

BASIC TRUST LAND MANAGEMENT PLAN

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| Land Management Plan applies to: <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 |
| Land management Plan Duration: | 5 Years from the date of approval or until superseded |

Amendment Details

| Version: | Council Approval | Comments/Changes |
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| 1 | 14 Jan 2014 | First version |
| 2 | 26 Oct 2018 | Update to legalisation references, Kindergarten lease dates and other minor changes |
| 3 | 6 Nov 2023 | Updated expired LMP (2018 - 2023) |

1. COMPLIANCE WITH LEGISLATION, 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 |
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| 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).

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| TRUST LAND DESCRIPTION: | The land is known as the Jandowae Showgrounds and Recreation Reserve Myall Street, JANDOWAE. The purpose is designated RACECOURSE - Recreation and Showground (Reserve 82). | | |
| LOT: | Lot 73 | PLAN: | Crown Plan LY496 |
| LOCAL GOVERNMENT: | Western Downs Regional Council | | |
| AREA OF LAND (IN HECTARES): | 39.449 Ha (surveyed) | | |

4. EXISTING DESCRIPTION OF THE SUBJECT LAND

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| Site Description | Locally name the Jandowae Showgrounds and Recreation Reserve, title deed stated purpose as 'racecourse' and sub purpose as 'recreation and showground'. |
| Local Area Description | The site is traditionally known as the Jandowae Showgrounds and Recreation Reserve with access via Warra Street, Jandowae. |
| Existing 'Uses' (Primary and Secondary) | <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"> • Racecourse; • Showgrounds and related activities; • Equestrian and other related livestock activities; <p>Existing Secondary Uses</p> <ul style="list-style-type: none"> • Temporary camping grounds (overflow from local caravan/camping grounds); • Landcare office (inconsistent with the designated material use of land) • Kindergarten (which is inconsistent with the designated material use of land). <p>1. Site Management</p> <p>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>The Trustee or management entity are to permit access to the site as detailed above. The Trustee or management entity will develop and publish an event booking process/procedure to permit individuals/organisations/groups to hire portions or the whole of the site for an event. The event booking process/procedure will include the terms and conditions of hire.</p> <p>2. Sharing of Grounds</p> <p>The whole of the site is deemed common property and thus is able to be used by all. With respect to access roads and parking areas, all users are to be aware of their use by other persons or event holders. However, there are two areas located on the site that are currently restricted for use and access: the Kindergarten area and the Landcare office.</p> <ul style="list-style-type: none"> • The Kindergarten operates during normal business hours throughout the year and in the great majority of cases has no interaction with other activities |

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| | <p>being held on the site. Where planned events do coincide with kindergarten activities, both the Lessee and the event organisers are to communicate their needs to ensure that both the activities and the operation of the kindergarten do not hamper each other.</p> <ul style="list-style-type: none"> • The Landcare office operates on an infrequent basis (up to a couple of times per week) and at various times of the day. In the majority of times when Landcare is in use, there will be no or very little interaction with other activities being held on the site. Where planned events do coincide with Landcare activities, both the Lessee and the event organisers are to communicate their needs to ensure that both the activities and the operation of the Landcare do not hamper each other. <p>3. Use of Site Areas</p> <p>The Trustee or management entity will permit general public access to the site for activities that fall within the scope of the designated land 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>4. Site Access</p> <p>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"> • designated areas that are locked for security or safety reasons; or • 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). <p>Where potential users wish to hold an event on the whole of the site or a portion of the site, they must submit a booking request to the Trustee or the designated management person/organisation/group as per established event booking guidelines.</p> <p>Access by the Jandowae Kindergarten Association Inc and their users is permitted during normal operating hours, except when there is a scheduled event being held, so long as that access is restricted to the immediate area known as the Kindergarten area.</p> <p>Access by the Landcare group is permitted at any time except when there is a scheduled event being held, so long as that access is restricted to the immediate area known as the Landcare area.</p> <p>5. Key User Groups</p> <p>Regular groups or organisations of the site may be requested to become participants of a <i>site Management Committee</i>. The primary purpose of the <i>Management Committee</i> is to assist the Trustee in the development and future growth of the site. The Trustee may appoint the Committee to act as the site management entity.</p> <p>Members of the Management Committee are still required to utilise the event booking process when planning activities on the site, including the use of any designated areas to minimise any potential conflicts with other scheduled events.</p> <p>6. General Camping</p> <p>General camping on the site is permitted only:</p> <ul style="list-style-type: none"> • when the local caravan/camping venue is unable to accommodate campers, noting that time periods do apply as per DNRM document Secondary Use Of Trust Land PUX/901/209. • The camping is to be provided for the travelling public only and any stay be limited to no |
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| | <ul style="list-style-type: none"> • longer than 3 nights which may be extended to no more than 7 nights with the proviso • that there is no adverse effect on local licensed caravan and/or tourist park owners (for • example as an overflow of existing private/business caravan parks); • (max 3 days before the van/vehicle/tent must be removed from site); and • No general camping is permitted during planned events unless otherwise involved with the event. • Where camping is permitted, fees and charges set by council and collected by the management committee will apply. <p>7. Site Caretaker The management committee in conjunction with Council will from time to time appoint an onsite Caretaker to facilitate the grounds maintenance and manage attendees to the RV Camping.</p> <p>8. Site Improvements The Trustee, in consultation with the Management Committee 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 a Management Committee 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>9. Alcohol and Food Licences 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> |
| <p>Existing Interests</p> | <p>The Committee is made up of various representatives from site users that currently comprises of representatives from the:</p> <ul style="list-style-type: none"> • Jandowae Showgrounds Management Committee Inc.; • Jandowae and District Show Society Incorporated; • Jandowae Pony Club Inc.; • Jandowae Race Club Inc.; • FGP Moreton Inc. (Jandowae Kindergarten) • Landcare group; • Jandowae Campdraft Association |
| <p>Existing Infrastructure</p> | <p>Refer to Appendix C</p> |
| <p>Native Title Status</p> | <p>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.</p> |

