



# **SOUTHERN DOWNS REGIONAL COUNCIL GENERAL MEETING OF COUNCIL**

**LATE AGENDA ITEMS**  
**Wednesday, 26 April 2017**



**ORDER OF BUSINESS:**

**10. EXECUTIVE..... 1**

10.1 Quarterly Human Resources Report..... 1

10.2 Third Quarter Budget Review ..... 7

**12. PLANNING, ENVIRONMENT & CORPORATE SERVICES DEPARTMENT  
REPORTS..... 20**

12.1 Material Change of Use - Southern Downs Regional Council, 1010  
Connolly Dam Road, Silverwood ..... 20

**16. CONSIDERATION OF CONFIDENTIAL BUSINESS ITEMS ..... 42**

16.1 Tender 17/085 Construction of Warwick Water Treatment Plant Clarifier 42


16.2 Tender 17/081 Morgan Park Raw Water and Sewer - Appointment of  
Contract..... 42



## 10. EXECUTIVE

### 10.1 Quarterly Human Resources Report

#### Document Information

 <b>Southern Downs</b> REGIONAL COUNCIL	<b>Report To: General Council Meeting</b>	
	<b>Reporting Officer:</b>	<b>Meeting Date:</b> 26 April 2017
	Acting Manager Human Resources	<b>ECM Function No/s:</b>

#### Recommendation

THAT Council receive the report and note the contents.

#### Report

The purpose of this report is to provide Council with a summary of human resource and employee statistics for the January to March 2017 quarter.

As at 31 March 2017 Council's overall Full Time Equivalent ("FTE") workforce, which includes permanent, temporary and casual positions, is 336.91 (*Figure 1*). The increase in the overall FTE is due to short term business needs in Parks and Water and Wastewater areas, where a number of casuals have been employed over the Summer season to ensure service requirements are met. Four trainees have recently been employed in Works Maintenance, Works Construction and Administration.

Figure 2 indicates the FTE breakdown per Directorate and employment type. Details of the changes in FTE from the previous quarter are included.

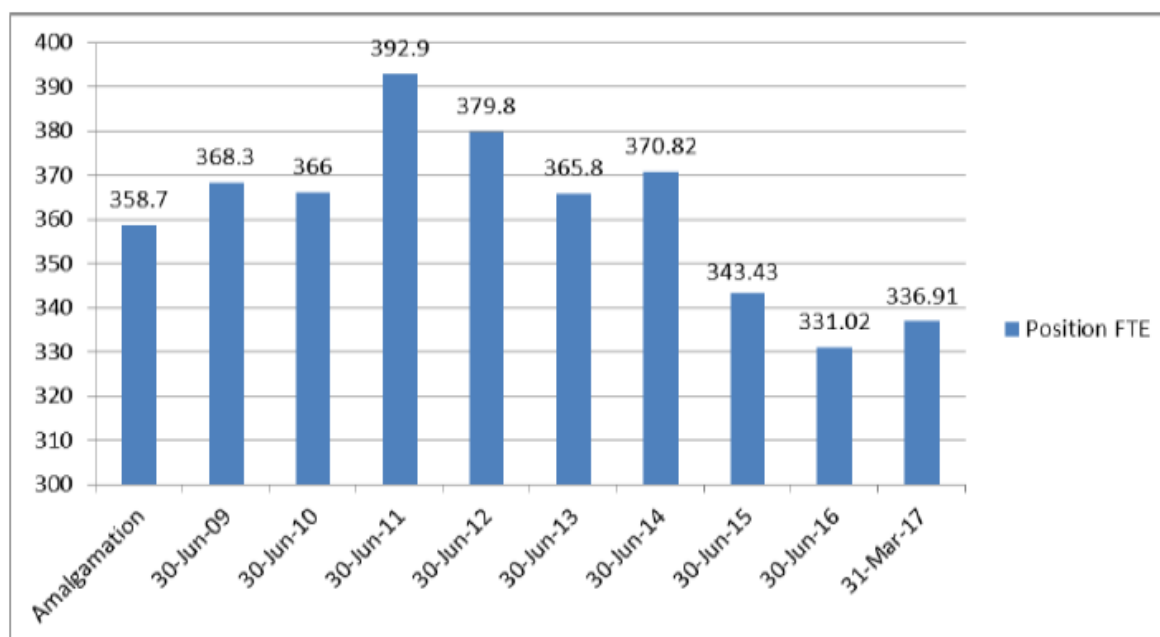


Figure 1: Total Number of Positions (FTE - Full Time Equivalent) – Yearly figures

Full Time Equivalent Positions (FTE) as at 31 March 2017					
Activity Area	Perm	Temp	Casual	Total FTE	%
Executive Services	40.07	4.00	1.98	<b>46.05</b>	13.7%
Engineering Services	211.71	6.00	5.20	<b>222.91</b>	66.2%
Planning, Environment & Corporate Services	63.72	3.13	1.10	<b>67.95</b>	20.2%
<b>Total</b>	<b>315.50</b>	<b>13.13</b>	<b>8.28</b>	<b>336.91</b>	

*\*Please note that overall FTE figures may be impacted by short term temporary and casual engagements*

<b>FTE totals for Last Quarter (Oct to Dec 2016)</b>	315.5	11.13	3.43	330.19
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Figure 2: Total Number of Positions per Department and employment type

The Council workforce is predominantly employed on a permanent basis, with temporary and casual engagements utilised dependent on operational requirements with the number varying from quarter to quarter (Figure 3).

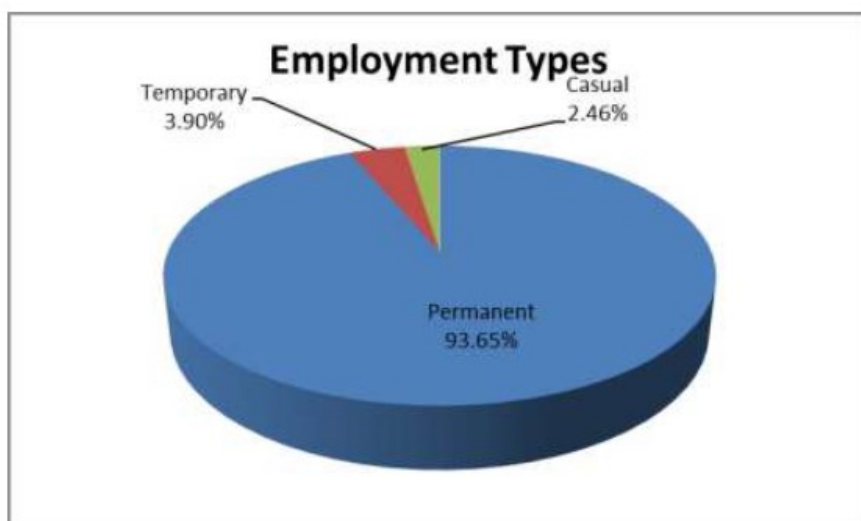


Figure 3: Percentage by employment type

## Separations

Council has a very low separation rate of 3.7% (Figure 4) with all employees who depart Council offered the opportunity of an Exit Interview. Participation is voluntary (Figure 5).

Annual Separation Rate	
Staff exiting the organisation	3.7%

Figure 4: Separation Rate January to March 2017

(inclusive of staff resigning who were employed permanently or left before the end of a temporary engagement)

Exit Interview Participation	
Number of staff exiting the organisation for the quarter	14
Number of interviews conducted	4

Figure 5: Exit Interview Participation January to March 2017

## Leave

Council has introduced quarterly reviews of Personal Leave utilisation. Personal Leave includes Sick Leave, Carer's Leave and Family Leave. Staff may provide a medical certificate with applications for Personal Leave, with Sick Leave of periods of greater than two days requiring provision of a medical certificate. (Figure 6)

Personal Leave Usage			
Activity Area	Personal Leave Days	Personal Leave Days Without Certificate	% Days Without Certificate
Executive Services	111.00	41.00	36.9%
Engineering Services	704.00	291.00	41.3%
Planning, Environment & Corporate Services	114.00	69.00	60.5%
<b>Total</b>	<b>929.00</b>	<b>401.00</b>	

Figure 6: Personal Leave Usage January to March 2017

## Training and Development

This section provides the number of formal training and development attendances supported by Council. The statistics in this section do not include Elected Member training and development. (Figure 7)

Learning & Development						
Department	Professional Development	Study Assistance	Qualification	Safety	Skills	Total Training Attendances
Executive Services	12	5	0	0	0	17
Engineering Services	6	3	8	149	0	166
Planning, Environment & Corporate Services	9	6	0	0	0	24
<b>TOTAL</b>	<b>27</b>	<b>14</b>	<b>8</b>	<b>149</b>	<b>0</b>	<b>207</b>

Figure 7: Number of Staff Formal Training & Development Attendances Supported by Council January to March 2017

Key	
Professional Development	Conferences, seminars, forums
Study Assistance	Staff currently enrolled and receiving study assistance from Council
Qualifications	Staff currently enrolled in qualifications (Certificate I or above) not receiving study assistance including trainees, apprentices, PPP/SIF etc
Safety	WHS training including tool box WHS talks, confined spaces, traffic control, load restraint, manual handling etc
Skills	Licences/tickets, literacy/numeracy, computer training, etc

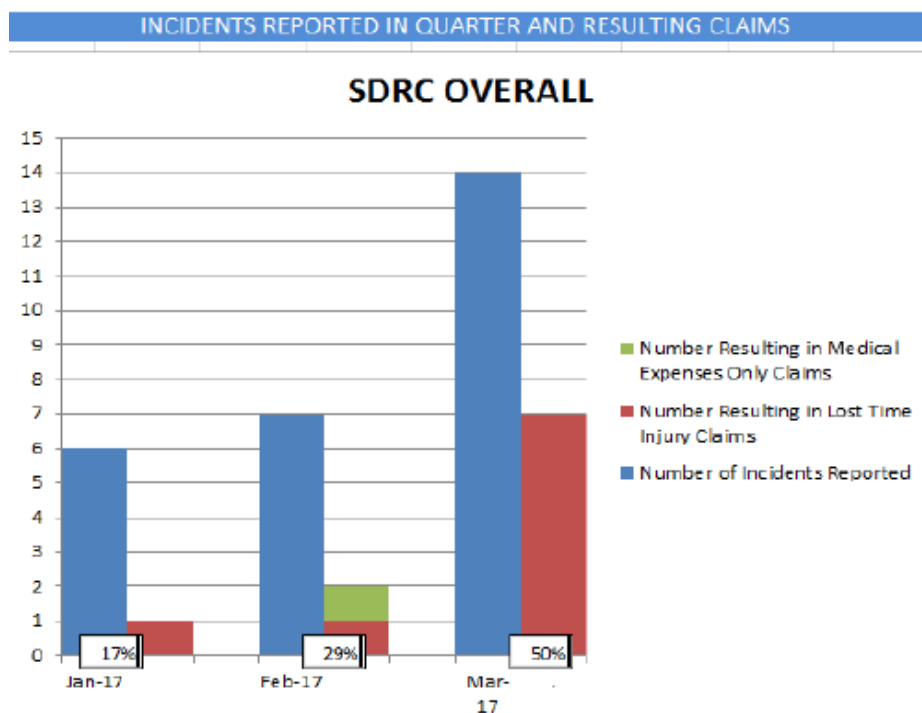
## Workplace Health and Safety

Council has a statutory obligation to have in place appropriate arrangements to record accident, incidents and near misses.

