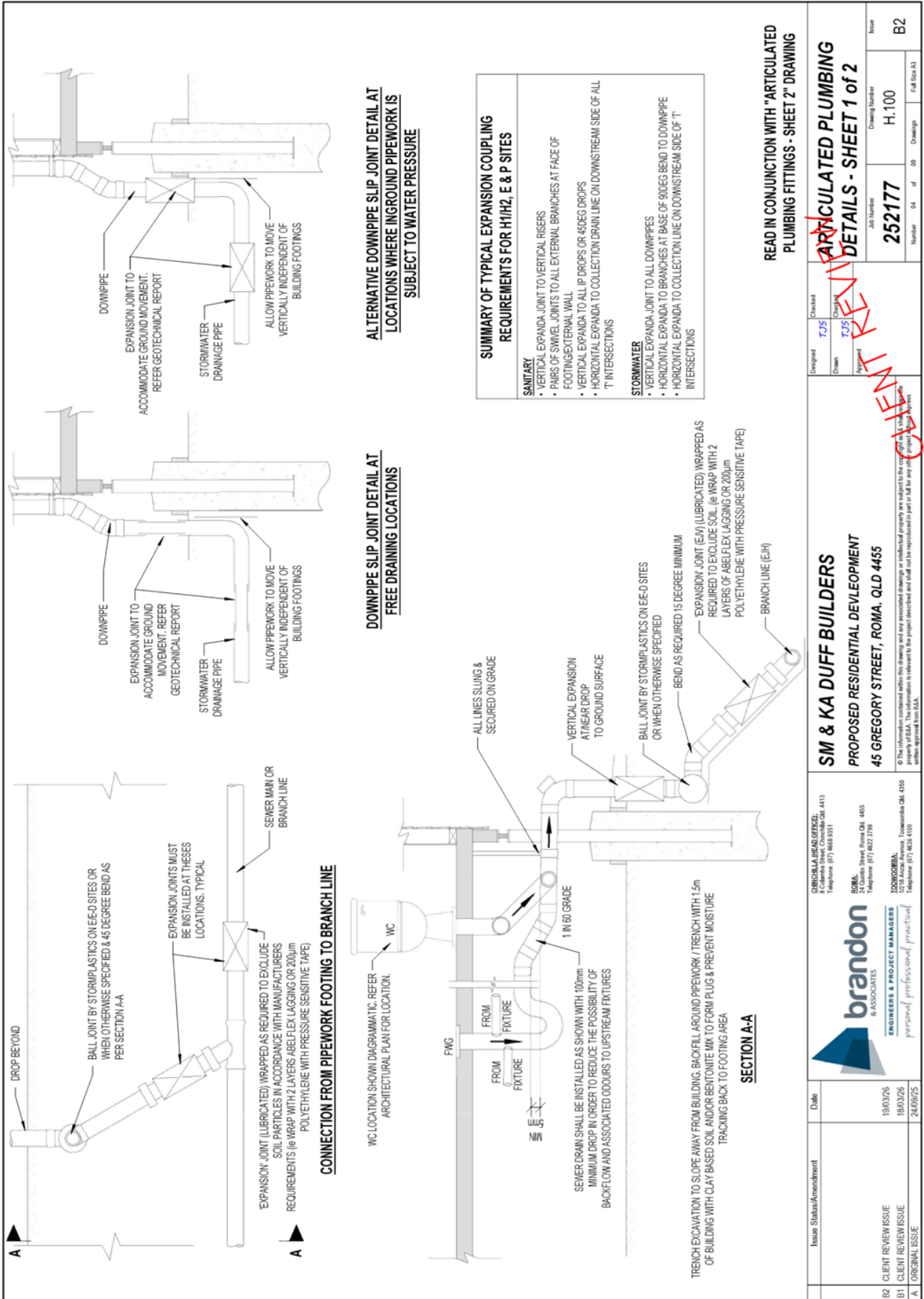
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SUMMARY OF TYPICAL EXPANSION COUPLING REQUIREMENTS FOR H1/H2, E & P SITES

SANITARY	<ul style="list-style-type: none"> VERTICAL EXPANSA-JOINT TO VERTICAL RISERS PAIRS OF SWIVEL JOINTS TO ALL EXTERNAL BRANCHES AT FACE OF FOOTING/EXTERNAL WALL HORIZONTAL EXPANSA TO ALL IP DROPS OR 45DEG DROPS VERTICAL EXPANSA TO COLLECTION DRAIN LINE ON DOWNSTREAM SIDE OF ALL "T" INTERSECTIONS
STORMWATER	<ul style="list-style-type: none"> VERTICAL EXPANSA-JOINT TO ALL DOWNPIPES HORIZONTAL EXPANSA TO BRANCHES AT BASE OF 90DEG BEND TO DOWNPIPE HORIZONTAL EXPANSA TO COLLECTION LINE ON DOWNSTREAM SIDE OF "T" INTERSECTIONS

READ IN CONJUNCTION WITH "ARTICULATED PLUMBING FITTINGS - SHEET 2" DRAWING

Designed	Checked	Issue
Drawn	Reviewed	Number
Approved	Job Number	Drawing Number
	252177	H.100
	Number	04 of 09 Drawings
		Full Item A3
		B2

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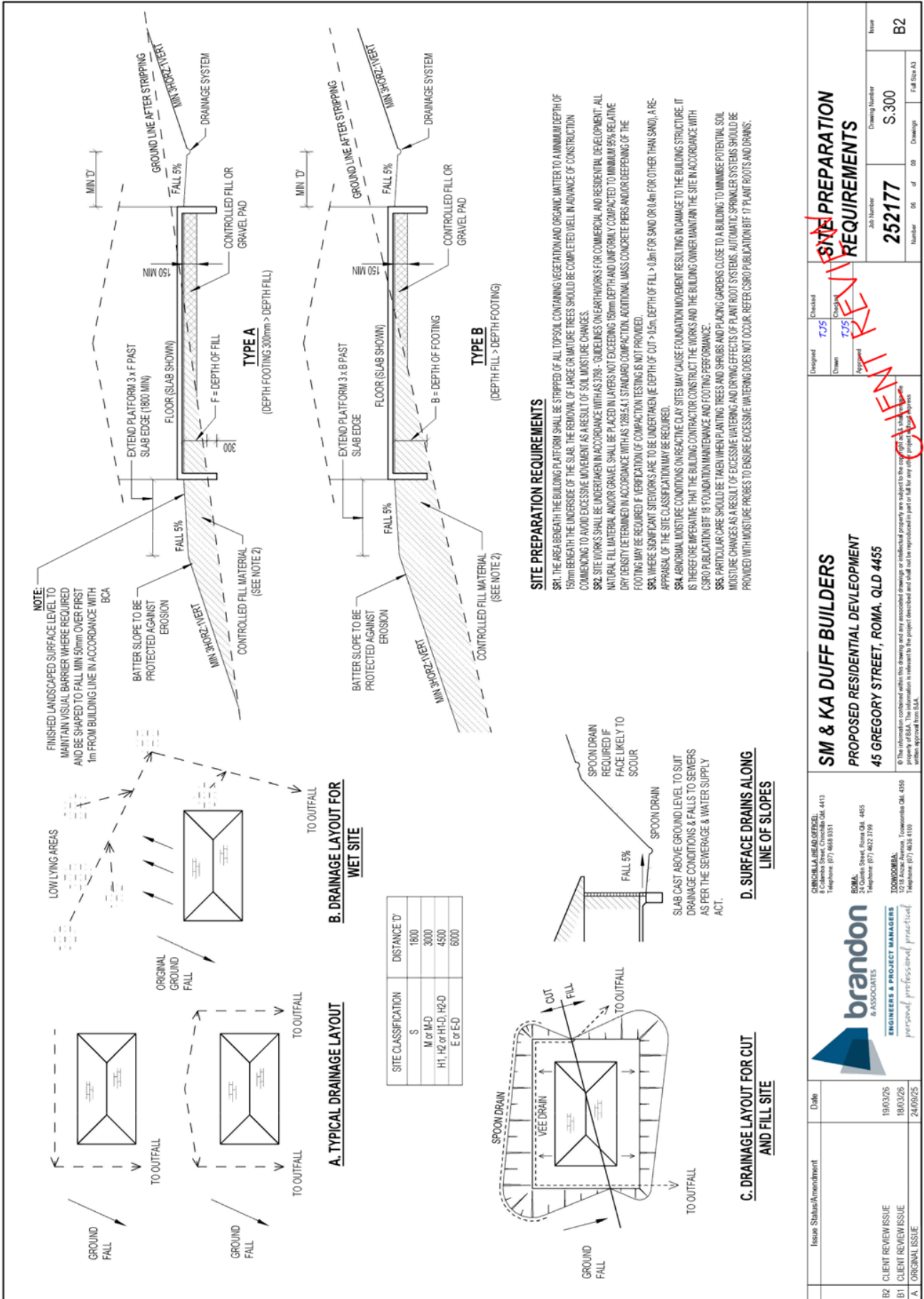
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Issue Status/Amendment	Date
B2 CLIENT REVIEW ISSUE	19/03/26
B1 CLIENT REVIEW ISSUE	18/03/26
A ORIGINAL ISSUE	24/09/25



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Issue Status/Amendment: B2 CLIENT REVIEW ISSUE
B1 CLIENT REVIEW ISSUE
A ORIGINAL ISSUE

Date: 19/03/26
18/03/26
24/09/25

Checked: TJS
Drawn: TJS
Approved: [Signature]

Job Number: 252177
Drawing Number: S.300

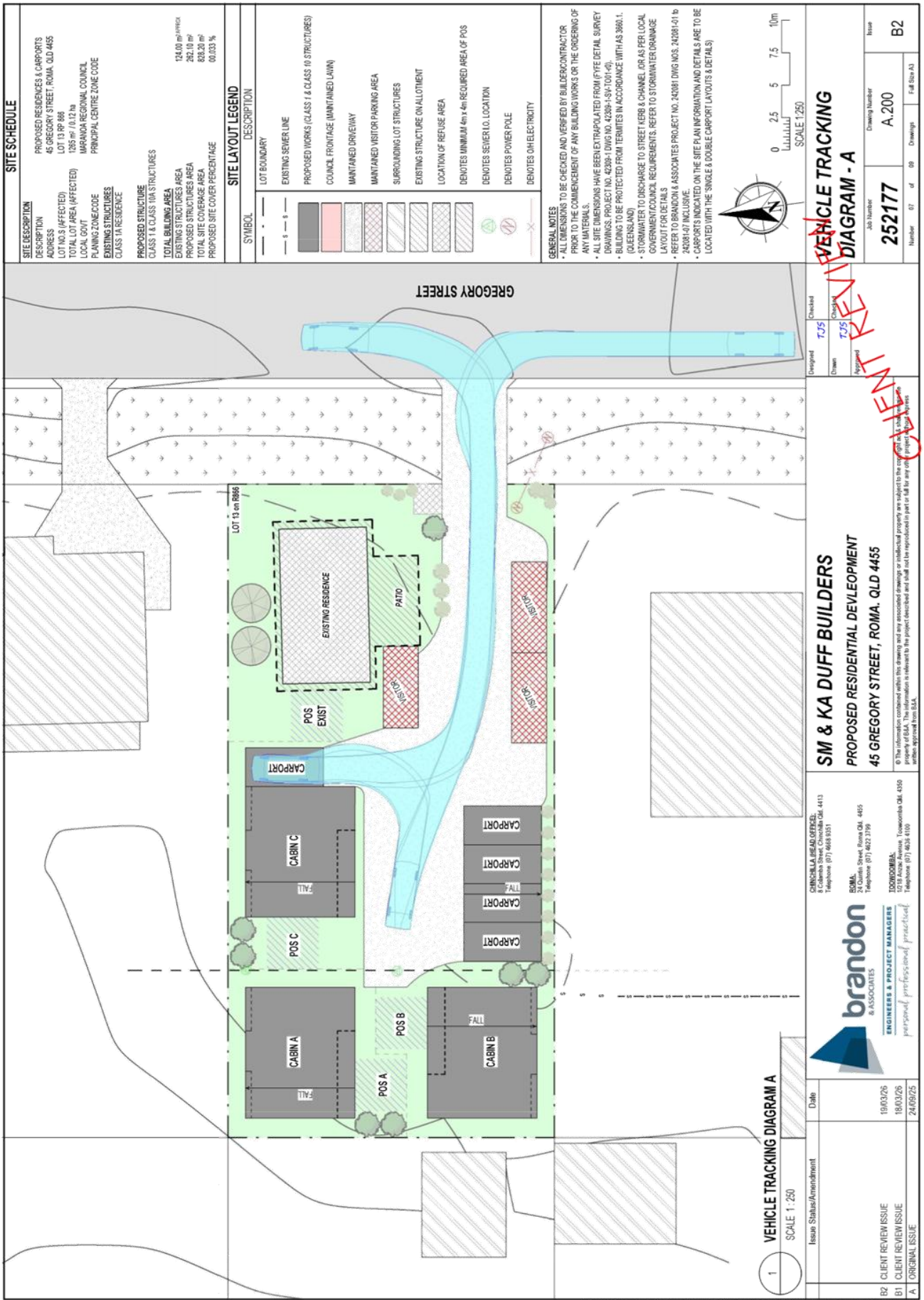
Number: 06 of 09 Drawings

Issue: B2
Full Item A3

CLIENT REVIEW

SITE PREPARATION REQUIREMENTS

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VEHICLE TRACKING DIAGRAM - A