| 5. PROPOSED USE/S OF THE SUBJECT LAND | |
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| Proposed 'Use/s' of the Subject Land | <p>The proposed use of the site is for community based activities, primarily for racing and showground activities.</p> <p>The camping areas are used by travelers when the local caravan park is full. Camping is restricted to a maximum of seven days.</p> <p>The use of the site for Landcare and Kindergarten activities fall within the overall purview of community activities however it is acknowledged that the kindergarten should be more correctly classified as being for education.</p> <p>The development of the site will be mainly for racing and showground activities but there will be occasions in which the Kindergarten and Landcare will require development to comply with legislative requirements and community needs/expectations</p> |
| | <p>Q: Is the proposed or existing secondary use consistent with the primary use of the trust land? (tick which is appropriate)</p> <p style="text-align: center;">Yes</p> <p style="text-align: center;">No - IN THIS CASE THE TRUSTEE SHOULD CONFER WITH NR&M FOR FURTHER ADVICE IE: WHETHER EXCISION FOR THE AREA FROM THE TRUST LAND AS A LEASE UNDER THE LAND ACT 1994 OR TO CHANGE THE PURPOSE OF THE TRUST LAND TO A MORE APPROPRIATE COMMUNITY PURPOSE IN KEEPING WITH THE PRESENT OR PROPOSED USE OF THE TRUST LAND.</p> <p>The presence of the Landcare office and Kindergarten do not comply with the primary use of the site, however, given that they both provide a community focused use of the site.</p> <ul style="list-style-type: none"> • A lease has been executed and registered for the Jandowae Kindergarten. |
| Exclusivity & Restrictions of Existing Interests | <p>The land parcel has various levels of exclusion fencing, most notable being a barbed security fence around the majority of the site's perimeter. There is a primary access gate that is opened at all time to permit general public access to the grounds at all times for general passive recreational space.</p> <p>Various buildings are locked from the general public but access and usage of the facilities is open to the entire community by either hiring the facilities or by joining community not-for-profit clubs that operate from the various buildings.</p> <p>The kindergarten (as a secondary user) has a security fence around it to restrict access to/from the immediate area to improve child safety.</p> <p>The Landcare buildings are locked to restrict access to the general public. The Trustee reserves the right to assign exclusive use of a building and/or area within the site to a group or organisation for a defined period. Terms and conditions regarding the exclusive use will be documented in a Trustee Permit or registered Trustee Lease. The Trustee reserves the right to permit use of the building and/or area by others when required.</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> |
| Exclusivity & Restrictions of proposed use and associated development | <p>Improvements to the site are not expected to restrict the usage of the site anymore than the current status. The various buildings will be locked from the general public but access and usage of the facilities will remain open to the entire community by either hiring the facilities or by joining community not-for-profit clubs that operate from the various buildings.</p> <p>Access to the Kindergarten will be during normal business hours only and access restricted to persons who have an identified need for access.</p> |