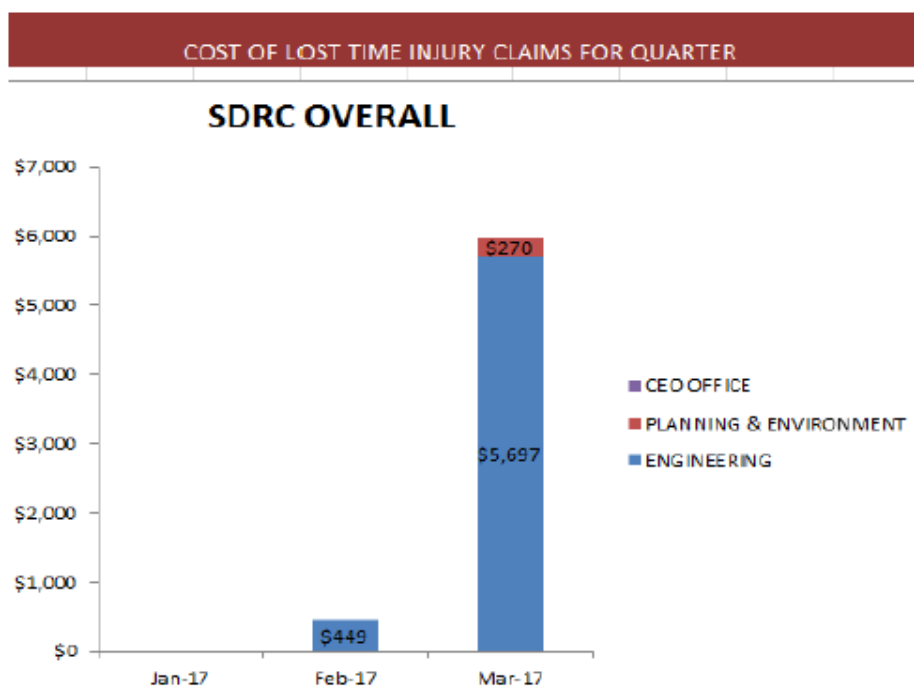
Figure 8 provides statistical information of the overall number of accidents, incidents and near misses reported for the January to March 2017 quarter.

Figure 9 shows the cost of lost time injuries due to workers' compensation applications approved in previous quarters. The quarterly cost of lost time injury claims of \$6,146 is significantly higher than the previous quarter (\$1,371).





*Figure 8: Number of incidents reported and resulting claims January to March 2017*



*Figure 9: Cost of lost time injury claims January to March 2017*

## Workplace Wellness

Council supports its workforce through a comprehensive health and wellbeing program which includes access to flu vaccinations, skin checks, health assessments, professional counselling and discount on WIRAC memberships.

Wellness Program	Participants	Status
Quit Smoking - Kickin' Butt	32	Ongoing
Wellness Medicals – general	0	Ongoing
Wellness Medicals – skin checks	59	Offered November to February

*Figure 10: Wellness Program Participation January to March 2017*

## **Additional Human Resource Information/Statistics**

### Industrial Relations

Enterprise Agreement negotiations have not commenced due to the delay in release of the Local Government Industry Award.

### Casual for a Cause

Council staff are encouraged to wear casual work attire on a Friday and make a small monetary donation which is given to various not for profit charity organisations chosen by staff. The following organisations were chosen for the January to March period:-

St Vincent de Paul  
Warwick Animal Welfare Association  
Melanoma Patients Australia

## **Budget Implications**

Nil

## **Policy Consideration**

The provision of employee statistics allows the Council to manage its workforce which contributes directly to the achievement of Community, Corporate and Operational Plans.

## **Community Engagement**

Nil

## **Legislation/Local Law**

Nil

## **Options**


1. Receive and note the summary of human resource and employee statistics for the January to March 2017 quarter.
2. Do not receive and note the summary of human resource and employee statistics for the January to March 2017 quarter.

## **Attachments**

Nil

## 10.2 Third Quarter Budget Review

### Document Information

 <b>Southern Downs</b> REGIONAL COUNCIL	<b>Report To: General Council Meeting</b>	
	<b>Reporting Officer:</b>	<b>Meeting Date:</b> 26 April 2017
	Manager Finance & Information Technology	<b>ECM Function No/s:</b>

### Recommendation

THAT Council adopt the revised Budget following the Third Quarter Budget Review 2016/17 as per Attachment 1.

### Report

A review of actual to budget results for the second quarter of the 2016/17 financial year has been undertaken in order to identify potential budget adjustments arising out of events and activities in the third quarter to 31 March 2017.

The review included the operating and capital work budgets for 2016/17.

A full set of financial statements for the 2016/17 financial year and forecasts for the next 2 financial years incorporating the Third Quarter Budget review are contained in Attachment 1.

It has been identified that a number of additional small projects will take place during the fourth quarter. Some of these projects include:

- Replacement of play equipment throughout the region \$54,000
- Replacement of the Wallangarra Skins \$12,000
- Additional maintenance work at both the Stanthorpe and WIRAC YMCA's \$60,000
- Commencement of a signage strategy \$50,000
- Review of the Stanthorpe Wastewater Treatment Plant \$200,000

As well as the items mentioned above there are a number of other small items which gives an additional amount to be spent of \$536,000 within the fourth quarter.

### Budget Implications

Details of the budget amendments arising from the Third Quarter Budget Review on the operating budget are provided in Attachment 2.

The impact of these amendments on Council's forecast operating result is an increase in the operating surplus of \$998k bringing the full year estimated operating surplus to \$2.96m.

Proposed amendments to the capital work program will increase the value of the current program to \$33.67m, an increase of \$5.07m. This increase is funded by a combination of grant funding (\$3.35m), contributions (\$100k), general funds (\$284k) and \$1.33m in insurance recoveries from the Stanthorpe Civic Centre fire.

Attachment 3 contains a summary of the proposed amendments to capital work.

The revised capital work budget is detailed in Attachment 4.

Comparing the revised Statement of Financial Position with the 2015-16 statements, community equity will increase from \$723.1m to \$743.7m. Total assets will increase from \$769.1m to \$785.2m with current assets of \$30.6m and non-current assets increasing from \$736m to \$754.6m. Total liabilities will reduce from \$46m to \$41.5m.

### **Policy Consideration**

Long Term Financial Plan

### **Community Engagement**

Nil

### **Legislation/Local Law**

Local Government Act 2009

Local Government Regulation 2012

Australian Accounting Standards

### **Options**

Council:

1. Adopt the 2016/2017 third quarter budget review as per Attachment 1.
2. Do not adopt the 2016/2017 third quarter budget review as per Attachment 1.
3. Adopt selected amendments from the third quarter budget review.

### **Attachments**

1. Proposed Operating Budget 2016/17 with notes incorporating the Third Quarter Budget Review [View](#)
2. Revised Financial Statements with Forecasts: Statement of Comprehensive Income, Statement of Financial Position, Statement of Cash Flow, Statement of Changes in Equity incorporating the proposed amendments from the Third Quarter Review [View](#)
3. Proposed Capital Work Amendments Summary [View](#)
4. Revised Capital Works Program following the Third Quarter Budget Review Amendments [View](#)

**Southern Downs Regional Council**  
**Qtr 3 Proposed Operating Budget for 2016/17**

Current Actual to 31 March 2017 \$	Description	Adopted Current Budget 2015-17 \$	Proposed Budget 2016-17 \$	Change \$ (Proposed less Current)	Change % (Proposed less Current)	Notes
<b>Revenue</b>						
<b>Operating revenue</b>						
<b>Rates and Utility Charges</b>						
29,510,403	General rates	29,596,950	29,596,950	0	0.0%	
282,557	Rural fire brigade levy	283,000	283,000	0	0.0%	
9,252,869	Water	11,382,250	11,452,250	70,000	0.6%	Budget adjusted to reflect estimated full year actuals
8,294,143	Waste water	8,219,830	8,269,830	50,000	0.6%	Budget adjusted to reflect estimated full year actuals
4,110,991	Waste management	4,109,900	4,109,900	0	0.0%	
<b>51,450,962</b>	<b>Total rates and utility charges</b>	<b>53,591,930</b>	<b>53,711,930</b>	<b>120,000</b>	<b>0.2%</b>	
<b>(1,616,711)</b>	<b>Less: Discount</b>	<b>(1,615,000)</b>	<b>(1,615,000)</b>	<b>0</b>		
<b>49,834,251</b>	<b>Net rates and utility charges revenue</b>	<b>51,976,930</b>	<b>52,096,930</b>	<b>120,000</b>	<b>0.2%</b>	
<b>Other Operating Revenue</b>						
3,271,963	Fees and charges	3,645,153	3,790,053	144,900	4.0%	See Note 1 below
1,113,178	Interest Income	1,343,490	1,343,490	0	0.0%	
407,100	Leasing and rent	490,080	480,975	(10,105)	-2.1%	Budget adjusted to reflect estimated full year actuals
5,611,533	Operating grants and subsidies	7,300,441	7,427,561	127,120	1.7%	See Note 2 below
3,499,236	Recoverable works	2,507,749	4,001,890	1,494,141	59.6%	Old main roads revenue up \$146k, Insurance recoveries from Stanthorpe Civic Centre Fire Increase of \$1.33m.
310,968	Other revenue	399,286	337,143	(62,143)	-15.6%	Budget adjusted to reflect estimated full year actuals
<b>64,049,231</b>	<b>Total operating revenue</b>	<b>67,664,129</b>	<b>69,478,042</b>	<b>1,813,914</b>	<b>2.7%</b>	
<b>Operating expenses</b>						
16,368,219	Employee costs	24,959,938	24,728,291	(231,646)	-0.9%	Employee costs recalculated at 31 March based on current FTE numbers
(865,355)	Employee oncosts / (recoveries)	90,618	17,776	(72,842)	-80.4%	Employee oncost recoveries recalculated at 31 March
574,356	Councillors' Expenses	773,970	761,970	(12,000)	-1.6%	Councillor training, deputation and conference budgets reduced by \$12k
673,909	Community Grants	848,460	845,460	(3,000)	-0.4%	See Note 3 below
6,604,560	Contracts and Services	10,568,502	11,600,297	1,036,795	9.8%	See Note 4 below
8,828,667	Materials	12,705,139	12,613,444	(91,695)	-0.7%	Budget adjusted to reflect estimated full year actuals
1,640,924	Finance Costs	1,900,039	2,031,459	131,420	6.9%	Increase in Interest expense of \$144k from the early payout of a loan and a reduction other finance costs of \$12k
337,723	Other Expenses	347,323	347,323	0	0.0%	
10,828,834	Depreciation	15,085,096	15,085,096	0	0.0%	
(1,477,283)	Plant Hire / (recoveries)	(2,106,508)	(2,046,708)	59,800	-2.8%	Budget adjusted to reflect estimated full year actual recoveries from capital works projects
531,848	Rates on Council Properties	538,712	531,848	(1,864)	-0.3%	Budget adjusted to reflect actuals

Item 10.2 Third Quarter Budget Review  
Attachment 1: Proposed Operating Budget 2016/17 with notes incorporating the Third Quarter Budget Review