Job Number	252177	Issue	B2
Number	07	of	09
Drawings	A.200	Full Item A3	

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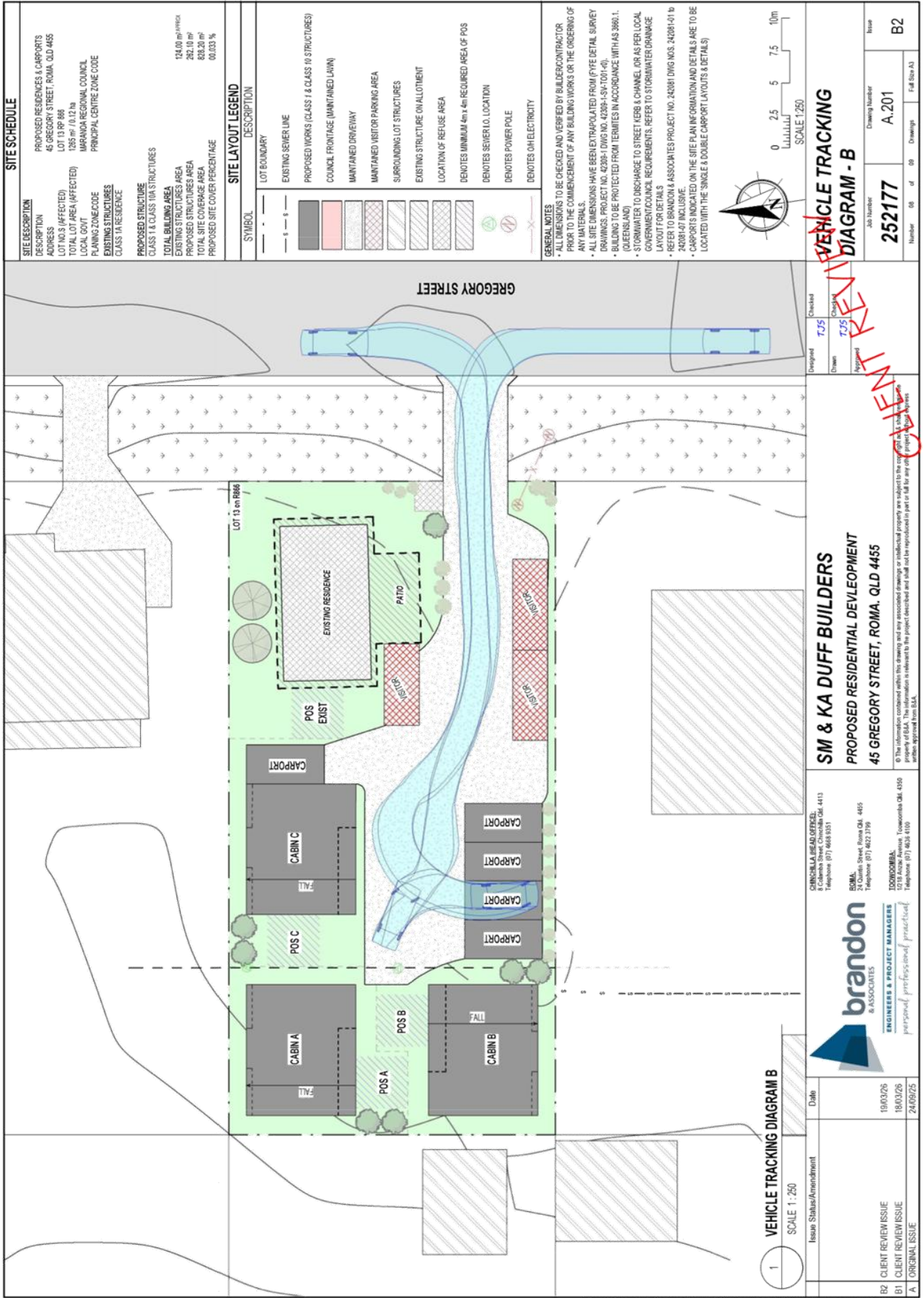
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Date	19/03/26
Issue Status/Amendment	18/03/26
	24/09/25

B2	CLIENT REVIEW ISSUE
B1	CLIENT REVIEW ISSUE
A	ORIGINAL ISSUE



VEHICLE TRACKING DIAGRAM - B

Designed	TJS	Checked	TJS
Drawn	TJS	Issue	B2
Approved		Job Number	252177
		Drawing Number	A.201
		Number	08 of 09 Drawings
		Full Item A3	

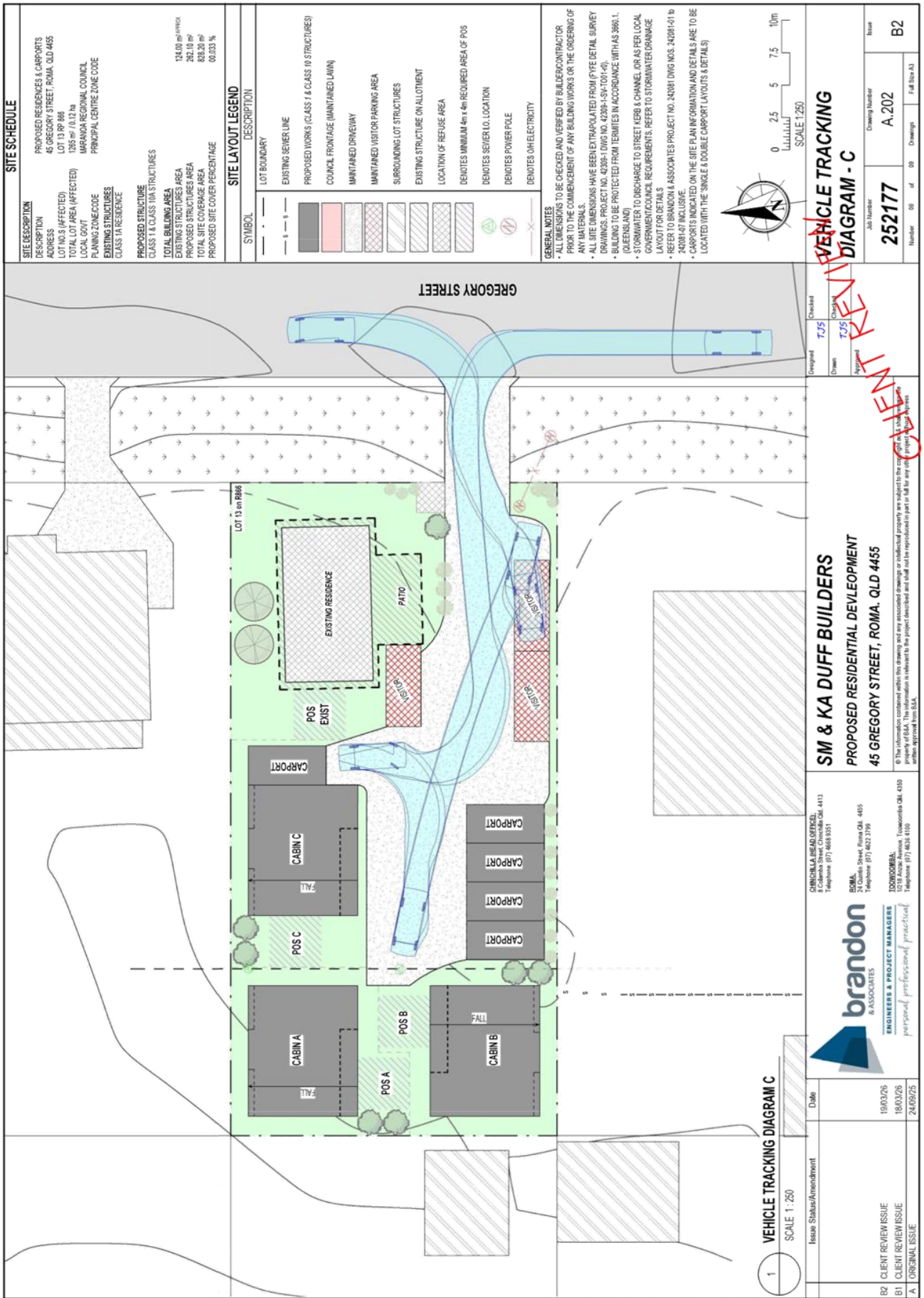
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Issue Status/Amendment	Date
B2 CLIENT REVIEW ISSUE	19/03/26
B1 CLIENT REVIEW ISSUE	18/03/26
A ORIGINAL ISSUE	24/09/25

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VEHICLE TRACKING DIAGRAM - C

Job Number	252177	Issue	B2
Drawing Number	A.202		
Number	09	of	09
		Drawings	Full Item A3

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Client	19/03/26
Issue	18/03/26
Date	24/09/25

VEHICLE TRACKING DIAGRAM C
SCALE 1:250

Issue Status/Amendment	
Issue	19/03/26
Client REVIEW ISSUE	18/03/26
Client REVIEW ISSUE	24/09/25
ORIGINAL ISSUE	

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OFFICER REPORT

Meeting: Ordinary 20 May 2026

Date: 27 April 2026

Item Number: 13.5

File Number: D26/43004

SUBJECT HEADING: Post-Event Review - Keep Maranoa Beautiful Annual Kerbside Collection 2026 and set dates for 2027 collection

Classification: Open Access

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

Executive Summary:

Post-event update on the 2026 Keep Maranoa Beautiful – Annual Kerbside Collection, including outcomes, feedback received, and to determine a suitable date for the 2027 event.

Officer's Recommendation:

That Council:

1. Receive and note the Officer's *Keep Maranoa Beautiful* post event report.
2. Approve the 'Keep Maranoa Beautiful' 2027 Campaign to commence from Monday **1 March 2027**.

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

To provide Council with a post-event update on the 2026 Keep Maranoa Beautiful – Annual Kerbside Collection, including outcomes, feedback received, and to determine a suitable date for the 2027 event.

Background (Including any previous Council decisions):

The *Keep Maranoa Beautiful* Kerbside Collection campaign is a free kerbside collection service, provided to residents across the Maranoa to assist with the disposal of large household items, green waste, and metal waste.

This report is to provide Council with a post-event update on the results of the 2026 Keep Maranoa Beautiful program, including collection outcomes (type & tonnage), feedback received, and to determine a suitable date for the **2027** event.

Post-Event Summary:

Roma

Green Waste: **58.72 t**

Mixed Waste: **49.08 t**

Metal Waste: **17.92 t**

Refrigerators: **22**

Mattresses: **15**

Unaccepted waste put out: Car tyres

Surat

Green Waste: **0 t**

Mixed Waste: **6.1 t**

Metal Waste: **1.26 t**

Unaccepted waste put out: oversize tree waste(logs)

Injune

Green Waste: 0 t

Mixed Waste: 0.92t

Metal Waste: **0 t**

Refrigerators:

Mattresses:

Wallumbilla, Yuleba, Jackson

Four (4) truckloads in total

Staff feedback: Initially a small amount of waste was left out this year.

