

## BASIC TRUST LAND MANAGEMENT PLAN

<b>Land Management Plan applies to:</b> <i>(TICK WHICH IS APPLICABLE)</i>	a specific parcel of trust land detailed in 3 below: or a class of Trust Land, being <i>(insert relevant class eg school, reserves; or</i> Trust land within a specific locality
<b>Land management Plan Duration:</b>	5 Years from the date of approval or until superseded

### Amendment Details

Version:	Council Approval	Comments/Changes
1	16 Jan 2024	First version completed.
2	5 Feb 2024	Update to legalisation references and other minor changes

### 1. COMPLIANCE WITH LEGISTATION, PLANNING SCHEMES, etc

*Land Act 1994*  
*Local Government Act 2009*  
*Planning Act 2016*  
 DNRM Operational Policy PUX/901/209 (SLM/2013/493 dated 2 May 2017 versions 6.00) Secondary Use of Trust Land  
 Western Downs Regional Council Planning Scheme 2016  
 Western Downs Regional Council Local Law No 4 (Local Government Controlled Areas, Facilities and Roads) 2011

### 2. TRUSTEE DETAILS

Trustee Name/s	Trustee's Address/s
Western Downs Regional Council	30 Marble Street PO Box 551 DALBY QLD 4405

### 3. EXISTING TENURE OF THE SUBJECT LAND

(Only complete this section when the 'Land Management Plan' is for a specific parcel of trust land. Otherwise a schedule of land comprising the plan should be attached).

<b>TRUST LAND DESCRIPTION:</b>	The land is known as the Bell Bunya Community Centre, Maxwell Street, BELL. The purpose is a designated Reserve for Parks and Gardens.
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<b>LOT:</b>	71	<b>PLAN:</b>	AG1975
<b>LOCAL GOVERNMENT:</b>	Western Downs Regional Council		
<b>AREA OF LAND (IN HECTARES):</b>	1.21 HECTARES		

<b>4. EXISTING DESCRIPTION OF THE SUBJECT LAND</b>	
<b>Site Description</b>	Locally named the Bell Bunya Community Centre, title deed stated purpose as 'Parks and Recreation'.
<b>Local Area Description</b>	The site is traditionally known as the Bell Bunya Community Centre with access via Wallace Street, Bell.
<b>Existing 'Uses' (Primary and Secondary)</b>	<p>Currently there are multiple uses which will continue on site or which will be expanded as part of development plans.</p> <p>The existing primary uses include:</p> <ul style="list-style-type: none"> <li>• Library;</li> <li>• Art Gallery;</li> <li>• Function/ Meeting space</li> <li>• Allied Health space</li> <li>• Gift Shop; and</li> <li>• Café.</li> </ul> <p>Existing Secondary Uses</p> <ul style="list-style-type: none"> <li>• Private service providers who perform professional activities e.g Chiropractors, Physiotherapists and Hairdressers.</li> </ul> <p><b>1. Site Management</b> The Trustee reserves the right to enter into formal agreements with an individual, organisation or group to undertake the management of the whole of the site or a portion of the site as needed.</p> <p>Council engages Bell Bunya Community Centre Association Inc. (the Association) to manage the Centre and to carry out such services and activities in relation to the daily operations of the Centre as appropriate.</p> <p><b>2. Use of Site Areas</b> The Trustee or management entity will permit general public access to the site for activities that fall within the scope of the designated facility use. Where such use is an organised event, the prospective users must request the use of the site in accordance with the event booking process/procedure.</p> <p>The Trustee reserves the right to resume control of the whole or a portion of the site in the event of a local disaster situation occurring.</p> <p><b>3. Site Access</b> Access to the whole of the site by the public is permitted when there are no scheduled events being held, with the exception to:</p> <ul style="list-style-type: none"> <li>• designated areas that are locked for security or safety reasons; or</li> <li>• designated areas that have been allocated to an individual, organisation or group for their exclusive use (i.e. the area designated for the operation as a kindergarten).</li> </ul>

	<p><b>4. Site Maintenance</b> Onsite maintenance will be conducted inline with the Lease of the site.</p> <p><b>5. Site Improvements</b> The Trustee, in consultation with the association and management entity (if applicable) will plan and undertake improvements to the site to improve and enhance the overall effectiveness of the site.</p> <p>Where there is an association and/or management entity, all planned work and improvements must be discussed and agreed upon before any requests for funding are made and work commences. All major work must be reviewed to assess the impact upon the overall effectiveness of the planned outcome and how it fits into the future improvement and operation of the site.</p> <p>All work, such as new structures, building extensions and the like must have prior trustee approvals and have a registered Trustee Lease before any funding is sought and before planned work commences. Failure to notify the Trustee within a reasonable time period before such funding applications are sought may result in the requesting organisation missing the funding cut-off period.</p> <p><b>7. Alcohol and Food Licences</b> Appropriate alcohol and food licences are to be sought and granted from the relevant authorities when required. The sale and distribution of alcohol is to be conducted in accordance with the <i>Liquor Act 1992</i> and other relevant legislation (including local laws). The consumption of alcohol is to be restricted to those areas identified in the liquor licence and or hire booking application.</p>
<b>Shared Tenancy</b>	<p>The site is a multi function facility with the following groups/ uses of the site.</p> <ul style="list-style-type: none"> <li>• Bell Library Service;</li> <li>• Bell Bunya Community Centre Management Association Inc</li> <li>• Bell Visitor Information Centre;</li> <li>• Bell Art Group Inc; and</li> <li>• Bell Community Housing Association.</li> </ul>
<b>Existing Infrastructure</b>	Refer to Appendix C
<b>Native Title Status</b>	Native title implications will be assessed in accordance with the State's Native Title Work procedures prior to any dealings being undertaken on the reserve.