Current Actual to 31 March 2017 \$	Description	Adopted Current Budget 2016-17 \$	Proposed Budget 2016-17 \$	Change \$ (Proposed less Current)	Change % (Proposed less Current)	Notes
44,047,577	Total operating expenses	65,701,283	66,516,257	814,974	1.2%	
20,000,654	Operating Surplus\ (Deficit)	1,962,845	2,961,785	998,939	50.9%	
<b>Capital amounts</b>						
180,905	Capital contributions	175,000	275,000	100,000	57.1%	Contribution towards the upgrade of Schnitzlerling Street
7,574,831	Capital grants	13,413,708	16,845,988	3,432,280	25.6%	
(78,014)	Profit/(Loss) on disposal	220,000	220,000	0	0.0%	
7,677,726	Total of capital amounts	13,808,708	17,340,988	3,532,280	25.6%	
27,678,381	Net Result surplus / (Deficit)	15,771,553	20,302,772	4,531,219	28.7%	

Notes to QTR 3 Proposed Operating Budget for 2016/17

Note 1: Fees and charges revenue

	Change \$	Change %
Animal registration and control	5,587 ↑	41.7%
Development engineering	29,010 ↑	28.7%
Effluent reuse	(42,440) ↓	-52.1%
Facilities hire	(9,255) ↓	-8.1%
Other fees and charges	40,294 ↑	2.4%
Planning applications	20,004 ↑	9.1%
Plumbing applications	113,700 ↑	57.9%
Seleyards	(12,000) ↓	-2.0%

Note 2: Operating grants and subsidies

	Change \$	Change %
DLGP 2016-17 fire trails program	60,000 ↑	100%
First 5 forever	(10,000) ↓	-29%
Fuel Grant	32,620 ↑	23%
Pest animal control	41,000 ↑	100%
Skilling our future coding and robotics	3,500 ↑	100%

Note 3: Community grants

	Change \$	Change %
Community grants program	(2,300) ↓	-2.9%
Community support program	2,300 ↑	7.7%
Fast response small grants program	2,000 ↑	20%
YMCA operating grant	(5,000) ↓	-4.8%

Note 4: Contracts and Services

Change by Department:

	Change \$	Change %
Community Services & Major Projects	35,190 ↑	3%
Corporate Services	980 ↑	0%
Finance & Information Technology	12,195 ↑	2%
CEO Office	5,500 ↑	26%
Human Resources	10,000 ↑	33%
Economic Development and Tourism	7,500 ↑	8%
Engineering Services Directorate	(84,520) ↓	-29%
Works Maintenance & Open Space	729,640 ↑	56%
Water and Wastewater	143,354 ↑	13%
Works Construction, Workshops & Assets	(17,504) ↓	-4%
Environmental Services	105,560 ↑	2%
Planning and Development	88,900 ↑	29%

**Statement of Comprehensive Income**

	Jun-17B	Jun-18F	Jun-19F
<b>Income</b>			
<b>Revenue</b>			
<b>Operating revenue</b>			
General rates	29,597.00	30,741.00	32,182.00
Water	7,175.00	7,499.00	7,851.00
Water consumption, rental and sundries	4,277.00	4,375.00	4,580.00
Sewerage	8,270.00	8,565.00	8,967.00
Garbage charges	4,110.00	4,250.00	4,449.00
Other rates, levies and charges	283.00	283.00	296.00
Less: discounts	(1,615.00)	(1,669.00)	(1,957.00)
Net rates, levies and charges	52,097.00	53,844.00	56,368.00
Fees and charges	3,790.05	3,581.00	3,666.00
Rental income	481.00	472.00	484.00
Interest received	1,343.49	969.00	961.00
Sales revenue	4,001.89	2,313.00	2,371.00
Other income	337.00	213.00	218.00
Grants, subsidies, contributions and donations	7,428.00	7,265.00	7,447.00
<b>Total operating revenue</b>	<b>69,478.43</b>	<b>69,646.00</b>	<b>71,515.00</b>
<b>Capital revenue</b>			
Grants, subsidies, contributions and donations	17,120.99	7,053.00	5,966.00
<b>Total revenue</b>	<b>86,599.42</b>	<b>76,699.00</b>	<b>77,501.00</b>
<b>Capital income</b>			
Total capital income	220.00	-	-
<b>Total income</b>	<b>86,819.42</b>	<b>76,699.00</b>	<b>77,501.00</b>
<b>Expenses</b>			
<b>Operating expenses</b>			
Employee benefits	25,508.00	26,813.00	27,649.00
Materials and services	23,544.50	24,424.00	25,514.00
Finance costs	2,031.46	1,701.00	1,597.00
Depreciation and amortisation	15,065.00	15,309.00	16,123.00
Other expenses	347.30	-	-
<b>Total operating expenses</b>	<b>66,516.26</b>	<b>68,247.00</b>	<b>70,883.00</b>
<b>Capital expenses</b>			
Total capital expenses	-	120.00	120.00
<b>Total expenses</b>	<b>66,516.26</b>	<b>68,367.00</b>	<b>71,003.00</b>
<b>Net result</b>	<b>20,302.77</b>	<b>7,332.00</b>	<b>6,498.00</b>
<b>Operating result</b>			
Operating revenue	69,478.43	69,646.00	71,515.00
Operating expenses	66,516.26	68,247.00	70,883.00
<b>Operating result</b>	<b>2,961.79</b>	<b>399.00</b>	<b>632.00</b>

**Statement of Financial Position**

<b>Assets</b>	<b>Jun-17B</b>	<b>Jun-18F</b>	<b>Jun-19F</b>
<b>Current assets</b>			
Cash and cash equivalents	23,696.77	21,633.00	11,075.00
Trade and other receivables	5,490.16	5,563.00	5,799.00
Inventories	401.00	536.00	536.00
Other current assets		1,000.00	1,000.00
<b>Total current assets</b>	<b>30,595.93</b>	<b>28,732.00</b>	<b>18,410.00</b>
<b>Non-current assets</b>			
Trade and other receivables	-	-	-
Investments	794.00	794.00	794.00
Property, plant & equipment	752,102.70	754,987.00	770,444.00
Other non-current assets	1,710.55	1,629.00	1,606.00
<b>Total non-current assets</b>	<b>754,607.25</b>	<b>757,410.00</b>	<b>772,844.00</b>
<b>Total assets</b>	<b>785,203.18</b>	<b>786,142.00</b>	<b>791,254.00</b>
<b>Liabilities</b>			
<b>Current liabilities</b>			
Trade and other payables	6,063.29	6,252.00	6,501.00
Borrowings	1,811.69	1,635.00	1,632.00
Provisions	4,215.00	4,215.00	4,215.00
Other current liabilities	135.00	135.00	135.00
<b>Total current liabilities</b>	<b>12,224.98</b>	<b>12,237.00</b>	<b>12,483.00</b>
<b>Non-current liabilities</b>			
Trade and other payables	-	-	-
Borrowings	23,836.45	20,030.00	18,398.00
Provisions	5,303.00	5,303.00	5,303.00
Other non-current liabilities	-	-	-
<b>Total non-current liabilities</b>	<b>29,239.45</b>	<b>25,333.00</b>	<b>23,701.00</b>
<b>Total liabilities</b>	<b>41,464.43</b>	<b>37,570.00</b>	<b>36,184.00</b>
<b>Net community assets</b>	<b>743,738.75</b>	<b>748,573.00</b>	<b>755,070.00</b>
<b>Community equity</b>			
Asset revaluation surplus	178,847.00	178,847.00	178,847.00
Retained surplus	564,891.75	569,726.00	576,223.00
<b>Total community equity</b>	<b>743,738.75</b>	<b>748,573.00</b>	<b>755,070.00</b>



**Statement of Cash Flows**

	Jun-17B	Jun-18F	Jun-19F
<b>Cash flows from operating activities</b>			
Receipts from customers	65,265.32	60,022.00	62,404.00
Payments to suppliers and employees	(52,042.71)	(51,479.40)	(53,364.00)
Interest received	1,473.23	958.00	961.00
Rental income	533.09	473.00	483.00
Non-capital grants and contributions	8,232.42	7,274.00	7,432.00
Borrowing costs	(1,552.46)	(1,257.20)	(1,148.00)
<b>Net cash inflow from operating activities</b>	<b>21,908.89</b>	<b>15,990.40</b>	<b>16,768.00</b>
<b>Cash flows from investing activities</b>			
Payments for property, plant and equipment	(33,366.70)	(22,729.00)	(31,267.00)
Payments for intangible assets	(305.55)	(186.00)	(290.00)
Net movement in loans and advances	-	-	-
Proceeds from sale of property, plant and equipment	220.00	-	-
Grants, subsidies, contributions and donations	18,445.98	7,053.00	5,966.00
Other cash flows from investing activities	-	(120.00)	(120.00)
<b>Net cash inflow from investing activities</b>	<b>(15,006.27)</b>	<b>(15,982.00)</b>	<b>(25,691.00)</b>
<b>Cash flows from financing activities</b>			
Proceeds from borrowings	-	-	-
Repayment of borrowings	(2,191.86)	(2,102.00)	(1,635.00)
Repayments made on finance leases	-	-	-
<b>Net cash inflow from financing activities</b>	<b>(2,191.86)</b>	<b>(2,102.00)</b>	<b>(1,635.00)</b>
<b>Total cash flows</b>			
<b>Net increase in cash and cash equivalent held</b>	<b>4,710.77</b>	<b>(2,093.60)</b>	<b>(10,558.00)</b>
<b>Opening cash and cash equivalents</b>	<b>18,986.00</b>	<b>23,696.77</b>	<b>21,633.17</b>
<b>Closing cash and cash equivalents</b>	<b>23,696.77</b>	<b>21,633.17</b>	<b>11,075.17</b>

**Statement of Changes in Equity**

	<b>Jun-17B</b>	<b>Jun-18F</b>	<b>Jun-19F</b>
<b>Asset revaluation surplus</b>			
Opening balance	178,847.00	178,847.00	178,847.00
Increase in asset revaluation surplus	-	-	-
Closing balance	178,847.00	178,847.00	178,847.00
<b>Retained surplus</b>			
Opening balance	544,316.00	562,394.00	573,201.76
Net result	20,575.75	7,332.00	6,498.00
Increase in asset revaluation surplus	-	-	-
Internal payments made	-	-	-
Closing balance	562,394.00	569,726.00	579,699.76
<b>Total</b>			
Opening balance	723,163.00	741,241.00	748,573.00
Net result	20,575.75	7,332.00	6,498.00
Increase in asset revaluation surplus	-	-	-
Internal payments made	-	-	-
Closing balance	743,738.75	748,573.00	755,070.00

Item 10.2 Third Quarter Budget Review  
Attachment 3: Proposed Capital Work Amendments Summary