Mitchell

Green Waste: 0 t

Mixed Waste: **16.16 t**

Metal Waste: **3.94t**

Refrigerators: **25**

Feedback:

Although the campaign is intended for residential properties, one local community organisation (*Roma Speedway*) contacted Council for 'in-kind' support, and placed items out for collection. Given the **not-for-profit** nature of this group, their waste was collected as part of the initiative in the spirit of supporting local volunteer organisations.

Due to an error by Roma's Australia Post, Roma's mail out was individually enveloped and mailed out by Council staff to residents, some residents reported that they did not receive their brochure. These enquiries surfaced through social media and were addressed by other community members advising that they had received the brochure and advising of the dates.

Customer Service Feedback:

Customer Service received minimal phone calls and customer enquiries related to the program. This was achieved even in the face of delays caused by wet weather, and the above-mentioned postal error.

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Weather Impacts:

Delays were experienced due to a rain event. Collections were completed promptly as soon as conditions permitted. To keep the community informed, updates were shared via social media, providing clear information about the delays.

2025 Keep Maranoa Beautiful Cost to Council

Work Order Number	Town	25/26 Actuals (not incl GST)
13743	Amby	\$857.79
13741	Mitchell & Mungallala	\$14,342.18
13740	Injune	\$4,250
13738	Jackson	\$0
13737	Wallumbilla	\$550
13736	Yuleba	\$0
13735	Surat	\$8,375.86
13733	Roma, Hodgson & Muckadilla	\$120,211.86
	Council disposal fees (total)	\$26,816.00
	Levy Charges (Total)	\$12,705.06
	TOTAL	\$188,108.75

Options Considered:

The table below outlines options which have been considered as dates for the 2027 *Keep Maranoa Beautiful* program. The right-hand side column highlights benefits and some challenges of each option.

Option	Event / Reference Point	Proposed Start Date	Notes
A	Prior to Easter (Easter: 26 March 2027)	Mon, 1 March 2027	Consistent with 2026 timing and community expectation. Allows a couple of weeks' leverage in case of rain events or delays.
B	Clean Up Australia Day (Sun, 7 Mar 2027)	Mon, 8 March 2027	Leverages national awareness; early March timing, reduces timing between KMB and Easter – not much leeway if rain event occurs.
C	Spring Clean-Up	Mon, 6 September 2027	A fresh seasonal option aligns with traditional spring cleaning. Avoids wet-season disruption.

Recommendation:

1. Receive and note the Officer's Keep Maranoa Beautiful post event report.
2. Approve the 'Keep Maranoa Beautiful' 2027 Campaign to commence from Monday 1 March 2027.

Risks:

Risk	Description of likelihood & consequences
Waste is placed on footpath and Council must remove or undertake compliance	Likely Community has developed an expectation that the service will be provided, reputational risk.
Cost above budgeted amount	Unlikely Budget allocation requested is consistent with costs across past events

Policy and Legislative Compliance:

Waste Reduction and Recycling Act 2011

Environmental Protection Act 1994

Budget / Funding (Current and future):

Work Order	Title
13745	Waste Management Operations Mungallala Keep Maranoa Beautiful Annual Kerbside Clean Up
13744	Waste Management Operations Muckadilla Keep Maranoa Beautiful Annual Kerbside Clean Up
13743	Waste Management Operations Amby Keep Maranoa Beautiful Annual Kerbside Clean Up
13741	Waste Management Operations Mitchell Keep Maranoa Beautiful Annual Kerbside Clean Up
13740	Waste Management Operations Injune Keep Maranoa Beautiful Annual Kerbside Clean Up
13738	Waste Management Operations Jackson Keep Maranoa Beautiful Annual Kerbside Clean Up
13737	Waste Management Operations Wallumbilla Keep Maranoa Beautiful Annual Kerbside Clean Up
13736	Waste Management Operations Yuleba Keep Maranoa Beautiful Annual Kerbside Clean Up
13735	Waste Management Operations Surat Keep Maranoa Beautiful Annual Kerbside Clean Up

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13734	Waste Management Operations Hodgson Keep Maranoa Beautiful Annual Kerbside Clean Up
13733	Waste Management Operations Roma Keep Maranoa Beautiful Annual Kerbside Clean Up

Timelines / Deadlines:

Contractors will have to be appointed prior to the event, and a minimum of eight (8) week lead time is required to get printing of brochures and delivery undertaken.

Consultation (Internal / External):

Council waste staff
Council operational staff

Strategic Asset Management Implications:

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

Not applicable.

Acronyms:

Acronym	Description
KMB	Keep Maranoa Beautiful

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 2: Environment
2.4 Waste management strategy and infrastructure

Supporting Documentation:

Nil

Report authorised by:

Director - Regional Development, Environment & Planning

OFFICER REPORT

Meeting: Ordinary 20 May 2026

Date: 30 April 2026

Item Number: 13.6

File Number: D26/45082

SUBJECT HEADING: Adoption of Maranoa Visitor Economy Strategy
2026-2035

Classification: Open Access

Officer's Title: Coordinator – Tourism

Executive Summary:

The *Maranoa Visitor Economy Strategy 2026–2035* has been developed as a collaborative framework to grow the visitor economy, as a key driver of regional prosperity.

The strategy has been developed through a comprehensive process to ensure it aligns with the needs and priorities of the tourism and visitor economy industry, as well as regional, state, and Federal planning. It aligns with other strategies and plans developed by Council to ensure a cohesive approach to regional development.

Adopting the *Maranoa Visitor Economy Strategy 2026–2035* will enable Council to proceed with action planning for strategic priority initiatives.

Officer's Recommendation:

That Council adopt the *Maranoa Visitor Economy Strategy 2026–2035* as presented.

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

This report is coming before Council to formally adopt the *Maranoa Visitor Economy Strategy 2026–2035*.

Background (Including any previous Council decisions):

In the Maranoa Regional Council **2025/26 Operational Plan, Action ID 1.3.3.6** is to 'Adopt a tourism strategy and action plan'.

The Maranoa Visitor Economy Strategy has been developed as a collaborative framework to grow the visitor economy as a key driver of regional prosperity. It is a regional strategy for the visitor economy industry, recognising the visitor economy's role in generating wealth, creating jobs, and supporting local businesses.

The development of the strategy has followed a comprehensive process to ensure it aligns with the needs and priorities of the tourism and visitor industry, regional, state, and Federal planning frameworks, as well as other strategies and plans developed by Council.

The planning frameworks and processes for the Visitor Economy Strategy, along with the Arts & Culture Strategy and Sport & Recreation Strategy, were endorsed in the Ordinary Meeting on 27 November 2025 as per **Resolution No. OM/11.2025/32**.

There have been Council Briefing sessions to keep Council informed of the strategy's process and progression on 14 November 2025 and 15 April 2026.

Following the adoption of the Maranoa Visitor Economy Strategy, Council Officers will proceed with action planning for strategic priority initiatives, with input from key stakeholders where relevant.

Options Considered:

Adopting the Maranoa Visitor Economy Strategy 2026-2035.

Recommendation:

That Council adopt the Maranoa Visitor Economy Strategy 2026–2035.

Risks:

Risk	Description of likelihood & consequences
Strategy is not adopted	Likelihood: Low Consequences: Missed opportunities for tourism growth and funding, no clear direction for tourism development in region
Delayed implementation	Likelihood: Medium Consequences: Delays in action planning, which could impact the timely delivery of priority initiatives.

Policy and Legislative Compliance:

The Maranoa Visitor Economy Strategy aligns with Maranoa Regional Council's Operational Plan 2025/26.

Budget / Funding (Current and future):

A total of **\$25,000** was allocated under **WO26040.2800.2001 – Renew of the Tourism Strategy** for the project.

\$12,740.68 has been spent, primarily on consultancy and research.

Future funding requirements for the implementation of the strategy will be determined during the action planning phase. Opportunities to leverage state and federal grants will also be explored.

Timelines / Deadlines:

13 November 2025:	Initial Council Briefing
27 November 2025:	Council Meeting to endorse planning frameworks and processes
1–2 December 2025:	Krista Hauritz Tourism consultancy/advice
January 2026:	Key stakeholders contacted
February 2026:	Written feedback received
February–March 2026:	Face-to-face consultation
March 2026:	Maranoa Visitor Economy Snapshot report received
March–April 2026:	Drafting of strategy
15 April 2026:	Presentation of draft to Council
April 2026:	Key stakeholder feedback on draft
20 May 2026:	Presentation of final draft for adoption
Late 25/26 – early 26/27:	Action planning of key strategic initiatives

Consultation (*Internal / External*):

Extensive consultation has been undertaken with key stakeholders including industry, business associations, and staff. Key stakeholders are listed below:

- AEC Group
- Boobook Explore
- Booringa Action Group
- Booringa Heritage Museum
- Calico Cottage
- Cultural Heritage Injune Preservation Society
- Easter in the Country
- Injune District Tourism Association
- Krista Hauritz Tourism
- Maranoa Regional Council tourism staff
- Mitchell CWA
- Mitchell on Maranoa Gallery
- Roma Commerce & Tourism

- Sculptures Out Back
- Surat & District Development Association
- Wallumbilla Town Improvement Group
- Yuleba Development Group

Strategic Asset Management Implications:

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

N/A

Acronyms:

Acronym	Description
CWA	Country Women's Association

Addition to Operational or Corporate Plan:

Plan Description	Yes / No
Operational	No
Corporate	No

Link to Corporate Plan:

Corporate Plan 2023-2028

Corporate Plan Pillar 1: Prosperity

1.3 Tourism destination development infrastructure

Supporting Documentation:

1 [↓](#) Maranoa Visitor Economy Strategy 2026-2035

D26/46197

Report authorised by:

Manager - Community, Economic & Tourism Development

Director - Regional Development, Environment & Planning



The Maranoa Visitor Economy Strategy is a collaborative framework to grow the visitor economy as a key driver of regional prosperity. It is a regional strategy for the industry, recognising the visitor economy's role in generating wealth, creating jobs, and supporting local businesses.

Developed through extensive engagement with key stakeholders and local industry, the strategy reflects the needs, aspirations, and opportunities identified by those who know the region best. It aligns with the objectives of the Outback Queensland Tourism Association, state and federal plans, and the Maranoa region's Arts & Culture, Sport & Recreation, and Economic Development strategies, creating a cohesive framework to drive sustainable development across the region.

MRC will support the strategy through four key roles: delivering initiatives, building partnerships, facilitating collaboration, and advocating for investment. Detailed action plans will guide the implementation of strategic priority initiatives.



VISION

The Maranoa region will be recognised by our visitors as a must stop, stay and experience destination on the edge of Outback Queensland and the Carnarvon Ranges.

STRATEGIC THEMES



STRATEGIC PRIORITIES

1.1 Enhance Existing Experiences: Enhance and upgrade current tourism products, experiences, and assets.
1.2 Develop New Experiences: Develop tourism products that capitalise on the region's unique selling points.
1.3 Product Packaging: Create and promote packages that combine multiple local and regional experiences.
1.4 Signature Experiences: Identify and facilitate the development of signature experiences that reflect each town's local identity.
1.5 Accessibility: Enhance inclusivity and accessibility in experiences and infrastructure.
1.6 Cultural Heritage: Preserve and promote cultural heritage through authentic tourism experiences.
1.7 Nature-based and Active Tourism: Develop products that showcase the region's natural assets and outdoor activities.
1.8 Accommodation: Explore opportunities to expand and diversify accommodation options.
1.9 Transport Infrastructure: Enhance transport infrastructure to improve regional access.

2.1 Visitor Economy Participation: Increase business awareness and involvement in the visitor economy.
2.2 Industry Capacity Building: Strengthen tourism sector capability and capacity through coordinated initiatives.
2.3 Customer Service Development: Improve customer service standards across the region.
2.4 Visitor Information Servicing: Review and adapt visitor information services and signage.
2.5 Digital Skills: Upskill tourism operators in digital tools and emerging technologies.
2.6 Trade-Ready Operators: Support businesses to engage effectively in domestic and international tourism trade.
2.7 Best of Queensland Experiences Program (BOQEP): Encourage and support operators to achieve Best of Queensland status.