5. PROPOSED USE/S OF THE SUBJECT LAND	
<b>Proposed 'Use/s' of the Subject Land</b>	<p>The proposed use of the site is to develop complementary community facilities and amenities that will provide additional public benefits without impeding upon the primary existing use of the trust land. The intended primary use remains to operate the Art Galler, Gift Shop, Café and Library in accordance with the conditions of the land title and applicable legislation.</p> <p>The proposed supplementary community-oriented functions, namely an art gallery, library and gift shop, seek to further activate the space to foster equitable, social and cultural participation whilst respecting the paramount purpose for which the land is held.</p>
<b>Exclusivity &amp; Restrictions of Existing Interests</b>	The facility is locked and opened during 'normal operating hours'. The public can access the facility during business hours or by hiring the facility for exclusive use.
<b>Exclusivity &amp; Restrictions of proposed use and associated development</b>	N/A
<b>Development Intended</b>	N/A
<b>Commerciality</b>	The Trustee reserves the right to set the grounds fees and chargers. Fees collected by the Association will be retained by the Association to reinvest into the facility operations and services.

6. COMMUNITY CONSULTATION
<p>Public notification of the draft Land Management Plan will occur between 25 March 2024 and 29 April 2024 5 weeks later. This will include advertising in the Western Downs Town and Country newspaper, making the Draft LMP available on Council's website calling for comment/submissions from the public. One (1) 600mm x 900mm corflute sign will be placed on the street frontage of the reserves main access points asking for community submissions to the Draft LMP, in addition to a larger sign placed at the main entrance to the Centre.</p> <p>Each user group of the Centre will be sent a copy of the draft Land Management Plan.</p> <p>In the event that the Land Management Plan requirements do change in the future, the changes will be reflected through amendments to the Land Management Plan which may require a level of community consultation.</p> <p>The use of the site by individual groups and organisations will be dealt with via Trustee Lease and Trustee Permits.</p>

7. OBJECTIVES AND PROPOSED ACTIONS	
<b>Goals</b>	<p>The overall goals of the LMP are to:</p> <ul style="list-style-type: none"> <li>• provide a clear framework for detailed site planning, decision making and implementation strategies for site development</li> <li>• reflect the trust land's capabilities and the community's priorities;</li> <li>• provide a management tool which will guide the future development of the site through achievement of agreed outcomes;</li> <li>• allow the trust land to be developed and maintained in accordance with its gazette purpose, the intended future use of the site and the Western Downs Regional Council Planning Scheme;</li> </ul>

	<ul style="list-style-type: none"> <li>• provide ongoing and effective maintenance of features and infrastructure;</li> <li>• ensure effective management of the State's interests;</li> <li>• ensure that the use and development of the planning area is compatible with the use of the surrounding environment and that it will not detract from the existing natural, cultural and scenic qualities of the headland;</li> <li>• develop actions that will ensure the maintenance and enhancement of the aesthetic, recreational and cultural values of the planning area; and</li> <li>• address waste and noise management issues where necessary.</li> </ul>
<b>Guiding Principals</b>	<p>The goals outlined above are aimed at ensuring that this LMP appropriately fulfils its purpose. As previously outlined, the purpose of the plan is to:</p> <ul style="list-style-type: none"> <li>• identify and address current and future land management issues;</li> <li>• guide Council in the future development, maintenance and management of the site;</li> <li>• provide clear information to the Department of Natural Resources, Mines and Energy on future planned development, if requested</li> </ul>
<b>Relevant Actions</b>	<p>This LMP recommends that developments to the site be:</p> <ul style="list-style-type: none"> <li>• investigated, assessed and reviewed to ensure that such developments are within the scope of the designated land use;</li> <li>• communicated to all key users of the site before implementation;</li> <li>• communicated to the general public for major developments for their feedback; and</li> <li>• instigated as soon as practicable once funding becomes available.</li> </ul>