Proposed capital work amendments form quarter 3 budget review	Asset class	Adjustment	Cost	External Funding	General Funding
			\$(000)	\$(000)	\$(000)
101789 Kenilworth Street Upgrade	Road infrastructure	Additional project	\$2,100.00	\$1,840.00	\$260.00
101802 Stanthorpe Civic Centre Fire Restoration	Buildings	Increased by	\$1,650.00	\$1,333.00	\$317.00
101792 - Raw water from Connolly Dam to Morgan Park and Ind Est	Water	Additional project	\$1,085.00	\$1,085.00	\$0.00
101793 - Sewer to Morgan Park	Sewerage	Additional project	\$975.00	\$975.00	\$0.00
101796 - Schnitzlerling Street Upgrade	Road infrastructure	Additional project	\$350.00	\$350.00	\$0.00
101795 - Allora Streetscape	Road infrastructure	Additional project	\$200.00	\$200.00	\$0.00
101797 - Fromes Lane	Road infrastructure	Additional project	\$200.00	\$200.00	\$0.00
101798 - Connolly Dam Toilets	Sewerage	Additional project	\$120.00	\$120.00	\$0.00
101794 - Killamey Streetscape	Road infrastructure	Additional project	\$100.00	\$100.00	\$0.00
101509 Tumminville Road Bridge replacement	Road infrastructure	Increased by	\$85.00		\$85.00
101803 Cleary Street SPS upgrade design	Sewerage	Additional project	\$50.00		\$50.00
101847 Stage 2 Water Main Extension to Applethorpe	Water	Increased by	\$40.00		\$40.00
101802 Flow Detection devices 2 of	Water	Additional project	\$40.00		\$40.00
101650 SCADA-Telemetry & Electrical Renewals	Water	Increased by	\$33.00		\$33.00
101620 Replacement of Server Backup software	Intangible	Increased by	\$4.25		\$4.25
101622 New T1 modules - eServices, Enterprise Cash Receipting, Scheduling	Intangible	Increased by	\$1.30		\$1.30
101534 Watermain Growth Ext - High St to Applethorpe	Water	Reduced by	-\$7.00		-\$7.00
101685 Street light installation / upgrade	Road infrastructure	Deferred	-\$10.00		-\$10.00
101617 Repair Pioneer Park Swanfels Shelter and Remove Tennis Shelter	Buildings	Reduced by	-\$11.22		-\$11.22
101683 Warwick CBD tree surround rehabilitate	Land improvements	Reduced by	-\$15.00		-\$15.00
101657 Purchase of Sound level meter for Environmental Harm complaints	Plant & equipment	Reduced by	-\$19.00		-\$19.00
101524 Allora Community Hall Improvements	Buildings	Reduced by	-\$21.30	-\$4.28	-\$17.02
101707 Extension of Community Contact Warwick	Buildings	Reduced by	-\$27.61		-\$27.61
101242 Valves & Hydrants Renewals - Northern	Water	Reduced by	-\$50.00		-\$50.00
101669 Rangers Rd/ Oxenham Street Intersection	Road infrastructure	Reduced by	-\$160.00	-\$160.00	\$0.00
101678 Bow Road Bridge Replacement	Road infrastructure	Reduced by	-\$168.00	-\$84.00	-\$84.00
101637 Water main Upgrade - Golf Links Warwick Stage 3	Water	Reduced by	-\$230.00		-\$230.00
101681 Aldred / Miller St storm water extension	Road infrastructure	Reduced by	-\$250.00		-\$250.00
101673 Sycamore Street, Killamey	Road infrastructure	Reduced by	-\$430.00	-\$430.00	\$0.00
101666 Connells Road Bridge Replacement	Road infrastructure	Reduced by	-\$574.00	-\$287.00	-\$287.00
101614 Warwick Saleyards Safety Improvements - Stage 3 Finalise Upgrade to Public Walkways.	Miscellaneous	Funding source is a levy in general funding		-\$50.00	\$50.00
101664 Reseals	Road infrastructure	Grant funding reduced		-\$181.00	\$181.00
101714 Short St depot movement	Land	Funding source is from general funds		-\$220.00	\$220.00
<b>Total</b>			<b>\$6,070.42</b>	<b>\$4,786.72</b>	<b>\$283.70</b>

Item 10.2 Third Quarter Budget Review  
 Attachment 4: Revised Capital Works Program following the Third Quarter Budget Review Amendments

QTR 3 2016/17 Revised Capital Expenditure and Funding	Asset class	Capital expenditure amount	External Funding	From General Funding
		\$(000)	\$(000)	\$(000)
101624 Allure Community Hall Improvements	Buildings	42.80	42.80	-
101602 Stanthorpe Civic Centre Fire Restoration	Buildings	2,150.00	1,500.00	650.00
101610 Mächner Shelter Heritage Maintenance Plan	Buildings	20.00		20.00
101615 Stanthorpe Library/Art Gallery - Under Floor Drainage	Buildings	20.00		20.00
101616 Town Hall - Asbestos Removal	Buildings	43.00		43.00
101617 Repair Pioneer Park Swinfels Shelter and Remove Tennis Shelter	Buildings	8.78		8.78
101618 Shitall funding for Stanthorpe SES Building	Buildings	13.00		13.00
101702 Re-location of Rainbow Flmto APR, Nicos Street, Warwick	Buildings	68.50		68.50
101703 Boundary fencing for Leyburn community housing	Buildings	15.00		15.00
101707 Extension of Community Contact Warwick	Buildings	19.39		19.39
101620 Replacement of Server Backup software	Intangible	24.25		24.25
101622 New T1 modules - eServices, Enterprise Cash Receipting, Scheduling	Intangible	281.30		281.30
101714 Short St depot movement	Land	230.00		230.00
101654 Warwick Waste Facility - New Asbestos Disposal Cell	Land improvements	30.00		30.00
101683 Warwick CBD tree surround rehabilitation	Land improvements	45.00		45.00
101609 Equipotential Bonding at Seasonal Pools	Other infrastructure	30.78		30.78
101611 Cemetery Beams	Other infrastructure	35.00		35.00
101612 Maryvale Cemetery Improvements	Other infrastructure	13.44		13.44
101613 Stanthorpe Outdoor Burial Wall - Stage 2, Block E	Other infrastructure	144.00		144.00
101614 Warwick Backyards Safety Improvements - Stage 3 Finalise Upgrade to Public Walkways.	Other infrastructure	50.00		50.00
101619 Mt Marley Lookout Upgrade	Other infrastructure	82.00	41.00	41.00
101623 Flood gauge Replacements	Other infrastructure	20.00		20.00
101624 Stanthorpe Flood Early Warning System	Other infrastructure	115.00		115.00
101655 Upgrade of one Waste Transfer Station	Other infrastructure	150.00		150.00
101656 Replacement of 1.5km of Stanthorpe Wild Dog Check Fence	Other infrastructure	19.50		19.50
101658 Replacement of section of the Killamey Wild Dog Check Fence	Other infrastructure	11.00		11.00
101659 Warwick Waste Facility General Capital Replacement Program	Other infrastructure	50.00		50.00
101660 Minor Capital Works, Stanthorpe Waste Facility	Other infrastructure	50.00		50.00
101661 Principle Cycle Network Plan - Stage 1	Other infrastructure	13.00		13.00
101662 Extension of Warwick Streetscape - Stage 1	Other infrastructure	33.00		33.00
101701 Council contingency for grant funding	Other infrastructure	279.10		279.10
101249 Plant Replacement Program	Plant & equipment	4,009.50	901.50	3,108.00
101621 Building Security System Upgrade Warwick	Plant & equipment	40.00		40.00
101657 Purchase of Sound level meter for Environmental Harm complaints	Plant & equipment	21.00		21.00

Item 10.2 Third Quarter Budget Review  
 Attachment 4: Revised Capital Works Program following the Third Quarter Budget Review Amendments

QTR 3 2016/17 Revised Capital Expenditure and Funding		Asset class	Capital expenditure amount	External Funding	From General Funding	
			\$(000)	\$(000)	\$(000)	
101717	Security barriers for Stanthorpe depot	Plant & equipment	25.00		25.00	
101730	Handheld water meter readers	Plant & equipment	17.30		17.30	
101497	Gravel Re-sheeting 2015-16	Road infrastructure	28.00	543.43	(515.43)	Funds outstanding at 30 June 2016
101498	Mayfair Lane Rehabilitation	Road infrastructure	42.00	29.98	12.02	
101505	Lyndhurst Lane Bridge replacement	Road infrastructure	1,180.00	885.00	295.00	
101506	Mullins Rd Bridge replacement (Norrine)	Road infrastructure	5.00	3.75	1.25	
101507	Bellingham Road Bridge replacement	Road infrastructure	11.00	8.25	2.75	
101508	Sandy Creek Rd Bridge replacement	Road infrastructure	300.00	225.00	75.00	
101509	Turnmerville Road Bridge replacement	Road infrastructure	140.00	236.65	(96.65)	Funds outstanding at 30 June 2016
101511	Black spot - Jangary Mt Stuart Road	Road infrastructure	22.00	11.00	11.00	
101512	Black Spot - Stables Road (STP)	Road infrastructure	59.00	44.56	14.44	
101513	Black Spot - Railway Street, Creek Street (STP)	Road infrastructure	2.00		2.00	
101514	Black Spot - Guy Street, Patton Street	Road infrastructure	10.00	5.17	4.83	
101515	Black Spot - Grafton Street, Warley Street	Road infrastructure	2.50	1.75	0.75	
101516	Black Spot - Oregon Street, Fitzroy Street	Road infrastructure	7.00	12.10	(5.10)	Funds outstanding at 30 June 2016
101517	Black Spot - Patton Street, Tooth Street	Road infrastructure	8.00	3.21	4.79	
101664	Reseals	Road infrastructure	1,400.00	769.00	631.00	
101665	Elphinstone Road rehabilitation	Road infrastructure	250.00	250.00	-	
101666	Connells Road Bridge Replacement	Road infrastructure	500.00	450.00	450.00	
101668	Gravel Resheeting	Road infrastructure	1,500.00		1,500.00	
101669	Rangers Rd/ Overham Street Intersection	Road infrastructure	40.00	40.00	-	
101670	Goonbarna Road Rehabilitation	Road infrastructure	600.00	600.00	-	
101671	Nunduburne road rehabilitation & widening	Road infrastructure	450.00	450.00	-	
101672	Goldfield Road floodway replacement	Road infrastructure	100.00	100.00	-	
101673	Sycamore Street, Kilaney	Road infrastructure	20.00	20.00	-	
101674	Old Stanthorpe Road Safety Improvements	Road infrastructure	400.00	400.00	-	
101676	Baws Road Bridge Replacement	Road infrastructure	1,100.00	550.00	550.00	
101677	Inveramsay Rd widening and rehabilitation	Road infrastructure	1,252.02	625.00	627.02	
101678	Amiens Rd widening and rehabilitation	Road infrastructure	598.00	299.00	299.00	
101679	Elukey Road	Road infrastructure	350.00	175.00	175.00	
101680	Mac. footpath/bicycle ways replacement	Road infrastructure	7.00		7.00	
101681	Aldred / Miller St storm water extension	Road infrastructure	60.00		60.00	
101682	Thames Creek Culvert reconstruction	Road infrastructure	175.00		175.00	
101684	Emergent Replacement of Failed Assets (Stormwater, Kerb, culvert etc)	Road infrastructure	75.00		75.00	

Item 10.2 Third Quarter Budget Review  
 Attachment 4: Revised Capital Works Program following the Third Quarter Budget Review Amendments