3.1 Events Destination: Position the Maranoa as a leading destination for hosting high-quality events.
3.2 Event Marketing Support: Promote events to raise the Maranoa's profile through local, regional, state, and national channels.
3.3 Leverage Existing Events: Leverage existing events to attract visitors into region.
3.4 New Events: Facilitate and encourage the creation of new events.
3.5 Event Assets: Investigate options for non-permanent event assets and equipment that can service the region.
3.6 Signature Events: Identify and elevate key events with strong tourism potential.
3.7 Olympics: Leverage the Brisbane 2032 Olympic and Paralympic Games for pre- and post-event opportunities.

4.1 Regional Approach: Foster a "one region" approach to promote collaboration across all regional stakeholders whilst maintaining local identity.
4.2 Council and Local Associations: Build strong partnerships between Council and local associations.
4.3 Outback Queensland Tourism Association: Work closely with OQTA to leverage our region's potential.
4.4 Cross-Regional Partnerships: Develop partnerships that extend beyond the Maranoa region.
4.5 Private Sector: Encourage private sector investment, innovation, and participation.
4.6 Government Agencies and Bodies: Strengthen relationships with State and Federal governments, agencies, and organisations.
4.7 Volunteer Management: Focus on recruiting, training, and retaining volunteers.

5.1 Targeted Visitor Segments: Deliver campaigns tailored to specific demographics, interests, and origins.
5.2 Destination Branding and Identity: Build and promote a strong, recognisable regional brand.
5.3 Marketing Through Partnerships: Leverage partnerships to expand marketing reach and resources.
5.4 Multi-Channel Strategies: Use a mix of digital, social, print, and physical advertising for broader engagement.
5.5 Enhanced Media and Public Relations (PR) Presence: Strengthen media and PR efforts to secure impactful editorials and advertorials.
5.6 Seasonal Marketing: Focus on seasonal campaigns to attract visitors during shoulder season.
5.7 Digital Marketing: Prioritise digital platforms to maximise reach and engagement.
5.8 Geographic Location: Capitalise on the region's location to attract drive tourism and short-stay visitors.

OFFICER REPORT

Meeting: Ordinary 20 May 2026

Date: 11 May 2026

Item Number: 13.7

File Number: D26/48048

SUBJECT HEADING: Applications through Regional Arts Development Fund (RADF) Program 2025/2026

Classification: Open Access

Officer's Title: Regional Arts and Culture Officer

Executive Summary:

The Maranoa Regional Council Regional Arts Development Fund (RADF) Committee has reviewed **two funding applications** for arts and culture projects from **Melissa Buchholz** and **Roma and District Lapidary and Mineral Society**.

The assessment has been completed, and the Committee recommends supporting both applications. Melissa Buchholz - *Queen of Song Roma Project* and Roma and District Lapidary and Mineral Society - *Basic silversmithing workshop*.

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

Officer's Recommendation:

That Council endorse the RADF Committee's grant assessment recommendations and approve funding from the **RADF budget (GL 2885.2250)** to support the Queens of Song Roma Project for **\$2,800.00** and Basic Silversmithing workshop for **\$4,127.00**.

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

The Maranoa Regional Council Regional Arts Development Fund (RADF) Committee has reviewed two funding applications for arts and culture projects. It is recommended that the Committee's assessment be endorsed and associated funding approved.

Background (Including any previous Council decisions):

As part of its annual RADF program, Council offers an open contestable round where eligible groups can apply for funding to support arts and culture initiatives. Two applications were received and assessed by the RADF Committee.

Applications for Funding

The following applications were assessed by the RADF Committee on the basis that they were compliant with the RADF Guidelines.

Applicant – Melissa Buchholz

Project description: The Queens of Song community project in Roma, is a collaborative arts initiative that brings together professional artists, students, and local community members through workshops, school engagements, and culminating in a live performance.

Project total: \$6,500

Funding requested: \$2,800

Date: 25 June 2026

The project meets the following RADF Guidelines:

Building community cultural capacity

Objective — for community groups to engage a professional artist or arts worker to collaborate with them on developing their arts practice or to run arts development workshops or community projects.

Project details:

Led by acclaimed pianist and musical director, Melissa Buchholz, and nationally toured vocalist, Meg Kiddle, the project works closely with local schools to deliver interactive workshops focused on vocal skills, musical storytelling, and performance confidence. These sessions provide students with hands-on experience while encouraging creativity, self-expression, and connection through music.

In parallel, community members are invited to participate in workshops and rehearsals, contributing to the development of a combined choir or ensemble. This inclusive approach ensures people of all ages and abilities can be involved, fostering a strong sense of ownership and community pride.

The project culminates in a professional concert performance of Queens of Song, where workshop participants have the opportunity to perform alongside the artists. Blending high-quality musicianship with local participation, the initiative creates a shared artistic experience that strengthens community connection, builds confidence, and celebrates the power of music to bring people together.

Project outcomes:

The outcomes for this project include:

- Improved vocal, musical, and performance skills for students and community participants
- Increased confidence and stage experience through workshop participation and live performance
- Exposure to high-quality professional artists and repertoire, inspiring ongoing engagement in the arts

- Strengthened community connection through shared creative experiences
- Increased sense of belonging and inclusion for participants of all ages and abilities
- Enhanced wellbeing, with music-making supporting confidence, emotional expression, and social interaction

Who will benefit from the project?

This project is designed to benefit a diverse range of community members, with particular emphasis on the following groups:

- Adults
- Younger people
- Families and children

Officer's Recommendation:

As above.

Applicant – Roma and District Lapidary and Mineral Society

Project description: Workshop to develop new skills in silversmithing. Learning how to solder links to make a bracelet or necklace.

Project total: \$6,350

Funding requested: \$4,127

Date: June 2026- (Date TBC based on outcome of grant)

The project meets the following RADF Guidelines:

Building community cultural capacity

Objective — for community groups to engage a professional artist or arts worker to collaborate with them on developing their arts practice or to run arts development workshops or community projects.

Project details:

This hands-on workshop offers an accessible and affordable opportunity for both existing and new participants to build foundational skills in silversmithing design and construction. It will also raise awareness of the group, encouraging broader community engagement and greater use of the venue as a creative and educational hub.

Project outcomes:

The outcomes for this project include:

- Skills development and creative empowerment- the workshops will provide hands on learning opportunities and participants will gain confidence in their abilities.
- Community engagement and inclusion- the project will create an inclusive space for community members to connect, share experiences and strengthen social bonds.

Who will benefit from the project?

This project is designed to benefit a diverse range of community members, with particular emphasis on the following groups:

- Older Adults
- Young Adults

Officer’s Recommendation:

As above.

Risks:

Risk	Description of likelihood & consequences
Unallocated funds	There is a risk that if the RADF Committee recommendations are not approved, the budget will not be allocated, jeopardising future funding from Arts Queensland.

Policy and Legislative Compliance:

The 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.

Local Government Regulation 2012 Section 194 (a) and (b)

Budget / Funding (Current and future):

2025/ 2026 BUDGET	\$50,884
Less expenditure and committed funds	\$39,016
Less Queen of Song Roma Project	\$2,800
Less Basic Silversmithing workshop	\$4,127
Available budget	\$4,941.00

Timelines / Deadlines:

ASAP

Consultation (Internal / External):

RADF Committee members:

- Cr Meryl Brumpton
- Cr Johanne Hancock
- Jason Gregg
- Sandra MacDonald
- Sally West
- Sue Sands
- Vicky Beitz
- Wendy Henning

Strategic Asset Management Implications:

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

Application has been evaluated against the RADF Guidelines.

Acronyms:

Acronym	Description
RADF	Regional Arts Development Fund
Assoc.	Association
Inc	Incorporated

Addition to Operational or Corporate Plan:

Plan Description	Yes / No
Operational	No
Corporate	No

Link to Corporate Plan:

Corporate Plan 2023-2028

Corporate Plan Pillar 5: Inclusivity

5.5 Cultural heritage and arts promotion

Supporting Documentation:

Nil.

Report authorised by:

Coordinator - Local & Community Development

Manager - Community, Economic & Tourism Development

Director - Regional Development, Environment & Planning

OFFICER REPORT

Meeting: Ordinary 20 May 2026

Date: 7 April 2026

Item Number: 14.1

File Number: D26/35329

SUBJECT HEADING: May Street - Wallumbilla

Classification: Open Access

Officer's Title: Deputy CEO - Strategic Roads, Airports & Major Projects

Executive Summary:

This report has been prepared in response to Resolution No. OM/08.2025/26, following concerns raised regarding the current naming arrangement associated with the western section of May Street, Wallumbilla.

The report outlines the historical background relating to the current road configuration, including the closure of the former timber bridge crossing over Wallumbilla Creek, which resulted in the western section of May Street becoming physically disconnected from the eastern section of the road network.

In accordance with Council's Road Naming Policy and Council's responsibilities under the *Local Government Act 2009*, the report provides a review of the current arrangement together with a suite of options for Council's consideration. These options include retaining the existing arrangement, extending the existing Blue Hills Road naming, or renaming the western section of May Street.

Should Council determine that renaming is appropriate, the report also outlines a number of potential naming options identified through officer research and community consultation, including consideration of local history, historical land ownership, and individuals who have provided significant community service within the Wallumbilla district and broader Maranoa region.

The report also outlines associated risks, policy considerations, budget implications and supporting documentation to assist Council in determining a preferred approach.

Officer's Recommendation:

That Council:

1. Approve the renaming of the western section of May Street, Wallumbilla, being the section west of Wallumbilla Road South connecting toward Blue Hills Road, to be [Insert Name]; and
2. Approve up to six (6) months of Australia Post mail redirection services for directly affected residents associated with the approved road renaming.

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

At a previous Ordinary Meeting, Council considered concerns raised by residents regarding the current naming arrangement of the western portion of May Street, Wallumbilla, specifically the section west of Wallumbilla Road South connecting to Blue Hills Road. Following consideration of the matter, Council resolved under Resolution No. OM/08.2025/26 to undertake a naming review and receive a further report outlining a suite of options for consideration.

In accordance with Council's Road Naming Policy, the naming and renaming of roads is a matter requiring Council consideration and resolution. Accordingly, this report has been prepared to provide Council with background information, relevant considerations, and potential options to address the identified concerns associated with the current road naming arrangement.

Background (*Including any previous Council decisions*):

At a previous Ordinary Meeting, Council considered concerns raised by residents regarding the current naming arrangement associated with the western portion of May Street, Wallumbilla, specifically the section west of Wallumbilla Road South connecting through to Blue Hills Road.

Following consideration of the matter, Council resolved the following:

Resolution No. OM/08.2025/26

That Council:

- 1. Undertake a naming review of May Street Wallumbilla, particularly the section west of the Wallumbilla Road South that joins Blue Hills Road in response to resident concerns; and*
- 2. A report with a suite of options for Council to consider and address the issue being presented at an upcoming Council Meeting.*

The current split road naming arrangement originated following the closure of the former timber bridge crossing over Wallumbilla Creek. Historically, the road corridor provided a more direct connection through the locality. Following closure of the bridge, vehicle access was redirected through the existing road network connecting to Blue Hills Road and Wallumbilla Road South.

As a result of these historical changes to the road network, the western section of May Street now operates independently from the eastern section, despite retaining the same road name. This arrangement has resulted in concerns being raised regarding addressing, navigation and wayfinding, particularly for visitors, service providers and emergency services unfamiliar with Wallumbilla.

To assist Council in considering the matter, aerial mapping identifying the current road layout, historical road connection points and surrounding road network has been included below. Within the aerial mapping, the existing May Street alignment is identified in red, Blue Hills Road in orange and Trafford Park Road in blue.