## 8. MONITORING AND REVISION

<b>Intended Monitoring and Revision Timetable</b>	<p>Inspection of the trust land will be carried out:</p> <ul style="list-style-type: none"> <li>• as part of annual asset inspections;</li> <li>• after any major events; and</li> <li>• when legitimate complaints are received about specific issues.</li> </ul> <p>The Land Management Plan will be reviewed every 5 years for possible amendments.</p>
<b>Techniques to be used to assess the quality of management and condition of the Trust land</b>	<p>Surveys of the secondary user groups will be carried out as to assist in the identification of any management or infrastructure issues.</p> <p>Assessment of any legitimate requests or complaints will be used to determine any short-term maintenance or minor capital works</p> <p>Implementation of Council's Asset Management System which documents asset lives, deterioration models, service levels and condition assessment criteria.</p>
<b>Techniques to be used to obtain community feedback on the Trust land management</b>	<p>Annual User Group meeting to be held in conjunction with council officers.</p> <p>As part of 5 year Land Management Plan review, feedback will be sought via communication to the wider community that comments, issues and suggestions on the management and use of the trust land are being sought via a feedback sheet.</p>

## 9. SUMMARY AND RECOMMENDATIONS

This Land Management Plan applies to the land parcel referred to as the Jandowae Racecourse and Showgrounds. Its purpose is to facilitate the current use and future development of the site as a community facility.

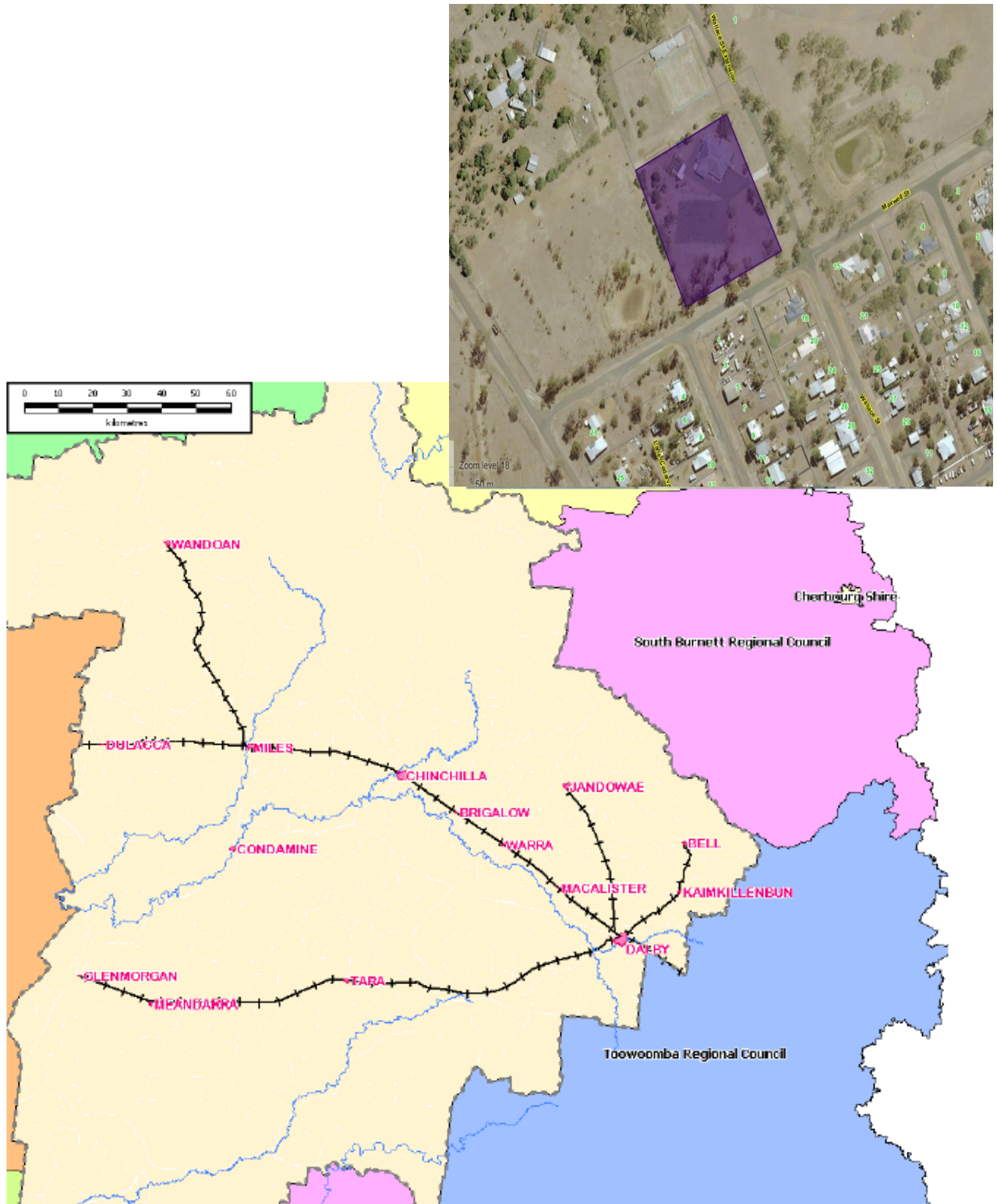
The Plan will require monitoring, reviewing, public consultation and amendment as the site is further developed to meet the community needs and expectations on a 5 year interval or sooner as required.

**10. APPENDICIES**

- A. BELL BUNYA COMMUNITY CENTRE LOCATION MAP
- B. BELL BUNYA COMMUNITY CENTRE - AERIAL VIEW

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APPENDIX A



APPENDIX B