QTR 3 2016/17 Revised Capital Expenditure and Funding		Asset class	Capital expenditure amount	External Funding	From General Funding
			\$(000)	\$(000)	\$(000)
101686 Connolly Dam Road South East of Warwick	Road infrastructure		235.00	235.00	-
101685 Street light installation / upgrade	Road infrastructure		0.00		-
101687 Bukey Road 4.2km Section From 1km East of Balandean	Road infrastructure		205.00	205.00	-
101688 Sugarloaf Road Mount Tully Road	Road infrastructure		183.00	183.00	-
101689 Longs Lane (east of Wallangarra) East of Wallangarra	Road infrastructure		136.00	136.00	-
101690 Mount Tully Road 3km Section Approx 6km South East of Stanthorpe	Road infrastructure		75.00	75.00	-
101691 Old Stanthorpe Road 3km Section Approx 20.6km South of Warwick	Road infrastructure		73.00	73.00	-
101692 Cannon Creek Road Amiens Road Stanthorpe	Road infrastructure		61.30	61.30	-
101693 Dalcouth Road Gentle Road Stanthorpe	Road infrastructure		60.00	60.00	-
101694 Amiens Road Glenlyon Drive Stanthorpe	Road infrastructure		60.00	60.00	-
101695 Dragon Street Pratten Street Warwick	Road infrastructure		44.60	44.60	-
101696 Wallace Street Percy Street Warwick	Road infrastructure		44.60	44.60	-
101697 Freestone Road Palmers Bridge Freestone	Road infrastructure		35.00	35.00	-
101698 Britannia Street Railway Street Stanthorpe	Road infrastructure		28.90	28.90	-
101699 Palmerin Street Warwick Between Fitzroy and Albert Streets Warwick	Road infrastructure		20.00	20.00	-
101700 Glen Road 3km Section Approx 6.6km West of Warwick	Road infrastructure		14.50	14.50	-
101709 Warwick CBD cycle lanes design and construction	Road infrastructure		33.00	15.00	18.00
101710 Stanthorpe CBD cycle facilities design and construction	Road infrastructure		48.00	23.00	25.00
101788 Rogers Street carpark	Road infrastructure		600.00	360.00	240.00
101789 Kentworth Street Upgrade	Road infrastructure		2,100.00	1,840.00	260.00
101794 - Killarney Streetscape	Road infrastructure		100.00	100.00	-
101795 - Alora Streetscape	Road infrastructure		200.00	200.00	-
101796 - Schnitzlering Street Upgrade	Road infrastructure		350.00	350.00	-
101797 - Fromes Lane	Road infrastructure		200.00	200.00	-
101540 Wastewater Pump improvements	Wastewater		124.00		124.00
101542 Wastewater Main Renewals - Northern	Wastewater		56.48		56.48
101549 Upgrade Chlorine Dosage System - Skye Wastewater Plant	Wastewater		60.00		60.00
101627 Wastewater Main Renewal - Weewondilla Road	Wastewater		21.00		21.00
101638 Wastewater Main Relining - McGregor Bridge Stanthorpe	Wastewater		40.00		40.00
101639 Wastewater Main Relining - Harris Street Stanthorpe	Wastewater		60.00		60.00
101641 Wastewater pump station - Golf Links Warwick	Wastewater		75.00		75.00
101645 Wastewater OED Pond - Killarney	Wastewater		75.13		75.13
101793 - Sewer to Morgan Park	Wastewater		975.00	975.00	-
101798 - Connolly Dam Toilets	Wastewater		120.00	120.00	-

Item 10.2 Third Quarter Budget Review  
 Attachment 4: Revised Capital Works Program following the Third Quarter Budget Review Amendments


QTR 3 2016/17 Revised Capital Expenditure and Funding		Asset class	Capital expenditure amount	External Funding	From General Funding
			\$(000)	\$(000)	\$(000)
101803 Cleary Street SPS upgrade design	Water		60.00		60.00
101231 Wallangarra Hale Haven Drive	Water		105.00		105.00
101240 Water Meter Renewals - Northern	Water		90.00		90.00
101241 Water Meter Renewals - Southern	Water		40.00		40.00
101242 Valves & Hydrants Renewals - Northern	Water		200.00		200.00
101534 Watermain Growth Ext - High St to Applethorpe	Water		161.00	380.00	(219.00)
101536 Watermain Growth	Water		3.40		3.40
101537 Water Reservoir Renewals	Water		140.00		140.00
101544 Filter Medium Replacement - Warwick Treatment Plant	Water		4.30		4.30
101545 Filter Medium Replacement - Killarney Treatment plant	Water		47.79		47.79
101626 Water Main Renewal Locks Street Warwick	Water		320.00		320.00
101631 Valve & Hydrant renewals - Southern 2017	Water		40.00		40.00
101632 Water trunk main design - Storm King to WTP	Water		100.00		100.00
101633 Warwick WTP Upgrade Stage 1 - Clarifier	Water		900.00		900.00
101634 Water main Extension - Rose St - Anzao St Stanthorpe	Water		28.00		28.00
101635 Water main Extension - Rifle Range - Hale Haven Drive Stanthorpe	Water		70.00		70.00
101636 Trunk Distribution Manifold Replacement Stage 1 - Warwick WTP	Water		65.00		65.00
101637 Water main Upgrade - Golf Links Warwick Stage 3	Water		120.00		120.00
101640 Water Main extension - Derwent St - Stanthon St Stanthorpe	Water		28.00		28.00
101646 Bore wells rehabilitation	Water		18.00		18.00
101647 Stage 2 Water Main Extension to Applethorpe	Water		670.00		670.00
101648 Backflow Prevention Devices Renewal Northern & Southern	Water		50.00		50.00
101650 SCADA-Telemetry & Electrical Renewals	Water		105.10		105.10
101651 Raw Water Main Valve Replacement Connolly Dam	Water		125.00		125.00
101652 Raw Water Pump Upgrade - Wallangarra	Water		50.00		50.00
101653 Water Bore Well Renewal Wallangarra	Water		0.00		-
101787 Enu Swamp Dam investigations and planning	Water		3,200.00	3,200.00	-
101792 - Raw water from Connolly Dam to Morgan Park and Ind Est	Water		1,085.00	1,085.00	-
101802 Flow Detection devices 2 of	Water		40.00		40.00
Total:			33,672.25	19,347.05	14,325.20

Funds outstanding at 30 June 2016

## 12. PLANNING, ENVIRONMENT & CORPORATE SERVICES DEPARTMENT REPORTS

### 12.1 Material Change of Use - Southern Downs Regional Council, 1010 Connolly Dam Road, Silverwood

#### Document Information

 Southern Downs REGIONAL COUNCIL	<b>Report To: General Council Meeting</b>	
	<b>Reporting Officer:</b>	<b>Meeting Date:</b> 26 April 2017
	Development Assessment Coordinator	<b>ECM Function No/s:</b> MCU\01818

<b>APPLICANT:</b>	Southern Downs Regional Council
<b>OWNER:</b>	Southern Downs Regional Council
<b>ADDRESS:</b>	1010 Connolly Dam Road, Silverwood
<b>RPD:</b>	Lot 1 on RP 47924 & Lot 1 RP47928, Parish of Rosenthal, County of Merivale
<b>ZONE:</b>	Rural
<b>LAND USE AREA:</b>	397810m2
<b>PROPOSAL:</b>	Tourist park (Camping Grounds – up to 20 sites and Caretakers Residents)
<b>LEVEL OF ASSESSMENT:</b>	Impact
<b>SUBMITTERS:</b>	Four
<b>REFERRALS:</b>	Nil
<b>FILE NUMBER:</b>	MCU\01818

#### Recommendation Summary

THAT the application for a Tourist Park (Camping Grounds – up to 20 sites and Caretakers Residents) on land at 1010 Connolly Dam Road, Silverwood, described as Lot 1 RP47924 & Lot 1 RP47928, Parish of Rosenthal, County of Merivale, be approved subject to conditions.

#### Report

The subject property has a frontage to Connolly Dam Road and has access to Connolly Dam to the southwest. Access to the subject property is not changing as part of this proposal. There is an existing Dwelling House currently located on the subject property that is approximately 64m away from the nearest boundary. This Dwelling house is to become a Caretakers Accommodation/Managers Residents which forms part of Stage 1 of this development.





The applicant has provided the following information with regards to the proposed development:

- Number of sites: 12 sites to a maximum of 20 sites
- There will be no power provided to the sites
- There will be a manger on-site for basic maintenance and keeping a register of Campers
- Guest will be required to bring their own water supply
- Pets will not be permitted
- The development is to be over 3 Stages
  - Stage 1 – 12 self-contained sites for caravans that will have their own toilet and shower on board. Access\tracks to the sites will need some works carried out and some sites will require levelling. A limit of 3 night stays until stage 2 is complete.
  - Stage 2 – Providing the amenities block within 200m of the designated sites. The amenities block will include a shower, toilet, laundry and one dump point. Tents will be permitted once stage 2 is complete
  - Stage 3 – Increase the number of sites to become available, up to a maximum of 20 sites and this will include tent sites.

Connolly Dam is already being used by the general public for recreational purposes with a number of patrons using the subject property for fishing. The proposed Tourist Park will still allow for day visitors to enjoy the site's natural and man-made features.

While there was a lack of details submitted with the application it is considered that with reasonable and relevant conditions imposed on the development an approval could be given.

The proposal still requires a Local Law permit to be issued, which is separate to this development application. As part of the Local Law requirements, a detailed site plan and the location of associated facilities must be provide prior to the Local Laws permit being issued and prior to the

commencement of the Tourist Park use. Therefore sufficient information has been provided to make a determination on the proposal, subject to suitable conditions.

### ***Submissions***

The proposed development requires public notification for fifteen (15) business days. Public notification has been carried out the following ways:

- A notice has been maintained on-site from 21 March 2017 to 19 April 2017
- A letter was sent to all adjoining land owners on the 20 March 2017
- A notice was published in the Daily News on the 21 March 2017.

It should be noted that the comment period specified on the public notification documents did not take into consideration the Easter public holidays, with the last day to lodge a submission being Friday 14 April (Good Friday). With the public holidays, the notice maintained on-site has continued to be maintained until Wednesday 19 April, with Council accepting submissions as property made up to close of business on Tuesday 18 April in order to achieve the required fifteen (15) business day of advertising. Overall, the development is considered to comply with section 304 of the *Sustainable Planning Act* as the noncompliance in advertising has not:

- a) adversely affected the awareness of the public of the existence and nature of the application or
- b) restricted the opportunity of the public to make a properly made submission.

During the Public Notification period there were 4 properly made submissions received. The submitter's comments and Council's response is outlined below:

<b><u>Submitter's Comment</u></b>	<b><u>Council's Response</u></b>
Consider the impacts that the proposal will create on existing wildlife	The proposal has taken into consideration the existing wildlife on-site by limiting the areas available for camping and utilising the existing internal roads to reduce any further clearing to what already exists. The camping sites have been identified on-site in locations where the vegetation is large canopy trees with little to no understory growth to ensure the impacts on the existing natural features and wildlife is not compromised by the proposal. The intention of the facility is to provide eco-friendly camping.
The southern end where Rosenthal Creek enters the dam is the most important refuge area for waterbirds and minimal development should occur in this location	The proposed camping location and the amenities blocks are located to the east of the Dam, well away from where Rosenthal Creek enters the Dam.
At present there are restrictions on Boats using the Dam and this should be maintained with only electric motors used	The boating restrictions are not changing as part of this application.
Some sites should be designated for day visitors who wish to swim and have a barbeque	There is sufficient space on-site for day visitors to enjoy the Dam and the amenity block will be available for all patrons, not just those camping. As part of this proposal, there are no barbeque facilities to be provided but day visitors can bring their own equipment just like the campers

	so the Dam can be enjoyed by everyone.
Improvement of roads and public amenities are required	As part of this development it is proposed to provide an amenities block that will include toilets, showers, wash tub, washing machine and clothes dryer/clothesline. In addition to the amenities block, the internal roads will be upgraded to an all-weather surface to improve the accessibility to the Dam and surrounding nature spots.
The proposal is a good idea but Warwick should be made to be an RV friendly town which it currently is not.	This issue is not applicable to the assessment of this application.
Connolly Dam is unsuitable for caravans and there should be improvements to Lake Leslie instead	This proposal is to provide additional facilities within the Southern Downs area and provides an alternative low impact area for camping. The concentration of facilities at Lake Leslie does not encourage patrons to benefit from other reserves within the locality and therefore this development is considered to be a positive attribute to the Region and provide additional services in a new location. Improvements will be made to the internal road network to ensure Connolly Dam is suitable for caravans.
Should Council be considering this project with it is so financially stretched?	This project has been identified as potentially creating revenue for the Region and appropriate funds have been allocated for this use. Council seeks to provide additional recreational activities for the community and the Connolly Dam project will improve recreational facilities available within the Region.
Connolly Dam Road is too narrow with on-coming traffic requiring one side of the vehicle to drop off the bitumen	Connolly Dam Road is primarily used by residents who live in the local area or people visiting the Dam. The sealed and gravel sections of the road are considered sufficient to cater for the intended use of a low scale Tourist Park for up to 20 sites.
In excessive rain events, the creek crossings flood, cutting off traffic	It is acknowledged that Connolly Dam Road does have sections that do get affected by flooding during rain events. However, the proposal includes a manager's residents to ensure patrons of the facility are provided with the latest information during a hazardous event. The on-site manager will be an employee of Council who will have direct access to Council's information and can advise campers when to evacuate during a rainfall event to avoid unnecessary delays caused by flooding.