Image 1: Current Arrangement of May Street and Surrounding Road Network

Options Considered:

Primary Option Consideration

In considering the concerns raised regarding the current road naming arrangement associated with the western section of May Street, several options have been identified for Council's consideration. Broadly, these options can be grouped into three primary approaches:

- 1. retain the current naming arrangement;**
- 2. extend the existing Blue Hills Road naming through to Wallumbilla Road South; or**
- 3. rename the western section of May Street to an alternative road name.**

Each option presents different considerations relating to wayfinding, emergency service response, historical context, resident impact and alignment with Council's Road Naming Policy. Further details of the risk for the specific options are outlined in the *Risk Assessment* section of this report.

Should Council wish to pursue Option 3, a number of potential naming options identified through officer assessment and community consultation have also been researched and are included later within this report for Council's consideration as part of a secondary assessment process.

The following sections provide an overview of the primary options identified through officer assessment and community consultation, together with considerations associated with each approach.

□ **Option 1 – Retain the Existing Naming Arrangement**

Under this option, the current road naming arrangement would remain unchanged, with both the eastern and western sections continuing to operate under the name “May Street”.

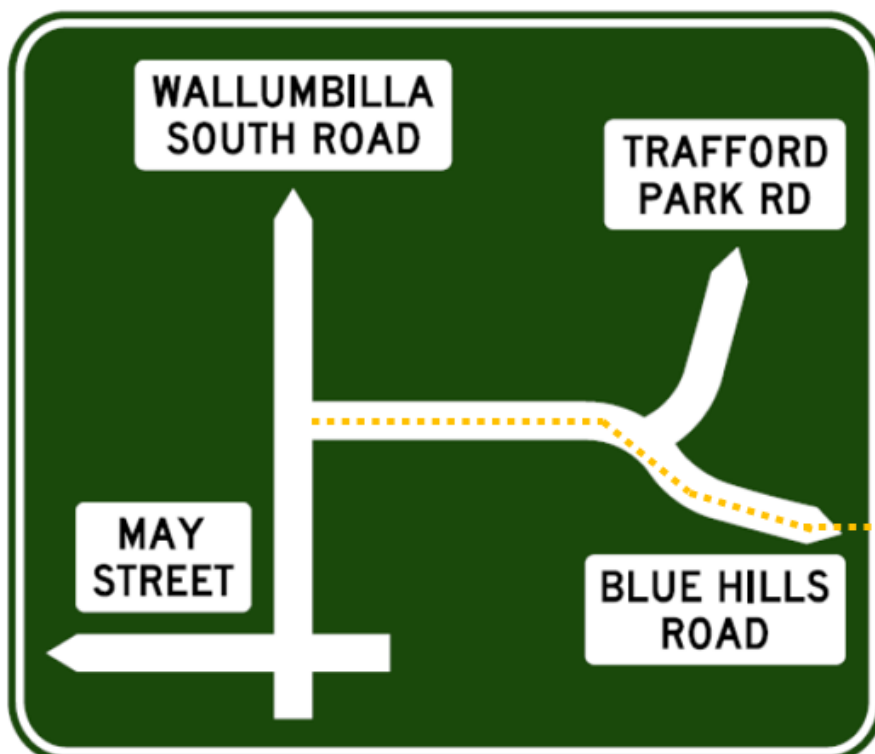
This option would avoid the need for changes to resident addressing, road signage, mapping systems and mail redirection services. However, retaining the current arrangement would not address the concerns raised regarding addressing, navigation and wayfinding, particularly given the western section no longer physically connects to the eastern section of May Street.

□ **Option 2 – Extend the Existing Blue Hills Road Naming**

Under this option, the western section of May Street would be renamed and incorporated into the existing Blue Hills Road alignment, creating a continuous road naming arrangement extending through to Wallumbilla Road South.

This option would provide a more continuous road naming outcome from a network perspective and reduce the current split naming arrangement associated with May Street.

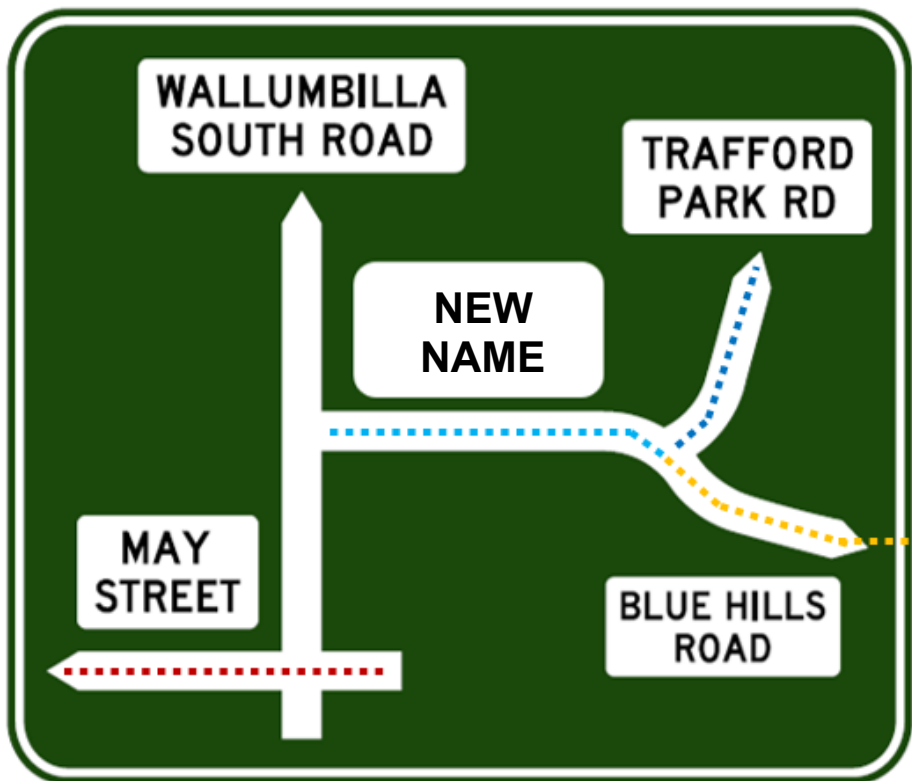
However, consideration was given to the increasing reliance on GPS navigation and computer-aided emergency dispatch systems – and the potential for emergency services responding from Roma to be directed toward the Blue Hills Road section closer to Roma rather than along the Warrego Highway to Wallumbilla. This would likely result in a



Option 3 – Rename the Western Section of May Street

Under this option, the western section of May Street would be assigned a new and separate road name. This option would provide the clearest distinction between the disconnected road sections and would directly address concerns regarding the current split naming arrangement.

It would also provide Council with an opportunity to select a road name that aligns with the principles outlined within Council's Road Naming Policy, including consideration of local history, landscape features or recognition of individuals who have made significant contributions to the community.



Secondary Option Consideration (if considering Option 3 – renaming)

Should Council determine that the western section of May Street should be renamed, consideration should be given to the principles outlined within Council's *Road Naming Policy*.

The policy identifies that road names should, where appropriate:

- reflect the heritage of the locality;
- identify landscape or physical characteristics of the area;
- recognise pioneers or persons with a long association to the locality; or

- acknowledge persons who have provided significant community service within the Maranoa Regional Council area.

The policy also notes that road names should be reasonably easy to read, spell and pronounce, avoid confusion with existing road names and provide clarity for emergency services, service providers and the travelling public.

Historical Survey Plan Review

As part of the review process, historical survey plans and early mapping records for the Wallumbilla area were reviewed to determine whether any historical land ownership references or locality identifiers may assist Council in identifying a suitable naming option for the western section of May Street.

While the review identified several historical references associated with land ownership and property boundaries surrounding the locality, the age and quality of the original survey plans made it difficult to clearly identify a suitable road naming recommendation from the material available.

The review was still useful in providing additional historical context regarding the development of the Wallumbilla locality and surrounding properties. However, it did not identify a clear historical naming option considered more suitable than the other options raised through community consultation and officer assessment.

For completeness, a copy of the historical Survey Plan reviewed as part of this assessment has been included within the Supporting Documentation accompanying this report.

Significant Community Service

Consistent with the principles outlined within Council's Road Naming Policy, several potential naming options were identified through officer research aligned with the criteria of recognising individuals who have provided significant community service to the Wallumbilla district and broader Maranoa region.

Initial options identified included:

- Leahy Street;
- Hembrow Street;
- Cooper Street; and
- Little May Street.

A review of the former Bendemere Shire Council Honour Roll, currently located within the former Council Meeting Boardroom at Yuleba, identified a number of individuals with significant historical involvement in Local Government and service to the broader region. Through this review, the names "Leahy" and "Hembrow" were identified as potential options for consideration.

It should be noted that several other family names featured prominently throughout the Honour Roll, including Smith, Langton, Bourne and McClennan. However, these names were not progressed further as potential options due to existing use of these names elsewhere within the region's road network, creating potential duplication and confusion concerns.

Leahy Name

The Leahy name appears to be one of the most enduring families represented on the Bendemere Shire Council Honour Roll, with service spanning approximately 74 years across multiple generations and divisions. The Leahy family name appears continuously or near-continuously from 1917 through to 1991. That represents roughly 74 years of civic representation within an 80-year period. The sequence of names strongly suggests:

- multiple generations of the Leahy family participated in local government,
- maintaining influence across much of the 20th century.

This reflects the traditional western Queensland pattern where prominent pastoral and community families played long-term roles in local governance.

Importantly, the Leahy family name continues to maintain an active presence within the region today, with ongoing involvement in community, pastoral, and regional affairs, demonstrating the family's ongoing connection to the region.

Hembrow Name

The Hembrow name, while appearing less frequently than the Leahys, held one of the most significant leadership positions in the Shire's history. R. Hembrow served as a Division 1 Councillor before transitioning to Chairman/Mayor of the Bendemere Shire Council.

As Chairman/Mayor, R. Hembrow served for 16 years from 1933 to 1949. At the time, this would have represented leadership through the Great Depression, World War II and the immediate post-war recovery period. Serving as Chairman through the 1930s and 1940s would have involved overseeing drought recovery, wartime pressures on rural communities, major road and transport development, and sustaining remote local government operations during difficult economic conditions.

R. Hembrow served the Bendemere Shire community for approximately 25 years across both divisional councillor and leadership roles.

Importantly, the Hembrow name represents one of the longest-serving Chairman/Mayor within the former Bendemere Shire area that is yet to be formally recognised through the naming of a road. This is particularly notable given other long-serving Bendemere Shire leaders, including Smith, Langton and McLennan, already have roads bearing their names within the former Bendemere Shire region.

Cooper Name

Another name identified through the review process was “Cooper”. While not associated with lengthy service on the Honour Roll itself, the name was identified due to broader service and contribution to the local community. Further detail regarding this option is provided below.

The Cooper name forms an important part of the Bendemere Shire and wider western Queensland story. Theo Russell “Russell” Cooper served on the Bendemere Shire Council from 1976 to 1988, including as Deputy Chairman from 1982 to 1985, before progressing to State Parliament as the Member for Roma in 1983.

Russell Cooper went on to hold several senior ministerial portfolios within the Queensland Government, including Corrective Services, Police, Treasury and State Development, before serving as the 33rd Premier of Queensland in 1989. During his parliamentary career, he became well known as a strong advocate for rural and regional Queensland, particularly western Queensland communities and the grazing industry.

Prior to entering Parliament, Cooper was a cattle breeder and local government representative, reflecting the traditional pathway of many western Queensland leaders whose public service began through local councils and community organisations. His contributions included involvement in regional advocacy, rural policy, economic development and law-and-order portfolios during a significant period of political and institutional change in Queensland.

The Cooper family name continues to maintain a presence in the region today, including through the property “Donnabar” south of Wallumbilla. The section of road that is the subject of this report would have likely been traversed or passed many times by Mr Cooper in travelling to and from the family property and broader district.

Little May Street

The naming option “Little May Street” was also raised during consultation. However, preliminary discussions with the State indicated the proposed name may be considered too similar to the existing “May Street”, particularly given the close physical proximity between the roads.

One of the key concerns identified was the potential for confusion during emergency response situations, where communication quality, radio transmission clarity or time-critical circumstances may increase the likelihood of misinterpretation between “May Street” and “Little May Street”. Accordingly, initial advice received indicated the proposed naming may be unlikely to receive support from the relevant addressing authorities.