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| <p>Development Intended</p> | <p>Council intend, through the Showground Management Committee, to develop the site to meet the expectations of the public users. The improvements will primarily involve the upgrading of existing buildings and structures, improved drainage and site access. Capital improvements to the site may assist in providing future community needs for the site and immediate locality.</p> <p>It should be noted that any permanent structures or works placed on the trust land are generally considered to be part of the site's infrastructure and would be managed using asset management principles and processes. As the site hosts a wide range of community uses and is managed on a multi use basis, sole use by an individual group may be discouraged.</p> |
| <p>Commerciality</p> | <p>The Trustee reserves the right to set the grounds fees and chargers. Fees collected by the management committee will be retained by the management committee to reinvest into the ground's operations.</p> <p>The Kindergarten (which has a lease) operates as a non-profit organisation and operates as a registered business. They have the authority to set fees with all fees collected being used to cover their operating costs with all excess used for improvements to the facilities and equipment.</p> <p>Landcare operates as a non-profit group. Income received is used for operational costs and community awareness programs. They cover all expenses associated with their activities.</p> |

6. COMMUNITY CONSULTATION

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 Showground.

Each user group of the Centre will be sent a copy of the draft Land Management Plan.

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.

The use of the site by individual groups and organisations will be dealt with via Trustee Lease and Trustee Permits.

7. OBJECTIVES AND PROPOSED ACTIONS

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| <p>Goals</p> | <p>The overall goals of the LMP are to:</p> <ul style="list-style-type: none"> • provide a clear framework for detailed site planning, decision making and implementation strategies for site development • reflect the trust land's capabilities and the community's priorities; • provide a management tool which will guide the future development of the site through achievement of agreed outcomes; • 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; • provide ongoing and effective maintenance of features and infrastructure; • ensure effective management of the State's interests; |
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| | <ul style="list-style-type: none"> 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; develop actions that will ensure the maintenance and enhancement of the aesthetic, recreational and cultural values of the planning area; and address waste and noise management issues where necessary. |
| Guiding Principals | <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"> identify and address current and future land management issues; guide Council in the future development, maintenance and management of the site; provide clear information to the Department of Natural Resources, Mines and Energy on future planned development, if requested |
| Relevant Actions | <p>This LMP recommends that developments to the site be:</p> <ul style="list-style-type: none"> investigated, assessed and reviewed to ensure that such developments are within the scope of the designated land use; communicated to all key users of the site before implementation; communicated to the general public for major developments for their feedback; and instigated as soon as practicable once funding becomes available. |

8. MONITORING AND REVISION

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| Intended Monitoring and Revision Timetable | <p>Inspection of the trust land will be carried out:</p> <ul style="list-style-type: none"> as part of annual asset inspections; after any major events; and when legitimate complaints are received about specific issues. <p>The Jandowae Showgrounds Hire Request Guidelines and Facility Hire Rules will be reviewed every 5 years by the Jandowae Management Committee and Council.</p> <p>The Land Management Plan will be reviewed every 5 years for possible amendments.</p> |
| Techniques to be used to assess the quality of management and condition of the Trust land | <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> |
| Techniques to be used to obtain community feedback on the Trust land management | <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. JANDOWAE RACECOURSE & SHOWGROUND LOCATION MAP
- B. JANDOWAE RACECOURSE & SHOWGROUND - AERIAL VIEW
- C. JANDOWAE RACECOURSE & SHOWGROUND - EXISTING INFRASTRUCTURE

APPENDIX A



APPENDIX B



APPENDIX C

Jandowae Showground and Recreation Reserve

Lot Plan: 73LY496
 Area: 39.44 Ha
 Address: 16 Myall Street, Jandowae
 Parcel No: 70353
 Assessment Number: 40244
 Tenure: Reserve
 Land Management Plan: Yes
 Lease/ Agreement: Lease for Kindergarten

Legend:

1. Entry Shelter
2. Cattle Yar Toilets
3. Pony Club Shade
4. Announcers Box
5. Ring Shed Storage
6. Swab Stall
7. Stable 3
8. Stable 2
9. Stable 1
10. Judges Tower 2
11. Secretary Office
12. Judges Tower 1
13. Bookies Shed
14. Grandstand/ Bar/ Canteen
15. Art Building
16. Canteen
17. Pavilion
18. Kiosk
19. Male Amenities
20. Female Amenities
21. Shower Block
22. Stable 4
23. Multipurpose shed
24. C&K Jandowae Kindergarten