Are charges going to apply to camping and if so who will police these charges	This facility will be subject to camping fees, but will remain free for day visitors. The development proposes an on-site manager who will be responsible for collecting the camping fees, general maintenance of the facility and 24 hour policing of the site.
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### **Assessment against the Planning Scheme**

This application is Impact Assessable and therefore the proposal can be assessed against anything within the Southern Downs Regional Planning Scheme. However, the following Codes are considered the primary assessment Codes for the proposed Tourist Park:

- Rural Zone Code (Subject property identified in the Sandstone Rises and Traprock Hills Precinct)
- Tourist Park and Relocated Home Park Code
- Carparking and loading code
- Landscaping code
- Outdoor lighting code
- Physical infrastructure code
- Heritage Overlay Code
- Bushfire Overlay Code
- Biodiversity Overlay Code

An assessment against the above Codes has been carried and the following comments are made:

#### **Rural Zone Code**

***PO1 - The rural or natural environment character of the land is retained. Uses established in the Rural zone do not conflict with rural land uses or the natural, scenic and community values of the area.***

The purpose of the proposal is to maintain the natural features existing on-site by creating an eco-friendly camping ground. The subject site is currently not used for rural activities and is primarily used for recreational activities such as fishing by the community. The Tourist Park will not conflict with the long term viability of the rural zone and will maintain the sites natural attributes and community values. The proposed Tourist Park will not conflict with nearby rural uses as there is already a history of recreational use on-site coexisting with adjoining rural land, therefore the performance outcome of the Code is achieved.

***PO2 - Rural activity on land is protected from conflict with other uses that are not rural uses.***

While the proposal is a non-rural use it will not conflict with the surrounding rural activities. The eco-friendly Tourist Park is to allow for patrons to visit the subject property to enjoy the surroundings and the rural atmosphere of the locality. The existing residential use on-site already co-exists with the adjoining rural activities and this is not changing as part of the development because the intent of the proposed eco-friend Tourist Park is to maintain the rural setting that currently exists and therefore the development is considered to comply with the performance outcome of the Code.

***PO5 - There are no significant adverse impacts on public health and safety with regard to:***  
***(a) the siting scale and design of buildings or other works;***  
***(b) waste water disposal;***  
***(c) the permanent or temporary occupation of or access to areas subject to natural hazards.***

As part of this development, stage one only allows for caravans that contain their own facilities such as shower, toilet and portable water etc. As part of stage 2, an amenities block is to be constructed on a high point of the site to ensure it is a suitable distance from the Dam, but is easily accessible to the camping grounds. Appropriate evacuation plans are required for the development and will need to be implemented by the on-site manager to further reduce any potential risk to public safety. Overall the development is considered to comply with the performance outcome of the Code.

***PO6 - All uses are located, designed, oriented and constructed to minimise noise, dust, odour or other nuisance from existing lawful uses including rural and industry uses.***

Connolly Dam is already utilised by day visitors and this proposal is to further expand on the facilities available at this site by allowing overnight stays. The Tourist Park is to utilise the existing internal road network. The main internal road to the facility, towards the Manger's Residents is located approximately 140m away from the north-eastern boundary which adjoins a rural farm, with all other roads located towards Connolly Dam, away from nearby properties. All dust generated by the internal roads is not expected to extend beyond the property boundaries and there is a sufficient distance of 370m between the camping area and the nearest adjoining rural property to mitigate noise that may be generated by the proposal. Overall the development will not create further impacts on noise, dust, odour etc. and therefore complies with the performance outcome of the Code.

### **Sandstone rises and traprock hills precinct**

***PO1 - Sandstone rises and traprock hills Uses are limited to uses that do not conflict with or reduce the productive capacity, or scenic values of the land. In particular –***

- (a) The use is located, constructed and operated so it is not likely to cause conflict with agricultural practices;*
- (b) The use has low visual impact particularly where located on highways, main roads or tourist routes;*
- (c) The development is located on cleared land and there is no proposed clearing of remnant vegetation;*
- (d) Development is sited on the least productive, lower agricultural quality parts of the site.*

It is because of the subject property's scenic values that the Tourist Park use has been chosen for the site with the intension of creating an eco-friendly camping ground. The camping sites have been identified in areas that will reduce vegetation removal, maintain the scenic values of the land and allow patrons to enjoy the natural features of the land. The subject property, although zoned rural has been used as a recreational space within the Region for many years and this proposal will enhance the existing recreational use without causing conflict with rural activities. The tourist park has been design to ensure minimal disturbance to the land, therefore demonstrating compliance with the performance outcome of the Code.

***PO2 - Sandstone rises and traprock hills - Uses are located on lots that are large enough to provide adequate buffers between the use and existing or potential agricultural activity on adjacent lands.***

The tourist park is to utilise the existing structures and road network on-site. The main internal road of the development is located approximately 140m from the northeast common boundary. The existing structure on-site that is currently used as dwelling house is to be converted to a managers residents. This dwelling is located approximately 64m from the northeast boundary and 90m from the northwest boundary which achieves the required minimum setback of being 60m away from common boundaries when within a rural zone. The setbacks are sufficient to allow for adequate buffers and as the site is already heavily vegetated, no buffers are required in this instance and compliance with the performance outcome of the Code is achieved.

## **Tourist Park and Relocated Home Park Code**

The Tourist Park and Relocatable Homes Park Code only outlined the following assessment criteria:

**PO1** - *The development complies with the Performance Criteria in the Guidelines on Good Design for Caravan Parks and Relocatable Home Parks – Solutions for Queensland 1997, published by the Department of Local Government and Planning.*

**AO1** - *The development complies with the Acceptable solutions in the Guidelines on Good Design for Caravan Parks and Relocatable Home Parks – Solutions for Queensland 1997, published by the Department of Local Government and Planning.*

Reasonable and relevant conditions can be imposed on the development to ensure compliance with the Code is achieved.

It should be noted that the development is required to obtain a Local Laws permit prior to the commencement of the use and as part of the local laws permit, the following is required and should be conditioned:

*A plan of the proposed caravan park which must be drawn to scale showing—*

- (a) the location and real property description of the place at which the caravan park is to be operated; and*
- (b) the boundaries of the caravan park; and*
- (c) the location and number of sites as follows—*
  - (i) except for overflow areas and areas used for bush camping— the division of the caravan park into sites, including the location and number of potential sites, with each site clearly defined and bearing a distinguishing mark or number; and*
  - (ii) for an overflow area— the location of the overflow area, and the number of sites within that area; and*
  - (iii) for areas used for bush camping— the location of the area where bush camping will be carried out and the number of sites within that area; and*
- (d) the location of each road and building situated within the caravan park; and*
- (e) details of the water supply system, including the position of all water points; and*
- (f) the position of all waste containers; and*
- (g) details of the sewerage system including the position of each sanitary convenience, ablution and laundry building; and*
- (h) details of the on-site sewerage facilities and the waste water disposal system; and*
- (i) the position of all fire places; and*
- (j) the nature and position of—*
  - (i) all fire safety installations; and*
  - (ii) all electrical installations; and*
  - (iii) all food preparation areas; and*
  - (iv) all recreational facilities; and*
  - (v) all car parking facilities.*

With the Local Law provisions and with reasonable and relevant conditions imposed on the development, it is considered that the proposed development will comply with the Tourist Park and Relocated Home Code.

## **Carparking and loading code**

The Connolly Dam facility at present does not have any formal car parking arrangements. This is not changing as part of the application and given the large size of the site, there is adequate space for vehicles to park. The *Guidelines on Good Design for Caravan Parks and Relocatable Home*

*Parks – Solutions for Queensland 1997, published by the Department of Local Government and Planning* does make reference to each camping site containing a space available for car parking and with an appropriate condition imposed with regards to car parking provisions, the development achieves compliance with the Code.

### ***Landscaping code***

Although the Landscaping Code is applicable in the assessment of the application, the proposed Tourist Park is being design to reduce any potential impacts on the natural features of the subject property and minimise vegetation removal. It is considered in this instance that a Landscaping Plan is not required as the development is preserving as much of the natural environment as possible and the subject property is already heavily vegetated. The on-site manager will also ensure that appropriate maintenance of existing vegetated areas are maintained and not compromised as part of this proposal.

### ***Outdoor lighting code***

It has not been indicated as to whether outdoor lighting is proposed for the development. It would be assumed that some outdoor lighting would occur with the construction of the Amenities Building which forms part of stage 2. Regardless, acceptable outcome AO1 requires all lighting to comply with the AS 4282 – Control of Obstructive Effects of Outdoor Lighting and a condition of this natural should be imposed to ensure all lighting is in accordance with acceptable outcome AO1 of the Outlook Lighting Code.

### ***Physical infrastructure code***

The subject property is currently not connected to reticulated water or sewerage and this is not changing as part of the development proposal. The development will be required to provide portable drinking water and provide facilities on-site for wastewater. The development has been proposed over 3 stages, with the first stage only allowing for self-contained caravans and this is because of the limited infrastructure that is available at present, with stage 2 providing a amenities block which will then allow for tent camping etc.

It should be noted that the external roads to the subject property are adequate for the low scale nature of this proposal even though there are sections of Connolly Dam Road that are single width and gravel in places. The development is to utilise all existing internal roads networks but upgrade of these internal roads is required. The road from the entrance of the site leading up to the existing dwelling house (to be the manager's residents) is of a suitable standard that will not require any upgrade apart from general maintenance and ensuring two-way traffic is maintained. The roads from the existing dwelling house to the camping sites will require upgrade to an all-weather standard with a number of the road currently damaged from recent rain events which can be seen in the photo below:





A condition should be imposed for these internal roads to be upgraded to a minimum of 3m wide and be of an all-weather standard.

#### **Heritage Overlay Code**

The heritage values of the subject property (Water Tower) are not being compromised by this proposed development of a Tourist Park. There is a sufficient distance between the camping area and the Water Tower to ensure its long term viability is maintained. Therefore the development is considered to comply with the Heritage Overlay Code.

#### **Bushfire Overlay Code**



***PO3 - Any proposed use does not compromise the safety of people or property from bushfire.***

No Bushfire Hazard Assessment or a Bushfire Management Plan has been provided in the lodged of the application. Majority of the subject property is affect by the Bushfire Hazard Overlay and therefore in this instance a performance outcome is sought after for the proposal.