Risks:

Risk	Description of likelihood & consequences
Ongoing confusion relating to addressing and wayfinding	<p>Should the current naming arrangement remain unchanged, there is potential for ongoing confusion relating to addressing, navigation and wayfinding associated with the western section of May Street.</p> <p>This may continue to create inefficiencies or delays in locating properties and responding to incidents.</p>
Proposed road name does not align with Council's Road Naming Policy	<p>Certain naming suggestions raised during consultation may not fully align with the principles outlined within Council's Road Naming Policy. For example, the suggested name "Little May Street" may be considered too similar to the existing "May Street", potentially creating continued confusion for emergency services, postal services and mapping systems.</p> <p>There is also a high risk that a proposed name, such as Little May Street, may not receive support from the relevant State agencies or addressing authorities, requiring the matter to be returned to Council for further consideration.</p>
Potential emergency service response confusion associated with extending Blue Hills Road	<p>One option raised during consultation was to extend the existing Blue Hills Road naming through to Wallumbilla Road South.</p> <p>However, as GPS navigation and computer-aided dispatch systems continue to play an increasing role in emergency response coordination, there is potential for emergency services responding from Roma to be directed to the Blue Hills Road section closer to Roma rather than the Wallumbilla locality.</p> <p>This may increase response times during emergency situations. Consideration should also be given to the fact that portions of Blue Hills Road are currently unsealed.</p>
Proposed road name may not adequately reflect local history	<p>Consultation identified "Old Roma Road" as a potential naming option. However, historically the broader Blue Hills Road corridor formed part of the original route between Roma and Wallumbilla – and was typically referred to as "Old Roma Road". Naming only a short section "Old Roma Road" may result in differing community views regarding whether the name appropriately reflects the broader historical context of the route.</p>

Missed opportunity to recognise local community contribution	Council's Road Naming Policy encourages consideration of names recognising persons who have provided significant community service. Given the Wallumbilla locality is unlikely to experience substantial future road development (atleast in the short to edium term), there is a possibility that selecting a name based solely on landscape or geographic may be seen as a missed opportunity to recognise individuals with a strong historical or community connection to the area.
--	---

Policy and Legislative Compliance:

The matters considered within this report have been assessed against the relevant provisions of the *Local Government Act 2009* and Council's adopted *Road Naming Policy*, which together establish Council's authority and framework for the naming and renaming of local government controlled roads.

Under Section 60 of the *Local Government Act 2009*, Council has control of all local government controlled roads within its local government area. This includes the ability to name and rename roads under Council's control.

In addition, Council's *Road Naming Policy* establishes the framework and principles for the naming of new roads and the renaming of existing roads within the Maranoa Regional Council area.

For completeness, a full copy of Council's *Road Naming Policy* has been included within the Supporting Documentation accompanying this report for Council's reference and consideration.

The policy notes that road naming should ensure names are appropriate, consistent, easy to interpret and reflective of local identity or history. Importantly, the policy states that:

- renaming of existing roads will only occur in extraordinary cases;
- road names should be reasonably easy to read, spell and pronounce to assist emergency services, service providers and the travelling public;
- road names should avoid confusion with other roads through similar spelling or pronunciation; and
- road names should not duplicate names elsewhere within the Council area where possible.

Further, the policy states that names should be unique and use the form and style of contemporary Australian English, and:

- Reflect the heritage of the locality; or
- Identify one of the landscape or physical characteristics of the locality; or
- Recognise pioneers of the area or persons who have had a long association with the locality; or
- Acknowledge names of persons who have given significant community service within the Maranoa Regional Council; or
- Follow a theme throughout an estate, e.g. famous people, colours, flora or fauna species.

Accordingly, the preparation of this report and Council's consideration of potential naming options is consistent with both the *Local Government Act 2009* and Council's adopted *Road Naming Policy*.

Budget / Funding (*Current and future*):

Council currently maintains the subject section of road and, as such, none of the options presented within this report are expected to materially increase Council's ongoing maintenance or operational costs.

The primary costs associated with any future road naming changes would relate to the manufacture and installation of updated road signage. It is anticipated that new signage would be required at the intersection with Wallumbilla Road South and likely at the Trafford Park intersection, regardless of the preferred naming option adopted by Council. The estimated cost for supply and installation of replacement signage is approximately \$500.

Should Council resolve to rename part of the road network, Council would typically provide assistance to affected residents through reimbursement of a temporary Australia Post mail redirection service to minimise disruption associated with address changes. It is estimated that approximately eight (8) properties would be affected by any renaming of the western section of May Street.

Based on current Australia Post pricing:

- A three (3) month mail redirection service is approximately \$77 per property, equating to an estimated total cost of approximately \$616; or
- A six (6) month mail redirection service is approximately \$115.50 per property, equating to an estimated total cost of approximately \$924.

Accordingly, the total estimated cost associated with signage replacement and resident mail redirection support is anticipated to be in the order of approximately \$1,200 to \$1,500, depending on the mail redirection period adopted by Council. Any costs can be accommodated within existing urban street operational budgets.

Timelines / Deadlines:

There is no specific legislative or operational deadline requiring Council to make an immediate determination regarding the road naming arrangement. However, should the matter remain unresolved, the potential for ongoing confusion relating to addressing, navigation and wayfinding will continue.

Given the concerns raised regarding the current split naming arrangement associated with May Street, advice has been provided to the Queensland Ambulance Service (QAS), being the primary emergency service provider responding from Roma, to ensure awareness of the current road naming configuration within Wallumbilla. This interim measure has been undertaken by Council to assist in reducing the potential for confusion while Council considers the matter further.

Consultation (Internal / External):

- Resident – Selena Melon
- Councillors
- Chief Executive Officer
- Wallumbilla Community – via previous survey
- Wallumbilla Town Improvement Group – via previous survey

Strategic Asset Management Implications:

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

The matters considered within this report are primarily administrative in nature and relate to the naming and addressing of an existing section of road. Council already maintains the subject road network and, as such, the options presented are not expected to materially alter whole of life costs, asset management obligations or the current level of service associated with the road infrastructure.

Acronyms:

Acronym	Description
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Addition to Operational or Corporate Plan:

Plan Description	Yes / No
Operational	No
Corporate	No

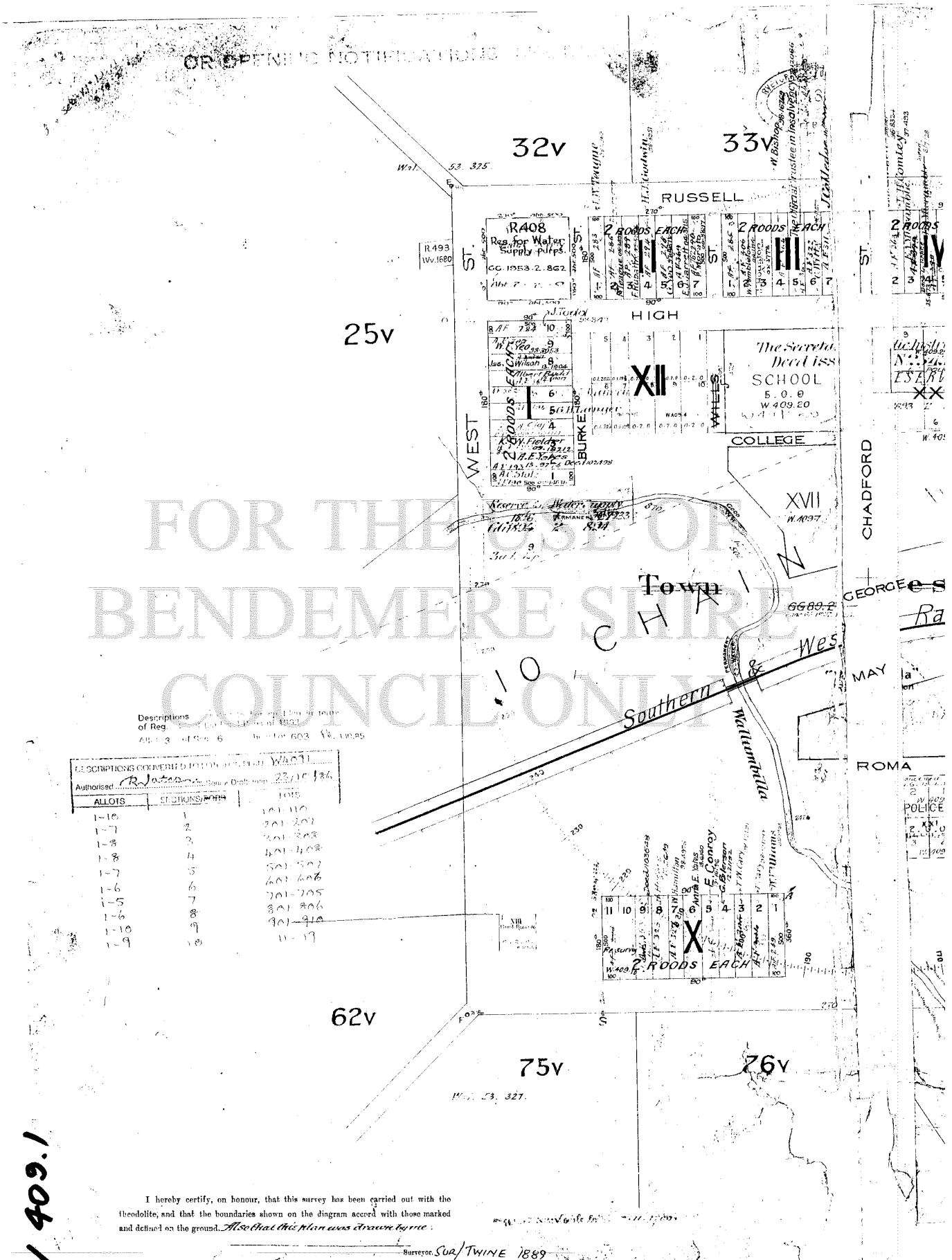
Link to Corporate Plan:

- Corporate Plan 2023-2028
- Corporate Plan Pillar 3: Connectivity
- 3.3 Safe and reliable transport network

Supporting Documentation:

- | | | |
|---|--|------------|
| 1 | Historical Survey Plan - May Street, Wallumbilla | D19/122102 |
| 2 | Councils Road Naming Policy | D15/97556 |
| 3 | Honour Roll - Bendemere Shire Council incorporated
12th January 1911 | D26/48735 |

Deputy CEO - Strategic Roads, Airports & Major Projects
Chief Executive Officer



Descriptions of Reg. ...
 4113 4156 6 ... 603 14, 1425

DESCRIPTIONS CONVERTED TO DECIMALS PLAN W409.1
 Authorised R. Watson Date of Draft 23/10/24

ALLOTS	SECTIONS	1015
1-16	1	101-110
1-7	2	201-207
1-8	3	301-303
1-8	4	401-408
1-7	5	501-507
1-6	6	601-606
1-5	7	701-705
1-6	8	801-806
1-10	9	901-910
1-9	10	10-17

W 409.1

I hereby certify, on honour, that this survey has been carried out with the theodolite, and that the boundaries shown on the diagram accord with those marked and defined on the ground. Also that this plan was drawn by me:

Surveyor S.W. TWINE 1889

COUNCIL POLICY: ROAD NAMING



1. Policy Purpose

The purpose of this policy is to:

- Provide a procedure for the naming of all new roads and the renaming of existing roads within the Maranoa Regional Council;
- Ensure road names are appropriate, will stand the test of time and, where suitable, are preferably of local or historical significance;
- Provide consistent guidelines for developers, the community and Council when allocating new road names or changing the name of existing roads within the region;
- Adopt applicable Australian Standards.

2. Policy Scope

This policy applies to all existing and proposed public roads in the Maranoa Regional Council area that are under the control of the Maranoa Regional Council.

3. Definitions

Developer	Means a person, persons or company that has submitted a development application to Council
Community	Means the residents of Maranoa Regional Council
Council	Refers to Maranoa Regional Council
Property Owner	The registered owner of the relevant parcel of land
Road	Means a local government controlled road incorporating the common meaning of "street" and other road name extensions listed in Appendix A. It does not include state controlled roads.

4. Policy Details

Council is committed to ensuring that a fair, consistent and equitable protocol is followed when naming roads. Council has the responsibility of providing road names that comply with the principles set out in this policy.

The following principles are to be considered when choosing names for roads:

- Renaming of existing roads will only occur in extraordinary cases;
- Road types will be selected in accordance with the Australian Standard AS 4819:2011;
- Street numbering and rural addressing will be assigned in accordance with the Australian standard AS 4819:2011;
- The time when a new name applies shall be the effective date stated as part of Council's resolution. If no date is stated in the resolution, the effective date will be the date of the Council's resolution.

Names should be unique and use the form and style of contemporary Australian English, and:

- Reflect the heritage of the locality; or
- Identify one of the landscape or physical characteristics of the locality; or
- Recognise pioneers of the area or persons who have had a long association with the locality; or
- Acknowledge names of persons who have given significant community service within the Maranoa Regional Council; or

COUNCIL POLICY: ROAD NAMING



- Follow a theme throughout an estate, e.g. famous people, colours, flora or fauna species.

Names should preferably:

- Be reasonably easy to read, spell and pronounce in order to assist emergency services, service providers and the travelling public;
- Avoid confusing one road name with another, e.g. through similar spelling or pronunciation;
- Not have been used anywhere else within the Council area;
- Avoid duplication of names in adjoining local government areas;
- Not suffix a compass point to the name of another road unless the two roads are adjoining and directly linked, such as either side of a major road;
- Retain a single and unique name where a road crosses Council boundaries;
- Avoid unduly long names and names composed of two or more words;
- Not contain abbreviations, hyphens, apostrophes, initials or use "The" as a prefix;
- Not be seen to be offensive, incongruous (out of place) or commercial in nature;
- Avoid dual destinations such as Mitchell-St George Rd;
- Avoid long names for short roads to prevent difficulties for map makers.

The naming process will be initiated if:

- A request is received from an affected land owner or their agent; or
- Council resolves a name change be investigated; or
- It is deemed by Council staff to be in the public interest; or
- New land development applications are received.

5. Special Provisions (e.g. Privacy Provisions etc)

Nil

6. Related Policies and Legislation

- AS 1742.5 Manual of Uniform Traffic Control Devices – Street name and community facility name signs
- AS/NZS 4819:2011 Rural and Urban Addressing

7. Associated Documents

Nil

COUNCIL POLICY: ROAD NAMING



APPENDIX A

Two lists are provided for Name extensions:

- a) Suffixes for Open Ended Roads
- b) Suffixes for Cul-de-sacs

a) Suffixes for Open Ended Roads:

Suffix	Abbreviation	Comment
Avenue	Av	A broad roadway, usually planted on each side with trees
Crescent	Cr	A crescent or half moon roadway
Drive	Dr	A wide thoroughfare allowing a steady flow of traffic without many cross streets
Parade	Pde	A public promenade or roadway which has good pedestrian facilities along the side
Road	Rd	A place where one may ride, an open way or public passage for vehicle, persons and animals, a roadway forming a means of connection between one place and another
Street	St	A public roadway in a town, city or urban area, especially a paved thoroughfare with footpaths and building along one or both sides
Terrace	Tce	A road way usually with houses on either side raised above road level
Way	Way	An access way between two streets
Access	Accs	A minor road built specifically to give access to a house, motorway etc
Alley	Ally	Usually a narrow roadway for people or vehicles in cities and towns. A minor roadway through the centre of city blocks or squares
Crest	Crst	A roadway running along the top or summit of a hill
Lane	Lane	A narrow way between walls, buildings, a narrow country or city roadway

b) Suffixes for Cul-de-sacs:

Suffix	Abbreviation	Comment
Close	Cl	A short enclosed roadway
Court	Ct	A short enclosed roadway
Cul-de-sac	Csac	A street or roadway with only one entrance and exit
Place	Pl	A short sometimes narrow enclosed roadway

HONOUR ROLL

BENDEMERE SHIRE COUNCIL

INCORPORATED 12th JANUARY 1911

CHAIRMEN/MAYOR

TL.N FITZGERALD	1911	J. STOWER	1921-33
A. McCUTCHEON	1912	R. HEMBROW	1933-49
T. W. GILLHAM	1913	L.G.A. McLENNAN	1949-52
J. WELLS	1914	H.S. LANGTON	1952-76
	1917-20	R. SMITH	1976-08
J. HARRIS	1915-16		

DIVISION 1

A. McCUTCHEON	1911	G. WILLIAMSON	1920	P.W. SMITH	1946-49	N.W. YORK	1976-79
E.J. ROWLANDS	1911	J.F DOYLE	1921-24	A.G. JENKINSON	1949-50	A. LEAHY	1979-85
E.H. TOURNOUR	1911-12	J.W. DUNSTAN	1921-27	A.L. WEHL	1949-55	C.W. MAUNDER	1979-08
J. WELLS	1912-13	M.J. GRACE	1921-24	W.R. SCOTT	1950-52	S.W. MALLER	1985-88
	1915-16		1930-33	A.E. KLEIN	1952-70	Y.M. EMERY	1988-97
O.J. FINNIGAN	1913-16		1936-39	TH. HUGHES	1955-79	B.G. WILLS	1993-01
J. STOWER	1914-16	R. HEMBROW	1924-33		1988-93	V.R. TAYLOR	1997-08
	1919	R. SWAN	1924-27	G. SWAN	1955-73	G.R. SCOTT	2001-04
G.H.B. HOLMES	1917-18	G. WELLS	1927-30	R. SMITH	1970-76	M.L. PRICE	2004-08
T. LEAHY	1917-19	A.T. CORMACK	1933-36	G.C. EMERY	1973-75		
J. LEAHY	1920	W.A.F. LIMPUS	1933-55	E.M. CORMACK	1975-76		
	1927-49	A.O. RYDER	1939-46	TR. COOPER	1976-88		

DIVISION 2

I. GIDDINS	1911-13	J. HICKEY	1924-27	D.C. NASON	1961-70
	1915-18	J.A. LINDSAY	1927-33	R.L. McLENNAN	1970-88
	1921-24	J. McDONNELL	1927-36	I.B. PRICE	1976-08
	1938-39	ER. COX	1933-39	H. MATHYI	1988-91
TL.N. FITZGERALD	1912-13		1946-49	J.F McNULTY	1991-08
J. CAMPBELL	1913-14	L.J. EARL	1939-46		
J.D. RYAN	1915-16	L.G.A. McLENNAN	1939-46		
	1919-20	H.S. LANGTON	1946-52		
E.J. BOWMAN	1916-19	A.A. GARDNER	1949-52		
J. LEICHT	1918	C.J. BYRNES	1952-76		
H. McLOUGHLIN	1920-24	R. RADFORD	1952-58		
J. FLUTTER	1924-27	H.G. HARPER	1958-61		

DIVISION 3

T.W. GILLHAM	1911-12	W.J. BOURNE	1933-46	J.P. LEAHY	1981-91
J. HARRIS	1914	D.W. McDougall	1939-43	G.G. BOURNE	1985-94
	1917-20	THOS LEAHY	1946-52	I. ALDRIDGE	1994-08
J. KENNEDY	1914	W.J. SINNAMON	1946-49		
A.E. WESTMAN	1915-27	E.R. RAYNER	1949-52		
TL. FITZGERALD	1921-30	C. RAYNER	1952-58		
D.S. MIDDLETON	1927-28	J. LARKIN	1952-53		
M. McLENNAN	1928-33	R.G. BOURNE	1953-79		
TIM LEAHY	1930-39	A.T. LEAHY	1958-81		
	1943-46	D.A. HINDS	1979-85		

OFFICER REPORT

Meeting: Ordinary 20 May 2026

Date: 1 April 2026

Item Number: 14.2

File Number: D26/34286

SUBJECT HEADING: Roma Airport Cafe | Future Operations

Classification: Open Access

Officer's Title: Deputy CEO - Strategic Roads, Airports & Major Projects

Executive Summary:

Roma Airport continues to operate as a key regional transport hub for the Maranoa and broader South West region, with passenger numbers remaining relatively stable in recent years.

The current agreement for the operation of the café within the Roma Airport Departure Lounge is due to expire on 30 September 2026, with no further extension options available under the existing arrangement. This creates a need for Council to consider the preferred future operating model and any next steps within an appropriate timeframe.

As part of the review process, a range of customer service and operational delivery options have been considered. The report also acknowledges a number of external factors that may influence future arrangements, including the current review of the Regular Public Transport (RPT) air service contract.

This report has been prepared to provide Council with an opportunity to consider the future provision of food and beverage services at Roma Airport and provide direction regarding the preferred next steps moving forward.

Officer's Recommendation:

That Council to undertake a market process for the future operation of the Roma Airport Café located within the Roma Airport Departure Lounge with the proposed arrangement be structured with an initial one (1) year term, with two (2) further one (1) year extension options exercisable at Council's sole discretion.

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

The current lease for the café located within the Roma Airport Departure Lounge is due to end on 30 September 2026. With the agreement nearing completion, Council has an opportunity to review the current arrangements and consider future options for the delivery of food and beverage services at the airport.

This report has been prepared to give Council the opportunity to discuss the available options and provide direction on the preferred next steps, including whether Council wishes to undertake a market process for the future operation of the café.

Background (Including any previous Council decisions):

Council operates the Roma Airport, which is recognised as a key regional transport hub servicing the Maranoa and broader South West Queensland region. As part of the airport operations, Council provides a café facility within the Departure Lounge to support passengers, visitors and airport users with access to food and beverage services while travelling through the airport.

The café tenancy area is relatively small, consisting of an approximately 8m² café preparation and service area, with an adjoining 14m² seating and dining area. The space is fitted out with basic café equipment owned by Council, including display fridges, coffee machine, grinder, sandwich press, microwave, display counters, sink and storage cupboards.

Historically, the café has operated under lease or management arrangements with external operators. Since approximately 2018, the café was operated by A & G Spinks Pty Ltd under a lease arrangement.

Summary of Current Arrangement

Following the conclusion of that arrangement, Council entered into a new agreement with Star Asian Services commencing on 1 October 2023.

The current agreement with Star Asian Services included an initial one-year term with two (2) additional one-year extension options. Both extension options have since been exercised, with the current agreement now due to expire on 30 September 2026. Under the existing arrangement, no lease fee is currently charged by Council.

At the Ordinary Meeting of Council held on 25 September 2025, Council considered a request from Star Asian Services to extend the current arrangement and resolved the following:

Resolution No. OM/09.2025/35

That Council:

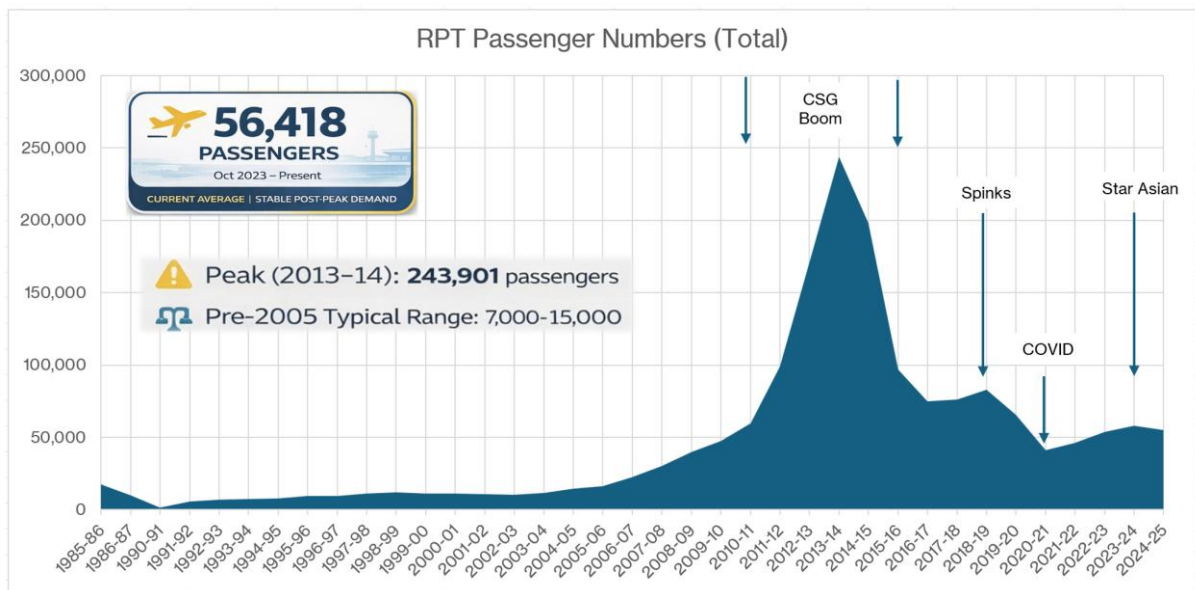
- 1. Accept the request and extend the agreement with Star Asian Services for the Roma Café Airport Agreement for a further 12 months and continue to not charge a fee.*
- 2. Authorise the Chief Executive Officer (or delegate) to negotiate final terms as specified in the report.*
- 3. Be presented with a briefing in early 2026 on options regarding the provision of food and beverage services at Roma Airport - a major transport hub for our region.*

In accordance with the above resolution, a Councillor briefing was held on 1 April 2026 to discuss the current arrangements, airport passenger trends, operational considerations and possible future options for the café service following the expiry of the current agreement.