There is an existing dwelling house already located on the subject property, which is to become the Caretaker's/Manager's Residents for the proposed Tourist Park. The Tourist Park is not considered to increase risk to property or people to what already exists. The subject property is currently available for the community as a recreational space and this proposal is to allow for patrons to camp over night at the facility. The proposed use is not considered to compromise the safety of people during a bushfire event because the on-site managers would be responsible for ensuring that evacuation occurs in a timely manner, that an appropriate amount of water is stored on-site to be available for firefighting purposes and the dam is available as a defence mechanism should an event ever occur. Overall with the implementation of an Evacuation Management Plan and a Bushfire Management Plan, the proposed development is considered to comply with the Bushfire Hazard Overlay Code.

**Biodiversity Overlay Code**

There may be some vegetation being removed as part of the proposal but the intention is to create a Tourist Park that blends in with the natural features of the site. The vegetation on-site is generally large canopy trees with little to no understory growth, as seen in the photo below:



To minimise vegetation removal, the camping area has been identified on the section of the site that is relatively flat and partly open. The proposal is considered to comply overall with the Biodiversity Overlay Code in that the proposal will maintain all ecological corridors and habitat linkages, the amenities building is located far enough away from water courses to not cause damage and vegetation clearing for the road network is minimised by the existing tracks on-site being utilised as part of the proposal. All natural features of the site are being maintained by the proposed development and therefore compliance with the Biodiversity Overlay Code is achieved.

### ***Infrastructure Charges***

There are no Infrastructure Charges applicable to the proposed development. At present the subject property is currently being used for recreational purpose by the community and this is not changing as part of the application. The proposal is provide additional recreational facilities on-site which will not increase the demand of the site or putting pressure on the existing networks and therefore it is considered that Infrastructure Charges should not apply in this instance.

### **Conclusion**

The proposal is to provide additional facility at Connolly Dam that is already being used for recreational activities.

The proposal will include some of the internal roads being upgraded to an all-weather standard to improve accessibility of the site.

The camping sites are identified within an area that will require minimal vegetation removal.

The proposal includes an on-site manager's residents where a manager will reside on-site and be responsible for the upkeep of the facility, ensuring all rules are upheld and assisting patrons visiting the Dam.

The development proposal maintains the scenic values and natural features of the subject property.

The development is considered comply with the relevant Codes within the Southern Downs Planning Scheme subject to reasonable and relevant conditions imposed.

### **Options**

Council:

1. Adopt the officer's recommendation.
2. Adopt an alternative recommendation.
3. Refuse the application with reasons.

## Recommendation

THAT the application for a Tourist Park and Caretaker's Residents on land at 1010 Connolly Dam Road, Silverwood, described as Lot 1 RP47924 and Lot 1 RP47928, Parish of Rosenthal, County of Merivale, be approved subject to the following conditions:

### Schedule 1 - Southern Downs Regional Council Conditions

#### Approved Plans

1. The development of the site is to be generally in accordance with the following proposal plans submitted with the application, and subject to the final development being amended in accordance with the conditions of this approval.

Plan Name	Plan No.	Date
Site Plan	Sheet 1 of 2	20 February 2017 (received)
Camping Area Plan	Sheet 2 of 2	20 February 2017 (received)

2. Where there is any conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval prevail.

#### Staging

3. The development may proceed in stages, provided that any road access and infrastructure services required to service a particular stage are constructed with that stage. Unless otherwise expressly stated, the conditions must be read as being applicable to all stages.
4. The stages are approved as follows:

Stage 1 is to consist of 12 Caravan Sites only and each caravan is to be self-contained with its own toilet, shower and portable water.

Stage 2 is to consist of an amenities block and one dump point.

Stage 3 is to consist of 8 additional camping sites for Caravans and Tents, with the total number of camping sites on-site being 20. Stage 2 must be completed prior to any Tent Sites being made available.

#### Land Use and Planning Controls

5. This approval allows for the use of 20 sites (Caravans and Tents) and a Caretakers Residents.
6. The material change of use the subject of this development permit must be completed within a period of 4 years starting the day this development permit takes effect. The development permit will lapse in respect of each aspect of the material change of use that has not been completed within this period.
7. The approved accommodation must not be occupied by persons for the purpose of permanent accommodation, excluding those persons in a manager's residence for the premises.
8. The amenities block must be within 200m walking distance of all camping sites.
9. Each camping site is to be a minimum of 3m away from each other.
10. No person is to stay at the site for more than seven (7) days, unless the amenities block has been constructed and is operational.

#### Building and Site Design

11. The amenities block/building is to be set back at least 60m metres from all common boundaries.

12. A copy of the Certificate of Compliance for Plumbing and Drainage Works is to be provided to Council. (See advisory note below.)

### **Amenity and Environmental Controls**

13. A sufficient number of suitable waste receptacles must be provided on site at all times. Waste receptacles must be regularly serviced to prevent unsightly accumulations of waste or environmental harm being caused.
14. All wastes are to be suitably collected and disposed of so as not to adversely impact on the environment.
15. A Bushfire Management Plan and an Evacuation Plan is to be submitted to and approved by the Director of Planning and Environment. Recommendations of the approved Bushfire Management Plan are to be implemented and the Evacuation Plan is to be made available on-site at all times.
16. Advertising Devices relating to the development may **only** be erected on the subject land, i.e. Lot 1 RP47924 and Lot 1 RP47928. The location, size, type and content of any advertising sign or device located on the land is to be compatible with the rural character of the surrounding area. No advertising signs or devices are to be located on any other land, unless all applicable approvals are obtained under the Planning Scheme and the relevant local laws. No advertising signs or devices are to be located within the road reserve.
17. Any external lighting must be installed so that light shines down and away from adjacent properties and roads, and does not exceed 8 lux at the property boundary.
18. All cleared or lopped timber and vegetation must be processed on site by wood chipping, mulching or similar method. Any processing of trees or vegetation must be carried out in a safe manner and without any adverse environmental impacts from noise or dust emissions, and in accordance with any requirements under the *Environmental Protection Act 1994*.

### **Car Parking and Vehicle Access**

19. All vehicular access to and from the site must be via Connolly Dam Road only.
20. The internal driveway leading up to the Caretaker Residents and the entrance gate to the camping area is to be designed and constructed to allow for two way traffic for vehicles to enter and leave the site in forward gear.
21. A 3.0 metre wide all-weather driveway is to be constructed from the gate entrance (near the Caretakers Residence) to the camping sites.
22. At least one (1) car parking spaces are to be provided on site for each camping site. The car park location needs to be adjacent to the camping site.  
The carpark may remain grass/gravel, provided it is appropriately maintained and does not cause a dust nuisance.

### **Roadworks**

23. Any roadworks and drainage works damaged during construction of the development are to be reinstated to the pre-existing condition, unless otherwise required by the Director Engineering Services.

### **Water Supply and Waste water**

24. All sewage generated from this property must be disposed of by means of an on-site sewage facility (OSSF) in accordance with the AS/NZS 1547:2012 - *On-site Domestic Wastewater Management, Queensland Plumbing and Wastewater Code* and the *Standard Plumbing and Drainage Regulation 2003*.
25. In Stage 2, a potable water supply is to be provided in conjunction with the Amenities Building.

### **Advisory Notes**

- (i) Unless otherwise stated, all conditions of this approval are to be complied with to the

satisfaction of the Director Planning, Environment and Corporate Services, prior to the use commencing, and then compliance maintained at all times while the use continues.

- (ii) Any proposal to increase the scale or intensity of the use on the subject land, that is assessable development under the Planning Scheme, would be subject to a separate application for assessment in accordance with the *Sustainable Planning Act 2009* and would have to comply with the requirements of the Planning Scheme.
- (iii) An application must be submitted and approved by Council for a permit under Local Law No.1.6 (Operations of Camping Grounds) 2011.
- (iv) **Plumbing and Drainage Approval is to be obtained** in accordance with the *Plumbing and Drainage Act 2002* for the proposed plumbing and drainage works. The application for Plumbing and Drainage approval must be submitted to Council with the appropriate **forms, plans and fees** associated with this application. A **Certificate of Compliance must be issued** for the works prior to the use commencing.
- (v) **Building Approval is to be obtained** in accordance with the *Sustainable Planning Act 2009* for the proposed building work. The building application must be submitted to a Building Certifier with the appropriate **forms, plans and fees** associated with this application. The building plans are to accord with the plans approved in this approval. The building is to be constructed in accordance with the Building Approval prior to the commencement of the use. **A Form 21 (Final Inspection Certificate)/Form 11 (Certificate of Classification)/Form 17 must be issued for the building works prior to the use commencing.**
- (vi) The supply of water for human consumption, food preparation, food utensil washing or personal hygiene, including the supply of water for drinking water, showers, baths, hand basin and kitchen sinks, must be connected to a drinking water supply, in accordance with the *Plumbing Code of Australia* and the *Australian Drinking Water Quality Guidelines* produced by the *National Health and Medical Research*.
- (vii) An Environmental Authority for Environmentally Relevant Activity No. 63 (Sewage Treatment) is to be obtained in accordance with the *Environmental Protection Act 1994* prior to the commencement of any Environmentally Relevant Activity.
- (viii) No clearing of remnant vegetation or regulated regrowth vegetation is to occur under this approval. A Development Permit for Operational Works must be obtained from the Department of Infrastructure, Local Government and Planning for the clearing of any remnant vegetation, unless exempt under Schedule 24 of the *Sustainable Planning*
- (ix) An Erosion and Sediment Control Plan (ESCP) must be submitted for approval with the application for Operational Works. The ESCP must demonstrate that release of sediment-laden stormwater is avoided for the nominated design storm, and minimised when the nominated design storm is exceeded, by addressing the objectives in Table A (Construction phase - stormwater management design objectives) in Appendix 3 of the State Planning Policy for drainage control, erosion control, sediment control and water quality outcomes.
- (x) Site works must be constructed such that they do not, at any time, in any way restrict, impair or change the natural flow of runoff water, or cause a nuisance or worsening to adjoining properties or infrastructure.
- (xi) All Development Permits for Operational Works and Plumbing and Drainage Works should be obtained prior to the issue of a Development Permit for Building Works.

### **Aboriginal Cultural Heritage**

- (xii) All reasonable and practicable measures must be taken to ensure that no harm is caused to Aboriginal cultural heritage (the “cultural heritage duty of care”). The cultural heritage duty of care is met if the development is conducted in accordance with gazetted cultural heritage duty of care guidelines. Further information on cultural heritage, together with a copy of the duty of care guidelines and cultural heritage search forms, may be obtained from [www.datsima.qld.gov.au](http://www.datsima.qld.gov.au)

## Approval Times

In accordance with the *Sustainable Planning Act 2009*, this approval will lapse two years from the day the approval takes effect, or four years where the reconfiguration involves Operational Works. If an application for a related approval is made within two years of the day this approval takes effect, the relevant period is taken to have started on the day the latest related approval takes effect (*Sustainable Planning Act 2009* s341).

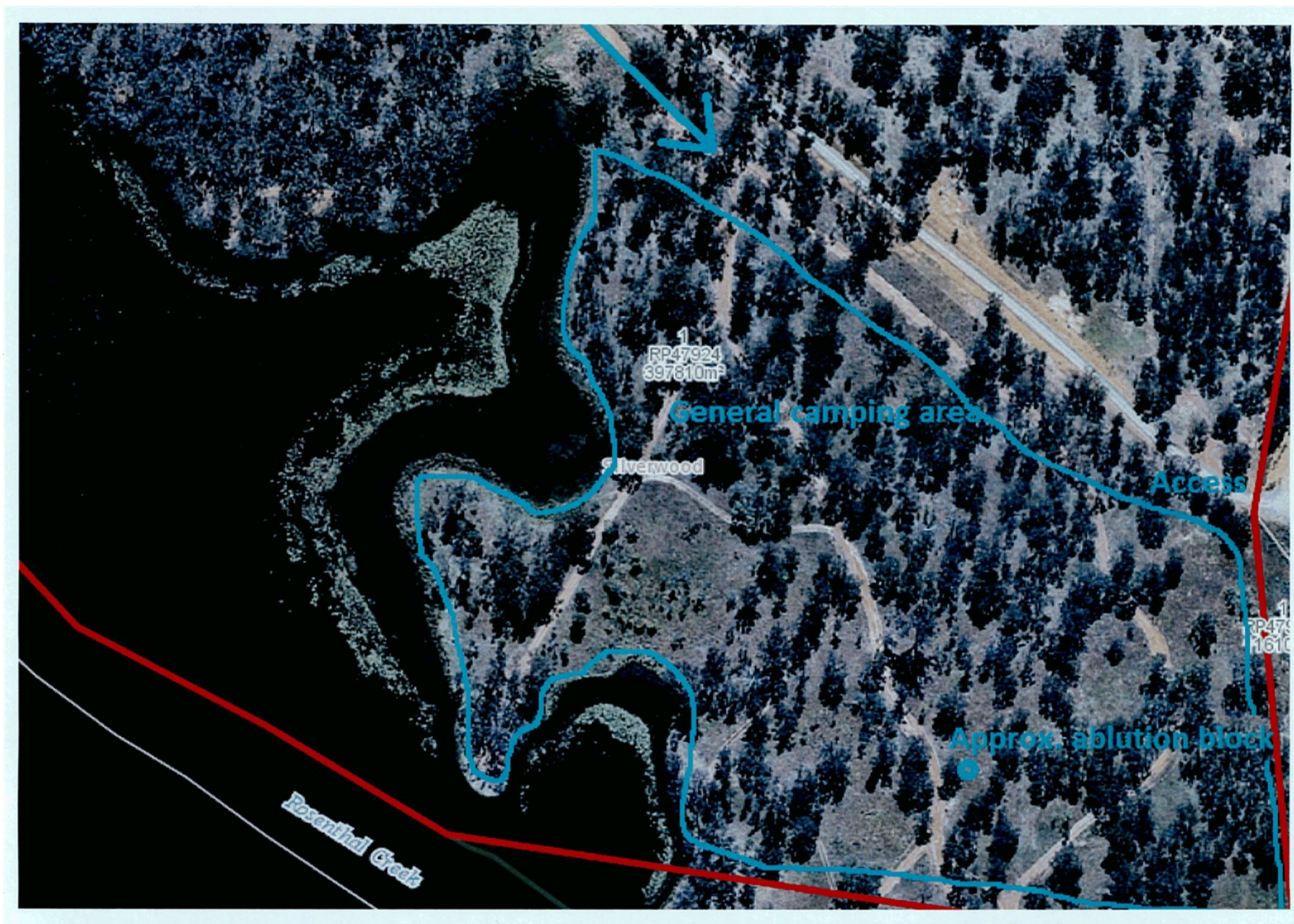
## Attachments

1. Site Plan [View](#)
2. Camping Area Plan [View](#)
3. Submissions [View](#)











-----Original Message-----

From: Claire Duggan [<mailto:duggan27@icloud.com>]

Sent: Tuesday, 21 March 2017 1:40 PM

To: General Enquiries

Subject: Connolly Dam Tourist Park

We think it's a wonderful idea. It will caravaners more options and bring more travellers to our region. It would also be a good idea to make Warwick an RV friendly town. We are caravaners and talk to many others and they all know we are not an RV friendly town so bypass or not stay.  
John & Claire Duggan

Sent from my iPhone

Submission on the proposal for development of camping and day use facilities at Connolly Dam.

Ray Licence, Science Teacher, The School of Total Education.

Phone 0409 277 742. Email address. raylicence@sote.qld.edu.au

Connolly Dam is indeed one of our regions lesser known gems. I have been monitoring the bird life at the Dam since 1980 and have taken a keen interest in all plants and animals in this area.

When it is full Connolly Dam is an important refuge for water birds, with thousands of water birds there at times, especially when the areas in western and northern NSW and Queensland are in drought.

For this reason, any proposal that promotes greater use of Connolly Dam must consider and be limited by, the impact that recreational activity could have on the wildlife that exists on and around the dam.

With the high level of recreational activity at Leslie Dam, it does not provide the same secure environment for wildlife that Connolly Dam does.

There are many uncommon and even rare birds and animals found at Connolly Dam and their continued use of the woodlands and wetlands would depend on restricting access to some areas, particularly the southern and western woodlands.

At the southern end, where Rosenthal creek enters the dam, is the most important refuge area for waterbirds, this area has a lot of shallow water, the waterlilies and water weeds that grow there provide an important breeding area for water birds. It is also the nursery for many of the creatures that live in the dam. Minimal development of this area should allowed.

The present restrictions on boats should be maintained, with only electric motors allowed. There should be a thorough review of the use of the middle and northern end of the dam, with an improvement of the access roads, public amenities, and some camping areas developed to allow camping for a limited number of days.

At present, there is a very limited number of suitable site for swimming and these are often occupied by people who are fishing. Some sites should be designated for day visitors who wish to swim and have a barbeque or picnic.

If more sites were developed for fishing and day use, this would allow more people to use to the dam.

Species of interest that have been seen around the dam.

Macropods – Brush tailed rock wallabies. At least another 5 species can be seen regularly.

Water rats

Birds:

A pair of white-breasted sea eagles have a nest on private land adjoining the dam and has been breeding successfully most years since 1980.

Musk ducks, greater crested grebes

Swans and Comb-crested jacanas breed there when conditions are suitable.

Document Set ID: 2726063  
Version: 1, Version Date: 29/03/2017



SOUTHERN DOWNS REGIONAL COUNCIL WARWICK BRANCH RECEIVED			
29 MAR 2017			
Tsk	Action Officer	✓	File
Dst			
Fwd			

**GRAHAM R. BUCHNER OAM**  
**JP Qual.**



P.O. BOX 153, WARWICK QLD 4370  
PH: (07) 4661 1688 MOB: 0413 439 890



12<sup>TH</sup> April 2017

C.E.O

Southern Downs Regional Council  
PO Box 26 Warwick QLD 4370



Dear Sir

I am writing to declare my opposition to the council's proposal to make a camping area at Connelly Dam. Following below I have listed the reasons for my objection. I am surprised that council is considering this project when it is so financially stretched.

1. The area around the dam is very stoney and harsh with very little grass.
2. The area is quite hilly and the roads in the dam area are steep and have loose gravel on them, which any vehicle other than a four wheel would experience wheel slippage towing a caravan.
3. The dam is Warwick's Town Water supply.
4. The visitors are limited to using only electric motors and only on Saturday and Sundays.
5. Connelly Dam road is very narrow and meeting on coming vehicles one wheel has to be dropped of the bitumen. Part of the road only has a gravel surface.
6. In time of excessive rain fall the creek crossings flood cutting off travel on this road.
7. Out of the way location.
8. Expense of having roads within the dam area.
9. Expense of having to supply a toilet block.
10. Are there going to be any charges for camping? And if so who will police these charges.

I consider this to be very unsuitable area for a Caravan Park and have included some benefits of improving the Washpool Reserve at Lake Leslie.

1. All weather bitumen road.
2. Easy to access with all kinds of caravans.
3. Soil is solid to walk on no stones or gravel.
4. Level ground for setting up camping site.
5. All kinds of boats can be used on the water at all times.
6. Concrete ramp for launching boats.
7. Many things to do including skiing, swimming etc.
8. Numerous powdered sites.
9. Rubbish pick up.
10. Power to northern end of reserve.
11. Registration Office already in place.
12. Toilet blocks with showers in place.
13. Dump point for caravans.



**WARWICK – HOME OF TIDDALIK**



Southern Downs Regional Council



\*DOC0254292\*

Document Set ID: 2731470  
Version: 1, Version Date: 18/04/2017

**GRAHAM R. BUCHNER OAM**  
**JP Qual.**

**P.O. BOX 153, WARWICK QLD 4370**

**PH: (07) 4661 1688 MOB: 0413 439 890**

I would also like to see a toilet block built at the northern end of the reserve to service this area.  
I believe the fees are too high for a family.

Lake Leslie is a well-known recreation Destination.

Regards



Graham Buchner

**WARWICK – HOME OF TIDDALIK**

14<sup>th</sup> April 2017

Kahlers Oasis Caravan Park

98 Wallace St

Warwick.Qld.4370

The Assessment Manager

Southern Downs Regional Council

PO Box 26 Warwick.Qld.4370

[mail@sdr.c.qld.gov.au](mailto:mail@sdr.c.qld.gov.au)

RE: Proposed Development: Connolly Dam Caravan Park

Dear Sir,

The proposed development for Connolly Dam Caravan Park must meet the requirements of Amendment Subordinate Local Law No 1 (Operation of Caravan Parks) 2016.

The conditions of Stage 1: 12 self-contained sites must have the following provided to be compliant with the Amendment Subordinate Local Law No 1 (Operation of Caravan Parks) 2016.

- 6.3 An adequate supply of water is to be provided to the caravan park, including potable water for drinking, cooking and personal hygiene
- 6.5 (i) for caravan parks that accommodate only self-contained caravans – at least 1 unisex toilet, 1 unisex shower and 1 basin are to be provided that are suitable for disabled persons.
- 11.(b) for caravan parks that accommodate only self-contained caravans, the following laundry facilities are to be provided, 1 wash tub, 1 clothes washing machine, 1 dryer or clothes hoist.
- 13. At least 1 dump point is to be provided for the disposal of effluent from caravans

We also raise the concern that Southern Downs Council has no way of enforcing or policing the Self-Contained Conditions that are applied to Self-Contained Vehicles and would need to provide onsite managers to ensure compliance.

The developer must be required to meet the requirements as above prior to being granted the approval to start Stage 1 for the Connolly Dam Caravan Park.

Stage 2: To be compliant needs to be Stage 1.

Regards

Tony and Majella Kahler

Kahlers Oasis Caravan Park

98 Wallace St

Warwick.Qld. 4370

## **16. CONSIDERATION OF CONFIDENTIAL BUSINESS ITEMS**

In accordance with the provisions of Section 275(1) of the *Local Government Regulation 2012*, a local government may resolve to close a meeting to the public and move 'into Committee' to discuss confidential items, such that its Councillors or members consider it necessary to close the meeting.

### **Recommendation**

THAT the meeting be closed to the public and move into committee to discuss the following items, which are considered confidential in accordance with Section 275(1) of the *Local Government Regulation 2012*, which permits the meeting to be closed to the public for business relating to the following, as indicated:

#### **16.1 Tender 17/085 Construction of Warwick Water Treatment Plant Clarifier**

##### **Reason for Confidentiality**

This item is considered confidential in accordance with section 275(1)(e) of the *Local Government Regulation 2012*, as it contains information relating to contracts proposed to be made by Southern Downs Regional Council.

#### **16.2 Tender 17/081 Morgan Park Raw Water and Sewer - Appointment of Contract**

##### **Reason for Confidentiality**

This item is considered confidential in accordance with section 275(1)(e) of the *Local Government Regulation 2012*, as it contains information relating to contracts proposed to be made by Southern Downs Regional Council.