Summary of Passenger Numbers

Passenger numbers through Roma Airport have fluctuated significantly over time and have historically been closely linked to broader economic activity within the region, particularly during the peak of the Coal Seam Gas (CSG) industry activity between 2012 and 2015. During this period, annual passenger numbers peaked at approximately 243,901 passengers.

While passenger numbers reduced following the decline in CSG-related activity and the impacts of COVID-19, recent years have shown a relatively stable level of passenger activity, with approximately 56,000 passengers travelling through Roma Airport annually since the commencement of the current café agreement in October 2023.



Options Considered:

A number of potential options and operating models were considered as part of reviewing the future provision of food and beverage services at Roma Airport.

For completeness, the options outlined below have been presented to Council to assist in considering the range of possible approaches available following the expiry of the current agreement. It is acknowledged that some options may not necessarily reflect Council’s preferred direction, however they have been included to ensure a transparent and complete assessment process.

The first and most important consideration is determining the **type of customer and passenger experience Council wishes to provide at Roma Airport** as a key regional transport hub.

Considering the matter through this lens will assist Council in assessing the available operational options in context and determining the level of service it wishes to support into the future.

At a high level, the available service experience options can broadly be summarised as follows:

- A staffed café offering providing fresh food, coffee and customer service within the Departure Lounge;
- A reduced automated offering such as vending machines with limited food and beverage choices and minimal staffing requirements; or
- No food and beverage offering within the Departure Lounge.

Following consideration of the broader customer experience outcomes, four operational delivery options were identified for further consideration by Council:

Option 1 – Council Operated Café

Under this model, Council would directly operate the café, including responsibility for staffing, stock supply, pricing, operating hours and day-to-day management.

This option would provide Council with a greater level of control over service standards, menu offerings and operating reliability. However, it would also result in increased operational responsibility, staffing requirements and ongoing management obligations for Council.

Option 2 –Arrangement with Private Operator (Current Model)

Under this model, Council would continue to engage an external operator through an agreement to operate the café facility.

This option represents the current operating arrangement and results in lower direct operational involvement from Council, while still providing passengers with access to food and beverage services. However, Council would have less direct control over matters such as pricing, menu selection, service consistency and operating hours.

Option 3 – Vending Machine Model

Under this model, the café operation would cease and be replaced with vending machines or automated food and beverage services.

This option would provide a basic level of food and drink availability with reduced staffing and operational requirements and may allow for extended or 24-hour availability. However, the overall customer offering would be more limited when compared to a staffed café model.

Option 4 – No Food and Beverage Service

Under this model, no food or beverage services would be provided within the Departure Lounge. While this option would remove operational and management considerations associated with the café, it has the potential to impact the overall passenger experience and may create reputational considerations for Roma Airport as a major regional transport hub.

Risks:

Risk	Description of likelihood & consequences
Direction required regarding future operating model	<p>The current agreement expires on 30 September 2026 and no further extension options are available under the existing arrangement.</p> <p>Early direction from Council is required to allow sufficient time to implement the required changes – including recruitment of staff or tie required to undertake any necessary market process, negotiations, legal documentation and transition arrangements prior to the expiry date.</p> <p>Delays in determining the preferred approach has the potential to impact continuity of service at the airport.</p>
Reduced level of food and beverage service	<p>Depending on the operating model supported by Council, there is potential for a reduced level of food and beverage services being available within the Departure Lounge. This may include reduced operating hours, limited menu offerings or a transition to automated vending options.</p> <p>Any reduction in service levels has the potential to impact passenger convenience and the overall customer experience at Roma Airport.</p>
Limited market interest	<p>Should Council proceed with a market process, there is a risk of limited interest from potential operators due to factors such as the size of the café space, passenger volumes, operating hours or commercial viability considerations.</p> <p>A limited response has the potential to reduce competition and the range of service delivery options available for Council’s consideration.</p>
Operational and financial impacts	<p>Some operating models, particularly a Council-operated café, may result in increased staffing, procurement, compliance, operational management and financial responsibilities for Council.</p>

	Depending on the model adopted, there may also be ongoing operational costs or potential financial risks associated with the provision of the service.
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Policy and Legislative Compliance:

It is considered unlikely that the future operation of the Roma Airport Café would trigger the legislative requirements associated with entering into a medium or large contractual arrangement under the Local Government Regulation 2012, given the scale and nature of the operation.

Notwithstanding this, any future arrangement would still be required to comply with Council's Procurement Policy and broader legislative procurement obligations under the Local Government Act 2009 and Local Government Regulation 2012.

These legislative provisions require Council to carry out procurement activities in a manner that is transparent, fair and achieves value for money, while also having regard to the advancement of the local economy.

Should Council resolve to undertake a market process for the future operation of the café, the process would be undertaken in accordance with Council's Procurement Policy and any applicable legislative requirements. Alternatively, should Council determine to pursue another operating model, any required agreements or procurement activities would similarly be managed in accordance with Council's adopted policies and legislative obligations.

Budget / Funding (Current and future):

Under the current arrangement, Council does not receive a lease or management fee from the café operator, with previous requests having been made for fees to be waived due to the operational and commercial considerations associated with operating the café within the airport environment.

There remains potential for the café operation to provide a revenue generating opportunity for Council under future arrangements, depending on the operating model and commercial terms adopted. However, it is also recognised that any lease, licence or management fees imposed by Council would likely be reflected within vendor pricing and ultimately recovered through the user-pays nature of the service.

Should Council resolve to proceed to an external market process for the future operation of the café, it is proposed that the offer documentation include provisions allowing respondents to nominate any proposed fee, rent or commercial return payable to Council as part of their submission. This would provide Council with an opportunity to assess both the financial and non-financial benefits of each proposal.

This approach would be similar to recent market processes undertaken by Council for other community and commercial facilities, including the What Shed Café in Wallumbilla.

Timelines / Deadlines:

The first is the expiry of the current café agreement with Star Asian Services on 30 September 2026. As no further extension options are available under the current arrangement, Council direction on the preferred future operating model will be required within an appropriate timeframe.

This report is being tabled now to provide Council with sufficient opportunity to consider the available options and, if required, allow adequate time to undertake any future market process, prepare documentation, undertake advertising, assess submissions, negotiate terms and manage any operational transition arrangements prior to the expiry of the current agreement.

Should Council resolve to proceed with an external market process, it is proposed that any future agreement be structured with an initial one (1) year term, consistent with the previous agreement arrangement, with further one (1) year extension options available at Council's sole discretion. This approach would provide Council with flexibility to review the operating arrangements should there be material changes to airport operations, passenger demand or airline servicing arrangements in the future.

The second key consideration is the current Regular Public Transport (RPT) air service contract, which is currently under review and due to expire at the end of 2026. It is understood there may be potential for the Department of Transport and Main Roads (DTMR) to extend the existing RPT arrangements, however the specific terms, service levels and duration of any extension are not currently known at this time.

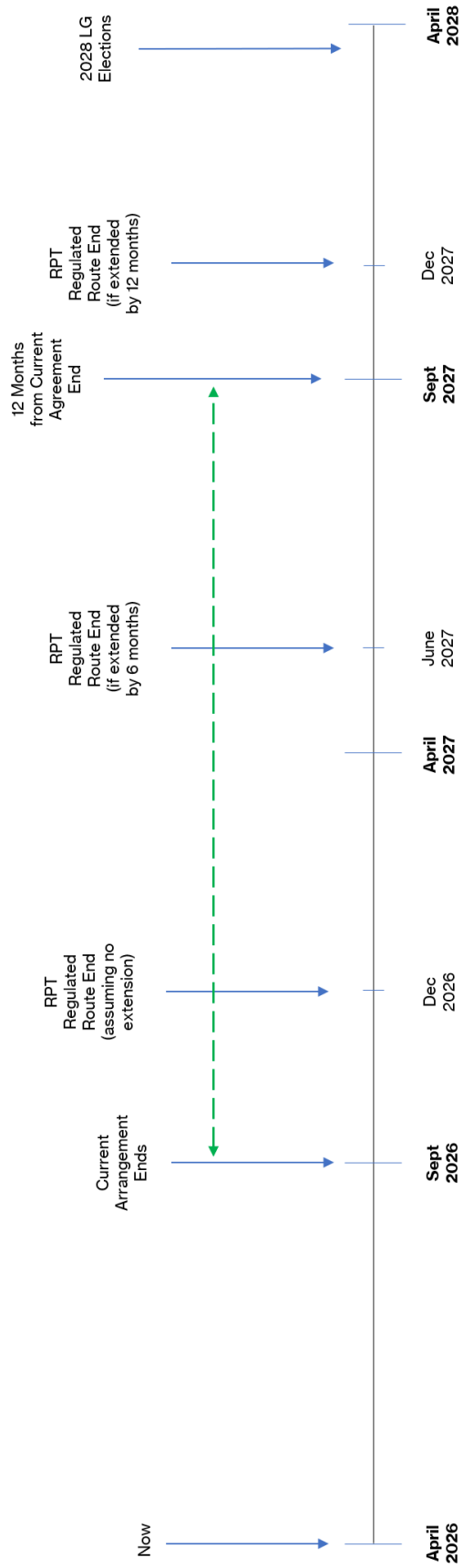
Any future changes to airline schedules, flight frequency or flight times have the potential to influence passenger numbers and the operational requirements of the café, including staffing levels, opening hours and overall commercial viability. For example, should the existing RPT arrangements be extended for an additional six (6) or twelve (12) months, broader changes to flight schedules or servicing arrangements may be delayed and could warrant a further review of the café operating model at that time.

For this reason, it is considered appropriate that any future agreement include extension options exercisable solely at Council's discretion, allowing Council flexibility to respond to changing operational or commercial circumstances as they become clearer over time.

Should Council resolve to proceed with an external market process, it is proposed that the offer documentation clearly outline the current uncertainty surrounding future RPT arrangements to ensure prospective operators are aware of these considerations and able to appropriately assess and manage any future changes to flight schedules or passenger demand.

Maranoa Regional Council

Ordinary Meeting - 20 May 2026



Consultation (Internal / External):

Councillors – Briefing held on 1 April 2026
 Chief Executive Officer
 Manager – Airports

Strategic Asset Management Implications:

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

This report is primarily focused on considering the future operating and service delivery arrangements for the Roma Airport Café rather than any significant changes to the underlying airport asset itself.

At this stage, no major asset renewal, upgrade or change to whole-of-life asset costs are specifically proposed. However, the operating model ultimately supported by Council may influence future maintenance responsibilities, equipment renewal requirements, service levels and any future fit-out or operational investment associated with the café facility.

Acronyms:

Acronym	Description
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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 3: Connectivity
 3.1 Quality, fit-for-purpose strategic facilities

Supporting Documentation:

Nil

Deputy CEO - Strategic Roads, Airports & Major Projects